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

Revised Board Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a regularly scheduled Board of Directors meeting on November 16th, 2026, immediately following the OCFC Board meeting which begins at 5:00 PM at the Orange County Industrial Development Agency Headquarters at 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 October 28th, 2026, Board of Directors Meeting
- **Reports**
    - Chairman's Report
    - Interim CEO Report
    - Committee Reports
        - Audit Committee
        - Finance Committee
- **New Business**
    - Accept October 2026 Financials
    - Approval of October Payables
    - Authorization to settle proceedings *In re Orange County Industrial Development Agency,* No. EF012747-2025, and *Orange County Industrial Development Agency v. Office of the New York State Inspector General, et al.,* No. 2026-08747 (N.Y.A.D., 2 Dept), and execute stipulation of settlement in furtherance of same.
    - Consideration of Amazon / Scannell Authorizing Resolution
    - Consideration of UTEP Adoption
    - EPA Grant Brownfields Assessment Sites Update – HRP Associates
- **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

ORANGE COUNTY
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Jeffrey Crist, Chairman • **Dean Tamburri**, Vice Chairman • **Leigh J. Benton**, Secretary
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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 Board Meeting Notice

The next Board of Directors meeting of the
Orange County Industrial Development Agency is:

Monday, November 16th, 2026
immediately following the
5:00pm OCFC meeting

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

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

Board of Directors Meeting Minutes
Wednesday, October 28th, 2026

Meeting Location: Orange County Government Center 255 Main St, Goshen, NY 10924

Board Members Present: Jeffrey Crist (Chair), Dean Tamburri, Leigh Benton, Marc Greene, Giovanni Palladino, Dr. Vincent Odock

Board Members Absent: Linda Muller

Staff Present: Felicia Kalan, Marty Borrás, William Harrington, Lino Sciarretta and Rudy Zodda (General Counsel), Billy Ibberson (AV)

Others Present: Brian Sanvidge (NYS Monitor). Rachel Selsky (Camoin Associates via Zoom), members of Protect Orange County and Save Wawayanda

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I. Call Meeting to Order

The Chairman called the meeting to order at 5:00 p.m.

II. Pledge of Allegiance

The Chairman noted that no action would be taken on the Amazon Authorizing Resolution or the UTEP Amendment Resolution.

III. Continuation of the Public Hearing on the Uniform Tax Exemption Policy

The Chairman noted the comments received at the meeting and comments received up until the current meeting. He opened the floor for any public member who wished to comment and asked the speakers to limit their comments to three minutes. Counsel reiterated that the current topic was the UTEP and not the Amazon project. Public comment was made part of the public record by the Stenographer present.

A MOTION TO CLOSE THE PUBLIC HEARING ON THE UNIFORM TAX EXEMPTION POLICY WAS MADE BY MR. BENTON, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY. THE PUBLIC HEARING CLOSED AT 5:37 P.M.

IV. Roll Call

Ms. Kalan acknowledged the Board, staff, and guests present.

V. Minutes

DRAFT

A MOTION TO APPROVE THE SEPTEMBER 30TH, 2026, OCIDA BOARD OF DIRECTORS MEETING MINUTES AS PRESENTED WAS MADE BY DR. ODOCK, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.

VI. Reports

Chairman's Report: The Chairman thanked staff for their work through Mr. Fioravanti's transition into a new position. He noted that this would be Dr. Odock's last meeting as a Board member.

Consultant Report: Ms. Kalan provided updates on her main goals for continuity of the OCDFC and the OCIDA. She's met with relevant parties from the brownfield group and asked them to come before the board to provide updates. She noted that she left CivicServ in the proposed budget for the incoming CEO to decide whether they want to move forward with the platform. She stated she attended several events and that at the economic summit and discussed the County Executive's trip to Taiwan. See the attached Consultant report

Finance Committee Report: Mr. Greene stated that the reports were in line with previous months and noted that the Finance Committee recommended approval of the report and payables.

A MOTION TO APPROVE THE SEPTEMBER 2026 FINANCIAL REPORT AND SEPTEMBER 2026 PAYABLES WAS MADE BY MR. BENTON, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.

Consideration of Amazon Authorizing Resolution: Counsel asked that consideration for this resolution as well as the UTEP Amendment resolution be tabled.

A MOTION TO TABLE THE CONSIDERATION OF THE AMAZON AUTHORIZING RESOLUTION AND THE UNIFORM TAX EXEMPTION POLICY RESOLUTION FOR A FUTURE DATE WAS MADE BY MR. BENTON, SECONDED BY. MR. PALLADINO, AND PASSED UNANIMOUSLY.

Proposed 2027 – 2030 Annual Budgets: Mr. Greene stated that no real changes were made to the OCIDA budget and Mr. Crist confirmed that the only adjustment made was to the closing fees. See the attached approved 2027-2030 budget.

A MOTION TO APPROVE THE 2027 – 2030 PROPOSED ANNUAL BUDGET WAS MADE BY MR. PALLADINO, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

CivicServ: Ms. Kalan stated that the addendum needed to be signed to extend the trial.

MOTION TO AUTHORIZE EXECUTION OF THE CIVISERV TRIAL EXTENSION WAS MADE BY MR. PALLADINO, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

Executive Session start 5:48 p.m.

A MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS EMPLOYMENT AND PROPOSED AND CURRENT LITIGATION REGARDING THE NYS MONITOR WAS MADE BY MR. PALLADINO, SECONDED BY MR. TAMBURRI, AND PASSED

DRAFT

UNANIMOUSLY.

A MOTION TO EXIT EXECUTIVE SESSION WAS MADE BY MR. PALLADINO, SECONDED BY MR. BENTON, AND PASSED UNANIMOUSLY.

A MOTION TO APPROVE MS. FELICIA KALAN AS THE INTERIM CHIEF EXECUTIVE OFFICER FOR THE OCIDA AND OCFC AT $12,500 COLLECTIVELY PER MONTH WAS MADE BY MR. PALLADINO, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

A MOTION TO CONDUCT A SEARCH FOR A FULL-TIME CHIEF EXECUTIVE OFFICER BY A COMMITTEE CONSISTING OF MR. GREENE, MS. MULLER, AND CHAIRMAN CRIST WAS MADE MR. BENTON, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

A MOTION TO DIRECT COUNSEL TO PREPARE AN RFP FOR A FULL-TIME CHIEF EXECUTIVE OFFICER WAS MADE BY MR. BENTON, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

VII. Adjournment

A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. PALLADINO, SECONDED MR. GREENE, AND PASSED UNANIMOUSLY.

The meeting closed at 6:51 p.m.

DRAFT

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

ORANGE COUNTY FUNDING CORPORATION

Report to the Board of Directors
Felicia Kalan, Consultant
October 2026

1. **CEO Transition Updates**

- Former CEO Bill Fioravanti concluded his tenure on Friday, October 9, 2026. He has remained available to answer transition-related questions. Felicia Kalan onboarded as a consultant on October 6, 2026 for the month of October to provide executive and operational oversight during the CEO transition on a part-time basis. A brief overlap period allowed for the orderly handling of immediate matters and for notification to key partners and stakeholders.

2. **UTEP Public Hearing**

- UTEP Public Hearing was conducted on October 21, 2026 at 4 Crotty Lane, New Windsor, NY and public hearing remained open. *A transcript of the UTEP Public Hearing is included in this packet.*

3. **USEPA Brownfield Assessment Grant**

- Met with the relevant parties and requested a progress report presentation from HRP Associates for the November Board meeting. As of October 19, 2026, the grant has a remaining balance of $162,764.90, after payment of a pending $30,317.00 invoice from HRP Associates. In addition, three administrative line items for the Orange County IDA, totaling $29,090.00, have not yet been billed.

4. CivicServe

- CivicServe is a cloud-based software platform for economic development agencies that manages incentive programs, project compliance, and state reporting requirements. OCIDA first considered these services to support the annual project filings submitted to the Authorities Budget Office (ABO) and entered a temporary trial period. After a demonstration by the CivicServe team on October 20, 2026, staff found that the full package, quoted at $26,000, includes several add-on features the Agency would not use at this time. It is therefore recommended that OCIDA request CivicServe to propose a pared-down proposal, with revised pricing, limited to project compliance tracking and ABO annual reporting for Board review. A final determination should be made by a permanent CEO when hired, and therefore it has been left in the budget for 2027 consideration. A signed addendum was

executed on October 8, 2026 extending the trial period through January 31, 2026 at no cost to the OCIDA.

5. **Events and Meetings**

- **Orange County Partnership Investor Breakfast** held on October 6th, 2026 joint recognition of three honorees as the 2026 Women of Achievement in Economic Development including Maria Bruni, Director of Community Development for the City of Middletown, Valerie Maginsky, Executive Director of the City of Port Jervis Community Development Agency and Cherisse Vickers, Executive Director of the City of Newburgh Industrial Development Agency.

