ORANGE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Jeffrey Crist, Chairman • **Dean Tamburri**, Vice Chairman • **Leigh J. Benton** Secretary • **Marc Greene**, Board Member
Giovanni Palladino, Board Member • **Linda Muller**, Board Member •
Lino J. Sciarretta, General Counsel • **Daniel G. Birmingham,** Bond Counsel

Audit Committee Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold its regularly scheduled meeting of the Finance Committee on November 16th, 2026, at 3:30 PM at the Orange County Industrial Development Agency Headquarters, 4 Crotty Lane, Suite 100, New Windsor, NY to consider and/or act upon the following:

Order of Business

- **Call Meeting to Order**
- **Roll Call**
- **Proof of Notice**
- **Minutes**
    - Approval of Minutes from the March 4th, 2026, Audit Committee Meeting
- **New Business**
    - Leentjes Bowling Alley
- **Adjournment**

To watch the livestream, please visit our website: www.ocnyida.com

Dated: November 06, 2026 By: Jeffrey Crist – Chairman

4 Crotty Lane, Suite 100 • New Windsor, NY 12553
Phone: (845) 234-4192 • Fax: (845) 220-2228 • Email: business@ocnyida.com

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Jeffrey Crist, Chairman • **Dean Tamburri,** Vice Chairman • **Leigh J. Benton,** Secretary
Marc Greene, Board Member • **Giovanni Palladino,** Board Member • **Linda Muller,** Board Member
Felicia Kalan, Interim Chief Executive Officer • **Lino J. Sciarretta,** General Counsel • **Daniel G. Birmingham,** Bond Counsel

Date: November 03, 2026

From: Jeffrey D. Crist

Re: Next Meeting Date

OCIDA Audit Committee Meeting Notice

The next Audit Committee meeting of the

Orange County Industrial Development Agency is:

Monday, November 16th, 2026, at 3:30 p.m.

OCIDA Headquarters
4 Crotty Lane, Suite 100
New Windsor, NY 12553

To watch the livestream, please visit our website: www.ocnyida.com

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Orange County Industrial Development Agency
4 Crotty Lane
New Windsor, NY 12553
(845) 234-4192

OCIDA Audit Committee Minutes
Wednesday, March 4th, 2026

Meeting Location: 4 Crotty Lane, New Windsor, NY 12553

Committee Members Present: Leigh J. Benton (Chair), Dean Tamburri, Marc Greene

Staff Present: Bill Fioravanti, Kelly Reilly, Marty Borrás, Matt Dagele (AV), Rudy Zodda (General Counsel via Zoom)

Others Present: Brian Sanvidge (NYS Monitor), Melissa Szot (PKF O'Connor Davies)

DRAFT

I. Call Meeting to Order

The Chairman called the meeting to order at 4:22 p.m.

II. Pledge of Allegiance

III. Roll Call

Mr. Fioravanti acknowledged the Committee, staff members, and guests present.

IV. Proof of Notice

The Chairman acknowledged that notice of this meeting was properly provided.

V. Minutes

A MOTION TO APPROVE THE NOVEMBER 19TH, 2025, OCIDA AUDIT COMMITTEE MEETING MINUTES AS PRESENTED WAS MADE BY MR. GREENE, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

VI. New Business

Review Draft of the 2025 OCIDA Financial Audit – PKF O'Connor Davies: Ms. Szot reviewed the draft report which included the income statement, balance sheet, internal controls, and the requirements for an unmodified opinion and the auditor's responsibilities. Ms. Szot stated that there were no material weaknesses or significant deficiencies in the audit. She stated that any fraud or illegal acts noted would have been communicated prior to the meeting and stated that none were identified. The Board discussed the operating and non-operating revenue including the EPA grant which is reimbursed over three or four years. The Board also asked about the verbiage as a result of a new GASB standard that was implemented to properly restate interest earned and interest receivable specific to the investments. Ms. Szot reviewed the

management letter and reminded the Committee that the PARIS report was due on March 31st, 2026, and stated again, that there were no deficiencies identified in the 2025 audit. Mr. Greene asked Ms. Szot if there was anything that staff could do differently for future audits, and she stated that the adjusting entries were the only items she would suggest be focused on and minimized but that it did not delay the audit. No action was taken.