- **Orange County Economic Summit** held on October 16, 2026 at SUNY Orange in Middletown, where economist Gus Scacco of Hudson Valley Investment Advisors gave the keynote on the economic trends, risks, and growth opportunities expected to shape the county over the next five years. The summit followed County Executive Steve Neuhaus's second successful trip to Taiwan, where the County Executive and the Orange County Partnership team met with companies ranging from chip manufacturing, R&D, and drone production as they look to relocate their companies by 2027 due to ongoing conflict with China. Tiawan produces 60% of the world's semiconductors and 90% of the world's advanced smart chips are currently produced in Tiawan, and Orange County is positioned to attract the U.S. expansion and or relocation.

- **Orange County Partnership Annual Event** will be held on Tuesday, December 1 2026, at 5:00 PM at The Barn at Villa Venezia in Middletown. If any board members are interested in attending, please let me know and I will register you.

- **New York State Economic Development Council 2027 Economic Development Conference** will be held February 9-10, 2027 at the Albany Capital Center. If any board members would like to attend, please let me know and I will register you. I have attached a sponsorship document if you are interested in sponsorship opportunities. *A copy of the EDC Conference sponsorship document is included in this packet.*

6. Reschedule November Meeting

- The November Board meeting date is currently scheduled for November 18, 2026 at 5 p.m. but due to Board member scheduling conflicts, I am proposing a meeting date change for Finance Committee and the Board meeting to Monday, November 16, 2026 with Finance beginning at 4:00 p.m. and the Board meeting beginning at 5:00 p.m.

2027 Economic Development Conference

February 9 - 10, 2027

Albany Capital Center, 55 Eagle Street Albany NY

Sponsorship Opportunities

GENERAL EVENT SPONSORSHIPS

Diamond $5,500
(Includes full page ad)

Gold $4,000
(Includes 1/2 page ad)

Silver $3,000
(Includes 1/4 page ad)

Bronze $2,000

TUESDAY EVENT SPONSORSHIPS

Tuesday, February 9, 2027

Breakfast
$4,000

Morning Plenary Session
$4,000

Morning Breakout Sponsors
$3,000
3 available

Morning Refreshment Break Sponsor
$3,000

Plenary Lunch Sponsor
$6,000
Industry Exclusive; 2 available

Afternoon Breakout Sponsors
$3,000
3 available

Afternoon Refreshment Break Sponsor
$3,000

Afternoon Plenary Sponsor
$4,000

Networking Reception
$6,000
Industry Exclusive; 2 available

WEDNESDAY EVENT SPONSORSHIPS

Wednesday, February 10, 2027

Breakfast
$4,000

Morning Plenary Session
$4,000

Morning Breakout Sponsors
$3,000
3 available

Morning Refreshment Break Sponsor
$3,000

Sponsorship Benefits:

COMPLIMENTARY REGISTRATIONS
Complimentary registrations are included according to the following levels of contribution:

- $4,000+ - Three (3) registrations
- $3,000 - $3,999 - Two (2) registrations
- $2,000 - $2,999 - One (1) registration

FIRST ACCESS TO HOTEL ROOM BLOCK
Sponsors who invest $3,000 or more before registration opens will have access to the room block at the Renaissance Albany Hotel.

SPECIALITY SPONSORSHIPS

Registration Gift*
$4,000

Branded Lanyards*
$4,000

Coffee Cups*
$4,000

Charging Station
$5,000

Wi-Fi
$2,000

Photography
$2,500

Exhibitor Booths
$2,000

*Indicates sponsor supplies the product

AD SPACE
Ad space in the program booklet is included for the following sponsor spends:

- $5,500 + - Includes full page ad
- $4,000 - Includes ½ page ad
- $3,000 - Includes ¼ page ad

EXHIBITOR BOOTHS
1 table top exhibitor is included with sponsors who invest $3,000 or more

ADVERTISING SPACE IN CONFERENCE PROGRAM

Inside Front Cover (Color) : $3,000

Outside Back Cover (Color): $3,000

Inside Back Cover (Color): $2,500

Full page ad spot (Color) : $1,500

½ page ad spot (Color): $1,000

¼ page ad spot (Color): $750

AD/ARTWORK/LOGO SUBMISSION
Please sub,it ad/artwork and logos in vector formats - EPS, PDF, TIF, or JPEG. PDF files should be written for press quality. All graphics should be 300dpi or better.

Sponsorship Forms are due no later than January 29, 2027.
To guarantee recognition in our conference program please submit by January 22, 2027

To reserve your sponsorship, please complete this online form.

Should you have any questions, please contact NYSEDC Event Consultant Kate Manley at kate@collabkate.com.
Cancellation Policy: Cancellations cannot be refunded after January 29, 2027.

Orange County IDA (OCIDA)

Proposed Annual Budgets 2027-2030

	2026 Approved Budget	2026 Projected Year-End	2027 Proposed Budget	2028 Proposed Budget	2029 Proposed Budget	2030 Proposed Budget
Revenues						
Closing Fees	1,980,000	275,552	5,270,678	525,000	500,000	500,000
Application Fees	10,000	12,500	10,000	10,000	10,000	10,000
Management Fee (from OCFC)	98,682	92,701	36,517	37,057	38,077	39,083
IDA Admin Fees	13,000	225,000	7,500	10,500	10,000	17,500
Other IDA Fees	-			-	-	-
Subtenant Rents	-			-	-	-
Interest Earnings	184,938	309,223	292,500	138,125	113,125	125,625
Other Income	-	-	-	-	-	-
Insurance Recoveries	-	-	-	-	-	-
Pass-thru Legal Fees	2,500	2,500	-	-	-	-
Shovel Ready Reimbursement	200,000	262,332	100,000	-	-	-
Total Revenues	**$ 2,489,120**	**$ 1,179,808**	**$ 5,717,195**	**$ 720,682**	**$ 671,202**	**$ 692,208**
Expenses						
Administrative Expenses						
Salaries	334,143	325,311	440,259	451,265	462,547	474,111
Employee Benefits	36,899	38,743	48,721	49,939	51,188	52,467
Payroll Taxes & Fees	35,085	33,632	43,251	44,332	45,441	46,577
401k Retirement & Fees	16,433	16,000	22,000	17,500	18,000	18,500
Deferred Compensation	25,000	-	-	-	-	-
Fiscal Audit	19,500	19,500	17,500	18,000	19,000	19,500
Insurance	18,600	15,923	16,719	17,221	17,737	18,269
CFO/Bookkeeping Services	25,500	24,255	25,500	25,500	26,000	26,500
Banking Fees	-	-	600	650	650	700
NYS Monitor-related Expenses						
Anchin Fees	225,000	250,000	250,000	250,000	125,000	-
Gov't Affairs		71,500	39,000	32,500		
Legal and Other		414,683	60,000	15,000		
Professional Fees	49,025	8,320	8,625	8,850	9,000	9,150
CivicServe Platform	-	-	26,000	28,000	30,000	30,000
Travel, Lodging & Meals	8,500	6,421	8,500	8,500	9,000	9,000
Office Supplies and Postage	11,000	9,525	10,500	11,000	11,500	11,500
Total Administrative Expenses	**$ 804,685**	**$ 1,233,813**	**$ 1,017,175**	**$ 978,258**	**$ 825,063**	**$ 716,274**
Projects/Program Expenses						
Legal Counsel	125,000	41,172	45,000	45,000	50,000	50,000
Legal Pass-thru	2,500	2,500	-	-	-	-
Local Labor Monitoring & Reporting	5,000	2,865	2,000	-	-	-
Cost-Benefit Analyses	10,000	3,500	7,000	7,500	7,500	7,500
Project Expenditures		39,054	375,161	100,000	-	-
Shovel Ready Program	1,502,000	262,332	250,000	100,000	100,000	100,000
Total Project/Program Expenses	**$ 1,644,500**	**$ 351,423**	**$ 679,161**	**$ 252,500**	**$ 157,500**	**$ 157,500**
Building Expenses						
Rent + CAMs	86,673	110,399	103,800	106,395	109,055	111,781
Utilities	8,119	8,151	9,500	9,738	9,981	10,230
Repairs/Renovations	2,000	-	1,000	-	-	2,500
Maintenance	8,800	7,775	10,300	7,800	8,000	8,000
Internet & Telephones	5,500	6,129	6,500	6,663	6,829	7,000
Total Building Expenses	**$ 111,092**	**$ 132,454**	**$ 131,100**	**$ 130,595**	**$ 133,865**	**$ 139,511**
Agency Support Expenses						
IT Support & Audio/Visual	35,000	22,902	28,000	24,000	24,500	25,000
Marketing & PR	74,840	73,077	75,000	75,000	75,000	75,000
Memberships & Events	12,880	13,578	15,000	15,000	16,500	16,500
Training and Education	4,000	4,854	5,000	5,000	5,000	5,000
Total Agency Support Expenses	**$ 126,720**	**$ 114,411**	**$ 123,000**	**$ 119,000**	**$ 121,000**	**$ 121,500**
Total Expenses	**$ 2,686,997**	**$ 1,832,101**	**$ 1,950,436**	**$ 1,480,353**	**$ 1,237,427**	**$ 1,134,786**
Total Revenues	**$ 2,489,120**	**$ 1,179,808**	**$ 5,717,195**	**$ 720,682**	**$ 671,202**	**$ 692,208**
Use of Net Reserves	**$ 197,877**	**$ 652,293**	**$ -**	**$ 759,671**	**$ 566,225**	**$ 442,577**
Net +/-	**$ (0)**	**$ -**	**$ 3,766,759**	**$ 0**	**$ (0)**	**$ (0)**

Footnotes **:**

Green font denotes shared expense w/OCFC

Board Approved 10/28/26

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

ORANGE COUNTY FUNDING CORPORATION

Report to the Board of Directors
Felicia Kalan, Interim CEO
November 2026

Overview: My focus has been keeping the agency's operations running through the leadership transition, notifying the public of my appointment as Interim CEO, and preparing for the November 16 Board meeting. I am also following up on pending projects and closings, responding to several new business leads, and focusing on new public relations strategies for 2027.

1. **Public Hearings**
    - As of November 9, 2026, we are tentatively scheduling the EMP Holdings public hearing for December 8th, pending confirmation from the Town of Cornwall.
2. **Prospective Projects**
    - We are in several ongoing discussions about new applications. They include a developer planning to apply for a sales tax exemption on battery storage equipment for two projects located in the Town of Wallkill, a camper van manufacturer interested in our incentives for a move from Brooklyn to an existing 9,000-square-foot warehouse in Port Jervis, with an estimated 10 new jobs, and a potential end user for the Kolmar site, which is currently in our Brownfield program.
3. **Pending Closings**
    - As of November 9, 2026, I am still waiting on pending closing updates from projects and will give a verbal update at the November 16th meeting.
4. **Auditor**
    - As a reminder, the Audit Committee recommended an RFP in October 2025 to consider all available vendors and verify competitive pricing. That RFP covered fiscal years 2025 through 2027 and drew three qualified proposals, from PKF O'Connor Davies, UHY and Berard & Associates. PKF is part of a large international network with a regional presence. The lead auditor will change to Jeffrey Shaver.
5. **FY2027 Budgets for OCIDA and OCFC**
    - Filed with the ABO in PARIS, meeting the November 1 deadline.
6. **CivicServe**
    - The executed addendum, signed by Chairman Crist and sent to CivicServe, extends the trial through January 30. I will prepare an evaluation so the Board can make its decision before the trial ends.

7. **CEO Position**

   - The current CEO job description has been sent to Kelly Reilly, who will be the Board's point of contact for the posting, applications and interviews.

8. **Public Relations**

   - The press announcement of my appointment as Interim CEO went out on Thursday, November 12, and I have been added to the OCIDA website. Our Board member features on social media have been a success. We have featured Linda Muller and Jeff Crist, Giovanni Palladino's feature was just sent out, and Marc Greene's is being scheduled. I am working on updated PR recommendations for 2027.

9. **Governance and Finance Committees**

   - The Governance Committee will meet at its next scheduled date, Wednesday, December 16, 2026, at 3:00 p.m. The Finance Committee will meet on December 16 at 4:00 p.m.

10. **2027 Board and Committee Meeting Schedule**

    - Attached is a proposed 2027 calendar for all OCIDA/OCFC Board and committee meetings. With your approval, we would continue our practice of holding Board meetings on the third Wednesday of each month. *The proposed 2027 Schedule of Meetings is included in this packet.*

11. **Required ABO Board Member Training**

    - All Board members are reminded to stay current on Authorities Budget Office (ABO) training. As of this report, Vice Chairman Dean Tamburri is the only Board member who still needs to complete it for 2026, and he is set to complete it on Friday, November 13.
    - Public Authorities Law Section 2824(2) requires training within one year of appointment, plus continuing training. The ABO recommends a refresher upon re-appointment or at least every three years, and the agency must keep documentation of each member's participation (ABO Policy Guidance 17-01).
    - Upcoming live online sessions run 9:30–11:00 a.m. on Friday, November 13; Wednesday, November 18; Wednesday, December 9; and Wednesday, December 16, 2026 (ABO Board Member Training). Each session is limited to 20 people, and a registration request does not guarantee a seat. Please register with the ABO early.

12. **Events and Meetings**

    - Held introductory call with Chairman Crist and a **prospective energy storage applicant** about its interest in Orange County and possible OCIDA assistance on 11/6. I will give a verbal update at the November 16th meeting.

- Attended **Orange County NY Arts Council's** annual gala, the Art Affair, at Sugarloaf Performing Arts Center in Chester on 11/7, honoring Amanda Dana and Choice Films.
- Attended **Orange County Chamber of Commerce's** November Business for Breakfast, "How Business Can Support Non-Profits," on 11/12.

Orange County Industrial Development Agency | Orange County Funding Corporation
4 Crotty Lane, Suite 100, New Windsor, New York 12553

2027 SCHEDULE OF MEETINGS

Board of Directors and Standing Committees
All meetings will be held at 4 Crotty Lane, Suite 100, New Windsor, New York
Proposed for Board Approval – Draft of November 9, 2026
Prepared by Felicia Kalan, Interim Chief Executive Officer

Date	Time	Meeting
Wednesday, January 20	3:00 p.m.	Governance Committee
	4:00 p.m.	Finance Committee
	5:00 p.m.	Board of Directors
Wednesday, February 17	4:00 p.m.	Finance Committee
	5:00 p.m.	Board of Directors
Wednesday, March 3	4:00 p.m.	Audit Committee
Wednesday, March 17	4:00 p.m.	Finance Committee
	5:00 p.m.	Board of Directors
Wednesday, April 21	3:00 p.m.	Governance Committee
	4:00 p.m.	Finance Committee
	5:00 p.m.	Board of Directors
Wednesday, May 19	4:00 p.m.	Finance Committee
	5:00 p.m.	Board of Directors
Wednesday, June 16	4:00 p.m.	Finance Committee
	5:00 p.m.	Board of Directors
Wednesday, July 21	4:00 p.m.	Finance Committee
	5:00 p.m.	Board of Directors
Wednesday, August 18	3:00 p.m.	Governance Committee
	4:00 p.m.	Finance Committee
	5:00 p.m.	Board of Directors
Wednesday, September 8	4:00 p.m.	Audit Committee
Wednesday, September 15	4:00 p.m.	Finance Committee
	5:00 p.m.	Board of Directors
Wednesday, October 20	4:00 p.m.	Finance Committee
	5:00 p.m.	Board of Directors
Wednesday, November 17	4:00 p.m.	Finance Committee
	5:00 p.m.	Board of Directors
Wednesday, December 15	3:00 p.m.	Governance Committee
	4:00 p.m.	Finance Committee
	5:00 p.m.	Board of Directors

Each meeting listed is a joint meeting of the Orange County Industrial Development Agency and the Orange County Funding Corporation. Dates and times are subject to change upon notice given in accordance with the New York State Open Meetings Law.

Adopted by the Boards of Directors on: _____

Secretary: _____

Orange County Industrial Development Agency
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
October 2026