VII. Old Business

Documentation of Local Labor Procurement: Mr. Fioravanti discussed a request from the NYS Monitor that included a Good Faith Efforts form they recently provided that would clearly state the need for a project to request for a waiver. Mr. Sanvidge used the Royal Wine Phase II racking system waiver as an example and to illustrate how the GFE form could better explain why a why the project would require the waiver. Mr. Tamburri recommended that projects also reach out to the local building trades. The Chairman recommended combining the GFE form to the current local labor policy and Mr. Greene reminded the Committee that at a previous Audit meeting, the Committee requested to see the form as well as a list of other IDAs that were following the methodology. Given that the OCIDA had only recently received that list, it would be prudent to allow the OCIDA to interview the other IDAs to find out how it was working for them. The topic will be discussed further at a future Audit Committee meeting.

VIII. Adjournment

A MOTION TO ADJOURN WAS MADE BY MR. TAMBURRI, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

The meeting closed at 5:00 p.m.

DRAFT

Industrial Development Agency
ORANGE COUNTY NEW YORK

Enhancing Business. Inspiring Growth

Orange County Industrial Development Agency

Local Labor
Verified Exemption Request

The request to secure a verified exemption for use of non-local labor must be received in writing from the applicant and must allow 60 days for processing and required due diligence.

APPLICANT NAME: Leentjes Amusement Corp dba The Castle
CONTACT: Brian Leentjes
PHONE (B): 845-469-2116 Cell: 845-781-0572
FAX: _____ EMAIL: castlefc@gmail.com

REASON FOR REQUEST

1) Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers **(explain).**

2) Specialized construction in which a local contractor is not available **(explain).**

3) Significant cost differentials in bids; whereby use of local labor significantly increases the cost of the project. A cost differential of 10% is deemed significant. Where there is a significant cost differential, if the local contractor agrees to reduce the bid to the average of the two bids, no waiver will be granted. However, if the average is still 10% or more, a waiver will be granted **(explain and provide all copies of bids).**

4) No local labor available for the project **(explain).**

Applicant Signature: BL Date: 6/6/2024
Amount of Contract Needing Verified Exemption: $126,814.53
Number of Workers Needing Verified Exemption(s): 8

Send Completed Form and Attachments to our auditors:

William Fioravanti
Orange County IDA
4 Crotty Lane
New Windsor, NY 12553
bfioravanti@ocnyida.com

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ORANGE COUNTY NEW YORK

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Amount of Contract Needing Verified Exemption: _____

Number of Workers Needing Verified Exemption(s): _____

Send Completed Form and Attachments to our auditors:

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Orange County IDA
4 Crotty Lane
New Windsor, NY 12553
bfioravanti@ocnyida.com

QUBICAAMF
MAKING BOWLING AMAZING

June 6, 2024

RE: Warranty of QubicaAMF Product

To Whom It May Concern:

We are writing this letter in regards to the QubicaAMF Product being installed at The Castle Fun Center, located at 109 Brookside Ave, Chester, NY 10918. Per the warranty schedule in our Terms and Conditions, the product being installed must be installed by a QubicaAMF licensed installer or the warranty on the product will be voided.

Section 4.7 of the Warranty Schedule is listed below and enclosed you will find the Warranty Schedule and Terms and Conditions.

4.7.

This Warranty shall not apply to Equipment installed by Customer unless this Contract provides that Customer is responsible for installation and (a) QubicaAMF approves in writing the contractor or mechanic performing the installation and (b) the installation is completed in accordance with all QubicaAMF specifications and requirements.

If you have any further questions, please feel free to contact me.

Sincerely,

Sarah Malott
QubicaAMF