	Aug 2026			Sep 2026			Oct 2026			Total		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
Income												
40000 Application Fee		833.33	-833.33		833.33	-833.33	2,500.00	833.33	1,666.67	7,500.00	8,333.30	-833.30
40100 Shovel Ready Reimbursement		16,666.67	-16,666.67		16,666.67	-16,666.67		16,666.67	-16,666.67	0.00	166,666.70	-166,666.70
40300 Closing Fees		165,000.00	-165,000.00		165,000.00	-165,000.00		165,000.00	-165,000.00	0.00	1,650,000.00	-1,650,000.00
40400 IDA Administrative Fees		1,083.33	-1,083.33		1,083.33	-1,083.33		1,083.33	-1,083.33	0.00	10,833.30	-10,833.30
42500 Other income			0.00			0.00			0.00	232,194.86	0.00	232,194.86
43000 Pass Thru Legal Fees		208.33	-208.33		208.33	-208.33		208.33	-208.33	2,500.00	2,083.30	416.70
45000 Management Fee Income	8,776.12	8,223.50	552.62	6,789.85	8,223.50	-1,433.65	7,105.60	8,223.50	-1,117.90	72,807.09	82,235.00	-9,427.91
46000 EPA Brownfield Assessments												
Revenue	39,327.41		39,327.41	15,861.01		15,861.01	2,500.00		2,500.00	234,832.35	0.00	234,832.35
49000 Interest Earnings	167.36	15,411.50	-15,244.14	115.49	15,411.50	-15,296.01	37,677.17	15,411.50	22,265.67	252,690.13	154,115.00	98,575.13
Total Income	$ 48,270.89	$ 207,426.66	-$ 159,155.77	$ 22,766.35	$ 207,426.66	-$ 184,660.31	$ 49,782.77	$ 207,426.66	-$ 157,643.89	$ 802,524.43	$ 2,074,266.60	-$ 1,271,742.17
Gross Profit	$ 48,270.89	$ 207,426.66	-$ 159,155.77	$ 22,766.35	$ 207,426.66	-$ 184,660.31	$ 49,782.77	$ 207,426.66	-$ 157,643.89	$ 802,524.43	$ 2,074,266.60	-$ 1,271,742.17
Expenses												
60000 Administrative Costs			0.00			0.00			0.00	0.00	0.00	0.00
60002 Bank Service Charges			0.00			0.00			0.00	161.72	0.00	161.72
60003 CFO/Bookkeeping Services		2,125.00	-2,125.00	1,890.00	2,125.00	-235.00	3,780.00	2,125.00	1,655.00	21,420.00	21,250.00	170.00
60004 Fiscal Audit		1,625.00	-1,625.00		1,625.00	-1,625.00		1,625.00	-1,625.00	0.00	16,250.00	-16,250.00
60005 Insurance	1,970.46	1,550.00	420.46	1,361.42	1,550.00	-188.58	1,895.65	1,550.00	345.65	16,581.35	15,500.00	1,081.35
60006 Office Supplies and Postage	595.56	916.67	-321.11	536.92	916.67	-379.75	42.58	916.67	-874.09	6,591.69	9,166.70	-2,575.01
60007 Professional Fees		4,085.42	-4,085.42	1,995.00	4,085.42	-2,090.42	5,000.00	4,085.42	914.58	10,344.00	40,854.20	-30,510.20
60008 Travel, Lodging, Meals	275.00	708.33	-433.33	305.40	708.33	-402.93	80.24	708.33	-628.09	5,776.56	7,083.30	-1,306.74
60009 Anchin / NYS Monitor Costs		18,750.00	-18,750.00		18,750.00	-18,750.00		18,750.00	-18,750.00	0.00	187,500.00	-187,500.00
60010 Anchin			0.00			0.00	71,807.76		71,807.76	171,577.73	0.00	171,577.73
60011 Brown & Weinraub Advisors	6,500.00		6,500.00	6,500.00		6,500.00	6,500.00		6,500.00	65,000.00	0.00	65,000.00
60012 Other Consultants	18,746.00		18,746.00	23,496.94		23,496.94	10,171.80		10,171.80	374,855.17	0.00	374,855.17
Total 60009 Anchin / NYS Monitor Costs	$ 25,246.00	$ 18,750.00	$ 6,496.00	$ 29,996.94	$ 18,750.00	$ 11,246.94	$ 88,479.56	$ 18,750.00	$ 69,729.56	$ 611,432.90	$ 187,500.00	$ 423,932.90
Total 60000 Administrative Costs	$ 28,087.02	$ 29,760.42	-$ 1,673.40	$ 36,085.68	$ 29,760.42	$ 6,325.26	$ 99,278.03	$ 29,760.42	$ 69,517.61	$ 672,308.22	$ 297,604.20	$ 374,704.02
60200 Agency Support Expenses			0.00			0.00			0.00	0.00	0.00	0.00
60201 IT Support & Audio/Visual	1,462.27	2,916.67	-1,454.40	4,600.22	2,916.67	1,683.55	1,185.91	2,916.67	-1,730.76	20,775.80	29,166.70	-8,390.90
60202 Marketing & PR	4,396.96	6,236.67	-1,839.71	6,802.70	6,236.67	566.03	5,140.00	6,236.67	-1,096.67	53,048.15	62,366.70	-9,318.55
60203 Memberships and Events		1,073.33	-1,073.33	100.00	1,073.33	-973.33	30.00	1,073.33	-1,043.33	10,703.79	10,733.30	-29.51
60204 Training and Education	90.00	333.33	-243.33	135.00	333.33	-198.33		333.33	-333.33	4,899.03	3,333.30	1,565.73
60205 Government Affairs Expense			0.00			0.00			0.00	100.00	0.00	100.00
Total 60200 Agency Support Expenses	$ 5,949.23	$ 10,560.00	-$ 4,610.77	$ 11,637.92	$ 10,560.00	$ 1,077.92	$ 6,355.91	$ 10,560.00	-$ 4,204.09	$ 89,526.77	$ 105,600.00	-$ 16,073.23
60400 Projects/Programs			0.00			0.00			0.00	0.00	0.00	0.00
60402 Cost-Benefit Analyses		833.33	-833.33		833.33	-833.33		833.33	-833.33	0.00	8,333.30	-8,333.30
60404 Legal Counsel	324.00	10,416.67	-10,092.67		10,416.67	-10,416.67		10,416.67	-10,416.67	26,172.35	104,166.70	-77,994.35
60405 Legal, Pass Thru		208.33	-208.33		208.33	-208.33		208.33	-208.33	2,500.00	2,083.30	416.70
60406 Local Labor Auditing Expense		416.67	-416.67		416.67	-416.67		416.67	-416.67	1,365.00	4,166.70	-2,801.70
60408 Shovel Ready Program		125,166.67	-125,166.67		125,166.67	-125,166.67		125,166.67	-125,166.67	0.00	1,251,666.70	-1,251,666.70
60409 EPA Brownfield Assessments	39,327.41		39,327.41	15,861.01		15,861.01	32,817.00		32,817.00	265,149.35	0.00	265,149.35
Total 60400 Projects/Programs	$ 39,651.41	$ 137,041.67	-$ 97,390.26	$ 15,861.01	$ 137,041.67	-$ 121,180.66	$ 32,817.00	$ 137,041.67	-$ 104,224.67	$ 295,186.70	$ 1,370,416.70	-$ 1,075,230.00
61000 Payroll Expenses			0.00			0.00			0.00	0.00	0.00	0.00
61001 Employee Benefits	3,093.55	3,074.92	18.63	3,303.91	3,074.92	228.99	1,805.87	3,074.92	-1,269.05	31,636.30	30,749.20	887.10
61002 Payroll Taxes & Fees (Staff Line)	2,318.97	2,923.75	-604.78	2,336.77	2,923.75	-586.98	1,996.92	2,923.75	-926.83	28,256.45	29,237.50	-981.05
61003 Salaries	24,393.76	27,845.25	-3,451.49	24,489.76	27,845.25	-3,355.49	20,892.61	27,845.25	-6,952.64	266,522.62	278,452.50	-11,929.88
61004 Retirement and Profit-Sharing		1,369.42	-1,369.42		1,369.42	-1,369.42	4,135.89	1,369.42	2,766.47	17,890.31	13,694.20	4,196.11
61005 Deferred Compensation		2,083.33	-2,083.33		2,083.33	-2,083.33		2,083.33	-2,083.33	0.00	20,833.30	-20,833.30
Total 61000 Payroll Expenses	$ 29,806.28	$ 37,296.67	-$ 7,490.39	$ 30,130.44	$ 37,296.67	-$ 7,166.23	$ 28,831.29	$ 37,296.67	-$ 8,465.38	$ 344,305.68	$ 372,966.70	-$ 28,661.02
62000 Building Expenses			0.00			0.00			0.00	0.00	0.00	0.00
62002 Building Rent	8,506.72	7,222.75	1,283.97	8,506.72	7,222.75	1,283.97	8,506.72	7,222.75	1,283.97	93,384.31	72,227.50	21,156.81
62003 Building Utilities	856.50	676.58	179.92	553.21	676.58	-123.37	536.06	676.58	-140.52	6,137.69	6,765.80	-628.11
62006 Internet and Telephones	513.33	458.33	55.00	258.27	458.33	-200.06	515.66	458.33	57.33	4,851.10	4,583.30	267.80
62007 Maintenance	450.00	733.33	-283.33	496.14	733.33	-237.19	600.00	733.33	-133.33	6,096.14	7,333.30	-1,237.16
62008 Repairs/Renovations		166.67	-166.67		166.67	-166.67		166.67	-166.67	0.00	1,666.70	-1,666.70
Total 62000 Building Expenses	$ 10,326.55	$ 9,257.66	$ 1,068.89	$ 9,814.34	$ 9,257.66	$ 556.68	$ 10,158.44	$ 9,257.66	$ 900.78	$ 110,469.24	$ 92,576.60	$ 17,892.64
Total Expenses	$ 113,820.49	$ 223,916.42	-$ 110,095.93	$ 103,529.39	$ 223,916.42	-$ 120,387.03	$ 177,440.67	$ 223,916.42	-$ 46,475.75	$ 1,511,796.61	$ 2,239,164.20	-$ 727,367.59
Net Operating Income	-$ 65,549.60	-$ 16,489.76	-$ 49,059.84	-$ 80,763.04	-$ 16,489.76	-$ 64,273.28	-$ 127,657.90	-$ 16,489.76	-$ 111,168.14	-$ 709,272.18	-$ 164,897.60	-$ 544,374.58
Net Income	-$ 65,549.60	-$ 16,489.76	-$ 49,059.84	-$ 80,763.04	-$ 16,489.76	-$ 64,273.28	-$ 127,657.90	-$ 16,489.76	-$ 111,168.14	-$ 709,272.18	-$ 164,897.60	-$ 544,374.58

Orange County Industrial Development Agency
Transaction List by Vendor
October 2026

Vendor	Date	Memo	Amount	September
Acquisitions Marketing Inc.	10/01/2026	Marketing and live stream services invoice September 2026 Committee and Board Mtgs	$ 2,600.00	$ 2,500.00
Adams Fairacre Farms	10/01/2026	Office Supplies for board meeting	$ 20.93	$ 2,093.00
Amazon	10/09/2026	Office Supplies	$ 9.17	
Anchin, Block & Anchin, LLP	10/29/2026	Professional services and consulting for OCIDA through August 2026	$ 14,005.60	
	10/29/2026	Professional consulting and advisory services through June 30, 2026	$ 11,203.50	
	10/29/2026	Professional consulting and compliance services throught July 2026	$ 11,631.38	
	10/29/2026	Professional consulting and advisory services through September 2026	$ 34,967.28	
Arif Khan	10/01/2026	Consulting for EPA Brownfields project: web, reporting, meetings	$ 2,500.00	
BLEAKLEY PLATT & SCHMIDT, LLP	10/08/2026	Legal services and expenses for federal complaint and advice	$ 3,405.62	$ 23,496.94
Brown & Weinraub Advisors, LLC	10/01/2026	Professional services for October 2026	$ 6,500.00	$ 6,500.00
Cosimo's Brick Oven	10/15/2026	Marty Borras - Business lunch at Cosimo's Brick Oven on 10/14/26	$ 96.01	
Felicia Kalan	10/31/2026	Interim CEO consulting services from October 2026	$ 5,000.00	
First Columbia 4-LA, LLC	10/01/2026	Utility charges for electricity and gas for commercial property	$ 536.06	$ 553.21
	10/08/2026	November 2026 rent and CAM charges for office suite	$ 8,506.72	$ 8,506.72
Flowers By Nora	10/31/2026	Sympathy Floral arrangement for W. Fioravanti Sr. from the Staff and Board of the OCIDA	$ 125.99	
Herrick, Feinstein LLP	10/29/2026	Legal services for Scannell and Amazon through September 2026	$ 6,766.18	
HRP Associates, Inc.	10/13/2026	Professional services for USEPA Brownfield Assessment Grant and project management	$ 30,317.00	$ 15,861.01
Intuit	10/01/2026	QuickBooks software subscription	$ 151.38	$ 151.38
	10/01/2026	QuickBooks software subscription	$ 151.38	$ 151.38
ManyChat	10/17/2026	Marketing & PR	$ 16.22	$ 16.22
Microsoft Office Azure	10/06/2026	Microsoft Office / Azure services for IT support	$ 9.52	
	10/23/2026	Microsoft Office / Azure services for IT support	$ 252.00	$ 235.20
Niki Jones Agency, Inc.	10/29/2026	Professional services for marketing and strategic communications	$ 3,140.00	$ 4,640.00
OpenAI	10/26/2026	Marketing & PR	$ 21.63	$ 43.26
Orange County Chamber of Commerce	10/01/2026	Chamber membership event invoice for business breakfast	$ 30.00	
RBT CPAs LLP	10/01/2026	Monthly accounts receivable, accounts payable, advisory, and meeting attendanc	$ 3,780.00	
Spectrum	10/16/2026	62006 IT & Telephones	$ 258.27	$ 258.27
Times Union	10/27/2026	Marketing & PR	$ 7.96	$ 15.92
TJE Cleaning Service	10/01/2026	Monthly cleaning services for October	$ 600.00	$ 496.14
Travelers	10/08/2026	Insurance premium for liability policy 9/18/26 - 9/18/27 Manual Check (ck #3408) due to timing of invoice received	$ 1,682.00	
USPS	10/10/2026	Office Supplies	$ 22.62	
	10/16/2026	Office Supplies USPS Certified/Return Receipt for Amazon PILOT Deviation & 10/2026 UTEP Amendment Notice to TJ	$ 316.68	
	10/16/2026	Office SuppliesUSPS Certified/Return Receipt for Amazon PILOT Deviation & 10/2026 UTEP Amendment Notice to TJ	$ 412.67	
	10/16/2026	Office SuppliesUSPS Certified - Return Receipt UTEP Amendment and Amazon 10-Yr PILOT Deviation Notice to TJ	$ 90.48	$ 25.48
W.B. Mason, Co., Inc.	10/13/2026	Office supplies	$ 163.40	
Walmart	10/09/2026	Office Supplies	$ 29.11	
Zultys, Inc.	10/05/2026	VoIP service and taxes for October 2026	$ 515.66	$ 255.06

Orange County Industrial Development Agency
Banks Accounts/Certificates of Deposit/Money Markets Accounts
As of October 31, 2026

Listed in order of maturity date.

Purchase Date	Maturity Date	# of Months	Bank	Bank Balance	Principal	Interest Rate
--	--	--	--			--
3/23/26	12/23/26	9 months	Provident Bank		$ 2,550,000	3.73%
7/12/26	4/12/27	9 months	Provident Bank		$ 3,000,000	4.00%
10/1/26	07/08/27	9 months	JP Morgan T-Bill		$ 2,434,118	4.24%

Bank	Account Type	Amount	% of total
Chase Bank	Checking Account - IDA Ops	$ 14,475	0%
Orange Bank & Trust	Checking Account - Trust Escrow	$ 8,078	0%
Total CDs & Treasuries	Certificates of Deposit & Treasuries	$ 7,984,118	100%
		$ 8,006,671	100%

INVOICE

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ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY 4
CROTTY LANE
NEW WINDSOR, NY 12553

Client #:	RCI05402
Invoice #:	INV295633
Invoice Date:	07/15/2026

Professional services rendered through June 30, 2026. See attached details.	$11,203.50
Total Amount Due:	**$11,203.50**

To pay by check, mail to:
Baker Tilly Advisory Group, LP
P.O. Box 32002
New York, NY 10087-2002

Payment is due upon receipt.
Please include Client # and
Invoice # when remitting payment.
Inquiries: accounting@anchin.com
P 212-840-3456

To pay by ACH:
JPMorgan Chase Bank
Routing #: 021000021
Account #: 019-1-010396

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Anchin, Block & Anchin LLP WIP Charges between Monday, June 1, 2026 and Tuesday, June 30, 2026

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
Client Name: RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY - RCI05402						
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/2/2026	3.00	850.50	OCIDA/OCFC- reviewed new legislation 912-b. Created a comprehensive comparision matrix with 912
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/3/2026	3.00	850.50	OCIDA/OCFC: Created a workplan for new contract period for OCFC and OCIDA
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	6/4/2026	0.50	253.75	Call with B. Fioravanti, J. Crist
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/8/2026	0.50	141.75	OCIDA/OCFC: reviewed one more time workplan and submitted to BPS for review
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	6/8/2026	1.25	634.38	Monitoring plan, review OCFC monitoring plan, internal control plan, Billing, payments review
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/9/2026	0.50	141.75	Started updating workbooks to prepare for new testing period
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	6/9/2026	0.60	304.50	Planning meeting with V. Barrett, M. Kolb, report schedule
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	6/10/2026	1.00	444.50	Meeting with team to review work plan
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	6/10/2026	1.00	507.50	Final monitor plan (OCIDA), Final monitor plan (OCFC), Review letter from Senator Skoufis and review of compliance
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/10/2026	0.50	141.75	OCIDA /OCFC: Discussed workplan with BPS and MK

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/11/2026	2.50	708.75	OCIDA/OCFC: updated recommendations tracker to submit to OCIDA for consideration in accordance with the new legislation Updated workbooks for new upcoming testing
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	6/11/2026	0.25	126.88	Billing and payment review, supply to B. Fioravanti
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	6/15/2026	0.25	126.88	Prevailing wage discussion J. Crist, D. Tamburri, B. Fioravanti
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/16/2026	1.50	425.25	Internal calls and assignments Job creation prep for 2025
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	6/16/2026	0.30	152.25	Agenda Review (OCIDA), Agenda Review (OCFC)
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Amanuel, Edwena	6/16/2026	1.25	271.25	Review data and add to analysis update for the South Gate Application 2026
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	6/18/2026	0.50	222.25	Meeting with VB and BS re: prevailing wage
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	6/18/2026	1.00	507.50	Prevailing wage policy review with V. Barrett, review of agenda (OCIDA). review of agenda (OCFC), Recommendation review
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/18/2026	1.50	425.25	QAQC what have been done by Edwena - application testing
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/24/2026	0.50	141.75	Arranged internally and externally site visit
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/25/2026	1.50	425.25	Preparation for clawback letters
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/26/2026	2.00	567.00	Call with BPS and MK Checking project status using PARIS and confirming with OCIDA via email

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	6/26/2026	0.50	253.75	Review of job creation data, draft of clawback letters
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Crino, Claire	6/29/2026	2.75	385.00	Analysis of FTEs and PTEs for all projects from 2023-2025
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	6/29/2026	0.75	380.63	Call with Counsel on court decision
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/29/2026	1.50	425.25	Put the list of projects together for conflict check Cross-referenced with OCIDA and OCFC PARIS reports
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	6/30/2026	0.50	253.75	Call with M. Schlesinger on court decision, calls with stakeholders on decision, call with Herrick
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	6/30/2026	4.00	1,134.00	Drafted clawback letters Prep for internal call for OCFC visit
RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -				**34.90**	**11,203.50**	

INVOICE

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ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
4 CROTTY LANE
NEW WINDSOR, NY 12553

Client #:	RCI05402
Invoice #:	INV297320
Invoice Date:	08/14/2026

Professional services rendered through July 31, 2026. See attached details.	$11,631.38
Total Amount Due:	**$11,631.38**

To pay by check, mail to:
Baker Tilly Advisory Group, LP
P.O. Box 32002
New York, NY 10087-2002

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Inquiries:
accounting@anchin-bakertilly.com
P 212-840-3456

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Routing #: 021000021
Account #: 019-1-010396

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Anchin, Block & Anchin LLP WIP Charges between Wednesday, July 1, 2026 and Friday, July 31, 2026

OCIDA DETAILS

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
Client Name: RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY - RCI05402						
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	7/1/2026	3.00	850.50	Drafted clawback letters
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	7/1/2026	0.70	355.25	Silverlake Ridge Public hearing, Clawback leter
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	7/2/2026	1.00	507.50	OCIDA - Meeting with ABO
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Crino, Claire	7/6/2026	1.00	140.00	Analysis of all Open Applications
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	7/7/2026	0.25	126.88	Call with NYSIG re: payments, compliance, legal bills
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	7/9/2026	0.50	253.75	Call with B. Fioravanti, PLA review
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	7/14/2026	0.50	222.25	Meeting with BS and VB to discuss clawbacks
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	7/14/2026	3.00	850.50	Meeting with MK and BPS on the clawback letters Worked on the clawback letter
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	7/14/2026	0.50	253.75	OCIDA - Clawback review of data, draft letter
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	7/15/2026	2.00	567.00	Meeting with MK Meeting with Edwena

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	7/15/2026	0.50	222.25	Meeting with VB to discuss clawback letter format & procedures
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	7/15/2026	0.25	126.88	OCIDA - Clawback procedure
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Amanuel, Edwena	7/15/2026	3.00	651.00	Prepared recapture letters for OCIDA projects that were under 85% average employment commitment and outside of the grace period in application.
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	7/15/2026	0.50	222.25	Review recommendations tracker and related correspondence re: implementation/rejection
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Coughlin, Lisa M	7/15/2026	0.50	101.50	TC with M. Kolb, V. Barrett, and B. Sanvidge; Review site summary and request list.
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Amanuel, Edwena	7/16/2026	4.00	868.00	Completed recapture letters for OCIDA projects that were under 85% average employment commitment and outside of the grace period in application.
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	7/16/2026	0.50	253.75	Review of recommendation, letter to OCI
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	7/17/2026	2.50	708.75	Completed and sent out Recommendations to OCIDA Clawback letters finalization
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	7/21/2026	1.00	283.50	Reviewing projects data and communicating with OCIDA
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	7/22/2026	0.75	380.63	Meeting with stakeholder on compliance
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	7/22/2026	4.00	1,134.00	QAQC Clawback letters
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	7/28/2026	2.00	567.00	Meeting with Brian Writing clawback letters

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	7/29/2026	4.00	1,134.00	Writing clawback letters
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	7/30/2026	1.00	283.50	Writing clawback letters
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	7/31/2026	2.00	567.00	Writing clawback letters
RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY				**38.95**	**11,631.38**	

INVOICE

Baker Tilly Advisory Group, LP
3 Times Square
24th Floor
New York, NY 10036
+1 (212) 840-3456

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ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
4 CROTTY LANE
NEW WINDSOR, NY 12553

Client #:	RCI05402
Invoice #:	INV298827
Invoice Date:	09/22/2026

Professional services rendered through August 31, 2026. See attached details.	$14,005.60
Total Amount Due:	**$14,005.60**

To pay by check, mail to:
Baker Tilly Advisory Group, LP
P.O. Box 32002
New York, NY 10087-2002

Payment is due upon receipt.
Please include Client # and
Invoice # when remitting payment.
Inquiries:
accounting@anchin-bakertilly.com
P 212-840-3456

To pay by ACH:
JPMorgan Chase Bank
Routing #: 021000021
Account #: 019-1-010396

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OCIDA DETAILS

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
Client Name: RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY - RCI05402						
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	8/3/2026	1.50	850.50	Started Fall 2026 report
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	8/5/2026	3.50	992.25	Agenda review with OCIDA Finalized clawback letters for QAQC
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	8/5/2026	1.35	685.13	Review of agenda with B. Fioravanti, Silver Lake resolution, review of B. Fioravanti job date, Land trust review
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	8/6/2026	0.50	141.75	Call with MK
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	8/6/2026	0.30	133.35	Discussion with VB re: clawback letters
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Coughlin, Lisa M	8/10/2026	6.50	1,319.50	QAQC claw back letters; Meet with V. Barrett regarding claw back letters
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	8/10/2026	0.50	253.75	Review of IDA response and follow up on job creations
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Coughlin, Lisa M	8/11/2026	0.75	152.25	Review claw back letters and discuss with V. Barrett
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Coughlin, Lisa M	8/11/2026	0.50	101.50	Review claw back letters with V. Barrett

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	8/11/2026	2.00	567.00	Reviewed OCIDA response on job creation, reviewed doc and submitted our reply to OCIDA Wrote 2 more clawback letters Went over clawback letters QAQC with Lisa
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	8/13/2026	0.75	380.63	Amazon amendment proposal
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	8/14/2026	0.75	380.63	Agenda review, UTEP amendment
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	8/18/2026	0.75	380.63	Claw Back review, data, letters, verification with OCIDA for data
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	8/18/2026	0.50	253.75	Claw Back review, data, letters, verification with OCIDA for data, letters, verification in OCIDA of data
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Crino, Claire	8/18/2026	7.50	1,050.00	Downloading documents for BT request sent on 7/16
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	8/18/2026	2.00	567.00	Meeting with BPS and MK for clawback and prep Review of OCIDA responses for differences in job numbers
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	8/18/2026	0.50	222.25	Meeting with VB and BS re: clawback letters
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	8/19/2026	2.75	1,395.63	Review of agenda, finance committee meeting, governance meeting, monthly meeting
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	8/20/2026	3.50	992.25	Adding new information to the clawback letters
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	8/20/2026	0.25	126.88	Review
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	8/21/2026	2.00	567.00	Finalized clawback letters for Kelly to print and send out

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	8/25/2026	0.25	126.88	Amazon public hearing
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	8/26/2026	0.50	253.75	Call with counsel regarding public hearing, PILOT schedule
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	8/26/2026	1.00	283.50	Meeting with Lisa, meeting with Claire, Continue report writing
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	8/27/2026	0.25	126.88	Calls with Clawback letter
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	8/27/2026	2.00	567.00	Meetings with Lisa, Report writing
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	8/28/2026	4.00	1,134.00	Report writing
RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY				**46.65**	**14,005.60**	

INVOICE

Baker Tilly Advisory Group, LP
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New York, NY 10036
+1 (212) 840-3456

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ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
4 CROTTY LANE
NEW WINDSOR, NY 12553

Client #:	RCI05402
Invoice #:	INV300537
Invoice Date:	10/16/2026

Professional services rendered through September 30, 2026. See attached details.	$34,967.28
Total Amount Due:	**$34,967.28**

To pay by check, mail to:
Baker Tilly Advisory Group, LP
P.O. Box 32002
New York, NY 10087-2002

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Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
OCIDA DETAILS						
ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY - RCI05402						
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/1/2026	2.45	1,277.68	Call with B. Fioravanti on Amazon 10 year PILOT Call with ABO on data research on 10 year PILOT Call with stakeholder on Amazon applications, public hearing OC Hospitality job compliance Amazon revised PILOT review
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/1/2026	5.00	1,487.50	Report writing
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/2/2026	1.05	547.58	Review of documentation from Herrick Amazon public hearing, call with B. Fioravanti
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/2/2026	1.50	446.25	Report writing
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	9/3/2026	0.50	236.25	Meetings re: clawback letters and report
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/3/2026	1.40	730.10	Report outline with V. Barrett and M. Kolb Review of PILOT job creation data re: clawback Follow up Matrix Newburgh
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/4/2026	1.00	297.50	Eeport writing. Submitted first draft to MK and BPS for review
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/4/2026	1.80	938.70	Additional insured w. B. Fioravanti Review of B. Fioravanti tracker Call with stakeholder re: Amazon Draft report

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/8/2026	1.00	521.50	Call with counsel re: Public Hearing Review of amended 10 year PILOT Amazon
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Coughlin, Lisa M	9/9/2026	0.50	113.75	Meet with V. Barrett, B. Sanvidge, and M. Kolb regarding Anchin recommendations;
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	9/9/2026	0.50	236.25	Meeting with team re: recommendations and additional insured requirements
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/9/2026	1.00	297.50	OCIDA response to recommendations meeting with BPS and MK, prep for the call
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/9/2026	1.25	651.88	Recommendations, additional insured Call with S. Mollen re: Amazon POC call
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/10/2026	1.00	297.50	Documented 9.9 meeting with OCIDA /OCFC and added to the 2026 fall report
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/10/2026	4.75	2,477.13	Call with B. Fioravanti Call with ABO Amazon public hearing, follow up with stakeholder groups Review of Civic Service and research
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/11/2026	3.00	892.50	OCFC/OCIDA Report writing
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/14/2026	1.00	297.50	Made some additions to the Report and submitted for first round QAQC Met with BPS, MK and Lisa
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/14/2026	3.00	1,564.50	POC review of comments Piller Power letter Review of draft report B. Fioravanti letter re: clawback, call with counsel, response
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	9/14/2026	1.50	708.75	Review Report and related work product

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/15/2026	1.00	297.50	Meeting with OCIDA Agenda reviews and downloading
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/15/2026	0.95	495.43	Agenda review
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	9/15/2026	2.50	1,181.25	Review draft report and QC related testing and revised legislation
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/16/2026	2.25	1,173.38	Call with stakeholder re: Amazon Call with counsel re: Amazon Call with counsel, email to B. Fioravanti re: clawback
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/17/2026	1.75	912.63	Review of stakeholder letter Review of King Zak Industries POC review of comments
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/17/2026	1.00	297.50	September report preparation
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/18/2026	1.00	297.50	Draft review with MK and Lisa Continued writing report
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	9/18/2026	0.50	236.25	Meeting with VB and LC re: report
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/18/2026	3.25	1,694.88	POC Letters, additional comments POC letter with exhibits Review of letter from Kelly Reilly
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	9/21/2026	1.25	590.63	Meeting with VB and LC re: report & review of report revisions
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/21/2026	1.00	521.50	Public notice review, call with stakeholder GAM property review

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Coughlin, Lisa M	9/21/2026	0.25	56.88	Review second report with M. Kolb and V. Barrett.
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/21/2026	2.50	743.75	September-October 2026 Report writing Meeting with MK and LC
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/22/2026	0.60	312.90	Foil request Review of USAI letter
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/22/2026	2.00	595.00	Reviewing public comments related to Amazon application
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Crino, Claire	9/23/2026	2.00	294.00	Documenting Inventory of Amazon/Project Bluebird documents
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/23/2026	1.25	651.88	Review with V. Barrett compliance Call with Herrick on Amazon, review of request
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/23/2026	1.50	446.25	Putting together exhibits and working on budget charts for the report
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Kolb, Margaret R	9/23/2026	0.50	236.25	Review Amazon Documents
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Crino, Claire	9/24/2026	5.00	735.00	Documenting Inventory of Amazon/Project Bluebird documents
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/24/2026	2.25	1,173.38	Call with stakeholder re: Amazon Budget review Review of POC letters
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/25/2026	1.85	964.78	Review of Board and Committee packets Finance Committee agenda Call with counsel re: Amazon meeting EMP Holding review

Client #	Client Name	Staff Name	Date	Hours	Amount	Comments
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/28/2026	6.00	3,129.00	Meet with counsel re: Amazon Meet with Amazon on counsel Research Amazon answer on tax rates Calls with stakeholders
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/29/2026	1.50	446.25	Internal communications Created follow-up questions for OCFC and OCIDA and submitted to the Agency
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/29/2026	2.75	1,434.13	Call with B. Fioravanti on Amazon Call with B. Fioravanti on Agenda change for OCFC, email confirmation Call with B. Fioravanti to review IDA Budget Call with B. Fioravanti on OCFC budget Re: letters, email and phone call from stakeholder re: Amazon matter
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Crino, Claire	9/30/2026	0.25	36.75	Client emails
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Barrett, Viktoria	9/30/2026	1.00	297.50	Final edits to October 2026 report
RCI05402	RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY	Sanvidge, Brian P	9/30/2026	3.25	1,694.88	Committee and Board meeting Research on CT and NJ property tax for Amazon
RCI-ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY - RCI05402 Total				**84.10**	**34,967.28**	

AMENDED AUTHORIZING RESOLUTION

Regarding the Authorization of the
Orange County Industrial Development Agency
With
Scannell Properties #600, LLC and Amazon.com Services LLC Project

WHEREAS, the Orange County Industrial Development Agency (the "Agency") is authorized under the laws of the State of New York, and in particular under the provisions of the New York State Industrial Development Agency Act and the Agency's enabling legislation, respectively constituting Article 18-A and Section 912-B(1) of the General Municipal Law (Chapter 24 of the Consolidated Laws of New York), as amended (the "Act"), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, among others, and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Agency proposes to assist, together as co-applicants, Scannell Properties #600, LLC and Amazon.com Services LLC (together with the co-applicants and other project sponsor or any related legal entity, if different, the "Company") in financing a proposed project consisting of the demolition of the existing underutilized properties and redevelopment and construction of a 3,200,000 sq ft building, located at 22 McBride Road, Slate Hill, New York 10973 (the “Premises”) as well as the acquisition and installation of new equipment, fixtures and furnishings, in the Town of Wawayanda, Orange County, New York (collectively with the Premises, the "Project") by entering into a Straight Lease transaction; and

WHEREAS, in connection with the Straight Lease transaction, the Company, as lessor, proposes to lease to the Agency, as lessee, pursuant to a head lease agreement (the "Head Lease"), the site on which the Project will be located and any renovations and improvements to be constructed thereon and fixtures, furnishings and equipment to be located therein; and

WHEREAS, the Agency, as lessor, proposes to lease back to the Company, as lessee, pursuant to a lease agreement (the "Lease Agreement"), the Premises described in the Head Lease, and any renovations and improvements to be constructed thereon and fixtures, furnishings and equipment to be located therein; and

WHEREAS, pursuant to General Municipal Law Section 859-a, the Agency held a public hearing on June 10, 2025 at 6:30 p.m. at the Minisink Valley Middle School, 2320 State Route 6, Slate Hill, New York 10973, with respect to the Project and the proposed financial assistance being contemplated by the Agency (the “Initial Public Hearing”), which at that time consisted of, among other items, a 15-year PILOT Agreement with terms that deviated from the Agency’s Uniform Tax Exemption Policy (“UTEP”) standard 20-year Job Creation PILOT by decreasing the term of the PILOT from 20 years to 15 years and adjusting the applicable exemption percentages (the “Original 15-Year PILOT Request”); and

WHEREAS, with respect to the foregoing, the Agency made certain findings and determinations regarding the Project in its Inducement Resolution adopted on May 14, 2025 and its Authorizing Resolution adopted on October 23, 2025, which by this reference are adopted and reaffirmed as though made on the date hereof; and

WHEREAS, the Company has proposed to amend the Original 15-Year PILOT Request by further reducing the PILOT benefit term from 15 years to 10 years under a 10-year PILOT abatement schedule (the "Revised 10-Year PILOT Request"). Exhibit A attached hereto compares the standard 20-year Job Creation PILOT, the Original 15-Year PILOT Request, and the Revised 10-Year PILOT Request; and

WHEREAS, the Agency held a further public hearing on September 10, 2026 at 5:30 p.m. at the Minisink Valley Middle School, 2320 State Route 6, Slate Hill, New York 10973, at which the Revised 10-Year PILOT Request was presented and considered (the "Second Deviation Public Hearing" and together with the Initial Public Hearing, collectively, the "Public Hearings"), whereat, in each case, interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, the Company intends to enter into a certain payment in lieu of taxes agreement ("PILOT Agreement") with the Town of Wawayanda, the County of Orange and the Minisink Valley Central School District for PILOT payments on the Premises consistent with the Revised 10-Year PILOT Request; and

WHEREAS, the Revised 10-Year PILOT Request has terms that deviate from the Agency's UTEP; and

WHEREAS, the Revised 10-Year PILOT Request will result in the Company receiving approximately $69,598,263.00 in real property tax abatement benefits over the 10-year term, in contrast to the approximately $102,667,801 in benefits that the Company would otherwise receive under the standard 20-Year Job Creation PILOT, representing approximately $33,069,538 less in benefits to the Company; and

WHEREAS, the notice letters (the "Notice Letters") detailing the deviation request with respect to Revised 10-Year PILOT Request and the reasons for deviation as so described therein were mailed or delivered to each affected tax jurisdiction and others as required by the Act on October 16, 2026; and

WHEREAS, as set forth in the aforementioned Notice Letters, the Agency's UTEP permits deviation from the standard 20-Year Job Creation PILOT for a project expected to have a significant impact on the locality in which it is located, and the Agency has determined that the Project is expected to have such a significant impact and that the Revised 10-Year PILOT Request does not constitute a request for enhanced financial assistance; and

WHEREAS, the Notice Letters set forth the Agency's analysis of the factors bearing on the Revised 10-Year PILOT Request including the creation of approximately seven hundred and fifty (750) new, full-time jobs, the estimated value of the sales and real property tax exemptions,

applicable recapture provisions, the Project's impact on businesses in the vicinity, up to $607,000,000 in anticipated private sector investment, demonstrated public support, the likelihood of timely completion, the negative declaration issued with respect to the SEQRA (as defined below), resource-conservation and energy-efficiency measures, childcare-related employee benefits, the provision of additional municipal services including a new ambulance building, and the additional revenue to be generated for the affected municipalities and school districts; and the Agency has reviewed, concurs with, and adopts such analysis in support of its consideration of the Revised 10-Year PILOT Request; and

WHEREAS, at this October 28, 2026 meeting of the Agency, the Agency afforded representatives of all affected tax jurisdictions present an opportunity to address the Agency with respect to the Revised 10-Year PILOT Request and the deviation from the Agency's UTEP; and

WHEREAS, the Agency is considering providing financial assistance ("Financial Assistance") to the Company in the form of (i) on behalf of Scannell Properties #600, LLC, exemptions of up to $18,821,250 for State and Local Sales Taxes that would otherwise be due with respect to project costs for qualified expenditures in an amount of up to $225,000,000, (ii) on behalf of Amazon.com Services LLC, exemptions of up to $12,187,500 for State and Local Sales Taxes that would otherwise be due with respect to project costs for qualified expenditures in the amount of $150,000,000, which separate allocations are solely for purposes of identifying the respective sales and use tax exemption benefits potentially available to each entity and do not alter their collective treatment as the Company, or otherwise authorizing the Company to make purchases relating to the Project in a total amount estimated up to $375,000,000 and, therefore, the value of the sales and use tax exemption benefits cannot exceed $31,008,750, and (iii) real property tax abatement benefits to be provided over the 10-year term of the PILOT Agreement, estimated to be approximately $69,598,263.00, resulting in estimated total PILOT payments of approximately $19,816,255.00; and

WHEREAS, in order to provide financial assistance as described herein to the Company for the Project, the Agency intends to enter into the Head Lease, the Lease Agreement, a PILOT Agreement and a sales tax letter (the "Sales Tax Letter") and other related documents with the Agency (collectively the "Project Documents"); and

WHEREAS, based on the application submitted by the Company to the Agency for financial assistance, as amended from time to time (the "Application for Financial Assistance") the Company represented to the Agency that the Project is expected to create and increase employment in the Town of Wawayanda, County of Orange and State of New York by seven hundred and fifty (750) new, full-time jobs within three (3) years of completion of construction and has made additional factual representations concerning themselves and the Project which the Agency is relying upon in adopting this resolution; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as "SEQRA"), the Agency is required to make a determination with respect to the environmental impact of any "action" (as said quoted term is defined in SEQRA) to be taken by the Agency and the approval of the Project constitutes such an action; and

WHEREAS, the Town of Wawayanda Planning Board (the "Planning Board") determined that the Project is a "Type I" action and appointed itself to act as "lead agency" for purposes of a conducting a "coordinated review" (as said quoted terms are defined in SEQRA); and

WHEREAS, the Agency did not object to the determination of the Planning Board of its intent to act as lead agency, and on June 11, 2025, the Town, as lead agency, and consistent with the procedures and criteria set forth in 6 NYCRR 617.7, analyzed the relevant areas of environmental concern using the SEQRA standards and ultimately determined that the project would not have a significant adverse impact on the environment, and adopted a Negative Declaration ("Negative Declaration"), a copy of which can be found in the records of the Agency and

WHEREAS, pursuant to Article 18-A of the Act, the Agency desires to adopt a resolution describing the Project and the Financial Assistance that the Agency is contemplating with respect to the Project.

NOW, THEREFORE, be it resolved by the Orange County Industrial Development Agency as follows:

Section 1. To accomplish the purposes of the Act, the Agency determined that the Project will be located in the Town of Wawayanda, New York, and will consist of demolition of the existing underutilized properties and redevelopment and construction of a 3,200,000 sq ft building, located at 22 McBride Road, Slate Hill, New York 10973. Based upon the representations contained in the Application for Financial Assistance, the Project is expected to create seven hundred and fifty (750) new, full-time jobs within three (3) years.

Section 2. Based upon a thorough and complete review of the Application and the proceedings conducted by the Planning Board pursuant to SEQRA, the Agency hereby: (i) consents to and affirms the status of the Planning Board as "Lead Agency" within the meaning of SEQRA and determines that the proceedings undertaken by the Planning Board under SEQRA with respect to the undertaking of the Project by the Company (as agent of the Agency) satisfy the requirements of SEQRA; (ii) affirms that the Project involves a "Type I Action" as that term is defined under SEQRA; (iii) reviews, considers, ratifies, and adopts such proceedings by the Planning Board, including the "Negative Declaration"; (iv) determines that the Project will result in no major impacts and, therefore, is one which will not cause significant damage to the environment, that the Project will not have a "significant effect on the environment" as such quoted terms are defined in SEQRA, and (v) that no "environmental impact statement" as such quoted term is defined in SEQRA need be prepared for this action.

Section 3. The Project qualifies for Financial Assistance because it meets the criteria established under General Municipal Law Section 859-a(5). The Agency has prepared a written cost-benefit analysis and, related thereto, has concluded and is otherwise satisfied that the Project will create permanent private-sector jobs, generate private-sector investment, be completed in a timely manner, provide additional sources of revenue for municipalities and school districts, and produce other public benefits, taking into account the estimated value of any tax exemptions to be provided.

Section 4. The Company has provided a written statement confirming that the Project as of the date of the Application is in substantial compliance with all provisions the Act.

Section 5. The proposed Financial Assistance to be provided under the PILOT Agreement with respect to the Project deviates from the terms of the UTEP and the Agency hereby approves of the Revised 10-Year PILOT Request. In making this determination, the Agency has considered the following factors as required by the Act and its UTEP:

- The extent to which the project will create or retain permanent, private sector jobs. The Project will create 750 full time employee positions. The Company states that the Annual Salary ranges from $37,440 - $60,000 with additional 20%-30% fringe rate for elected benefits.

- The estimated value of tax exemptions to be provided. Sales tax exemption benefits are estimated at $31,000,000. Under the Revised 10-Year PILOT Request, real property tax abatement benefits are estimated at $69,598,263 over a 10-year term, as compared to approximately $102,667,801 in real property tax savings that would be provided over 20 years under the Agency's standard 20-Year PILOT Agreement.

- Whether affected tax jurisdictions shall be reimbursed by the project occupant if the project does not fulfill the purpose for which an exemption was provided. Agency financial assistance recapture provisions are applicable to the Project. The Agency's Recapture Policy authorizes the Agency to recapture financial assistance when a project fails to satisfy material project commitments, including investment, employment, reporting, or other performance requirements. Any recaptured local tax benefits are required to be redistributed to the affected taxing jurisdictions, thereby ensuring that taxing jurisdictions are reimbursed when a project fails to fulfill the purposes for which financial assistance was granted.

- The impact of the proposed project on existing and proposed businesses and economic development projects in the vicinity. The Company states that during the construction phase, approximately 40% of the construction materials will be purchased from businesses located within the County, representing an estimated $306,200,000 in new local spending. The economic modeling estimates that $47,000,000 in new earnings will be generated annually by on-site jobs and assuming employees spend 90% of their income and 60% of that spending occurs within the County, this results in $25,000,000, annually, in local economic activity tied to employee spending.

- The amount of private sector investment generated or likely to be generated by the proposed project. The Company states that the Project involves up to $607,000,000 in private sector investment.

- The demonstrated public support for the proposed project. Letters of support and favorable public comments have been collected and included in the Agency's records.

- The likelihood of accomplishing the proposed project in a timely fashion. A Project construction completion date is anticipated between Q4 2028 – Q4 2029.

- The effect of the proposed project upon the environment. A "negative declaration" pursuant to the New York State Environmental Quality Review Act ("SEQR") was issued by the Town of

Wawayanda Planning Board on June 11, 2025, confirming that the Project will not have a significant adverse impact on the environment.

- The extent to which the project will utilize, to the fullest extent practicable and economically feasible, resource conservation, energy efficiency, green technologies and alternative and renewable energy measures. The Company states that new, dark-sky compliant, modern and energy-efficient lighting will be used throughout the Project facility. The Project's multi-story building design maximizes operational efficiency within a smaller footprint (approximately 652,060 sq. ft.) by utilizing five stories totaling approximately 3,232,740 sq. ft., thereby reducing overall land disturbance compared to a single-story facility of equivalent capacity. The building will be constructed within an existing mining pit, reusing natural materials already stockpiled on the mine site rather than importing fill from offsite, thereby conserving resources and reducing truck traffic. A state-of-the-art stormwater pollution prevention plan ("SWPPP") will be implemented, including bioretention basins and best management practices designed to manage, treat and discharge stormwater in compliance with NYSDEC water quality standards and to control the rate of stormwater runoff to less than pre-development rates. No pesticides will be used on the Project Site. The Project is anticipated to result in an increase of approximately 25.75 acres of meadows, grasslands or brushlands, supporting ecological restoration on the site. Orange and Rockland Utilities, Inc. has confirmed it will supply the Project's electricity demands, including through a new substation to be constructed on the Project Site for more efficient distribution of electricity within the utility's service area.

- The extent to which the project will provide onsite childcare services or otherwise facilitate new childcare services. Although the Project does not include an onsite childcare component, the Application states that, as part of its employee benefits package, the Company will offer Flexible Spending Accounts for dependent care, allowing employees to use pre-tax dollars to pay for childcare services. The Application further states that the Company provides access to a service offering childcare referrals and provides paid parental leave.

- The extent to which the proposed project will require the provision of additional services, including, but not limited to additional educational, transportation, police. emergency medical or fire services. The Company, in coordination with the Town, will construct a new ambulance building to service the Town's newly formed ambulance district.

- The extent to which the project will provide additional sources of revenue for municipalities and school districts. The proposed project will provide additional sources of revenue for municipalities and school districts in which the project is located. The Project facility will become fully taxable ten (10) years earlier than when it would become fully taxable under the Agency's standard 20-Year PILOT Agreement. The Slate Hill Fire District will receive significant new revenues. The Company estimates that one-time construction phase sales tax earnings associated with construction employment will lead to additional sales tax revenue of approximately $1,056,000 to the County. The Company estimates that annual sale tax revenues associated with on-site employee earnings will generate approximately $238,378 in sales tax revenue to the County annually.

Section 6. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's Application, correspondence submitted by the Company to the Agency, correspondence submitted by the Agency and the Company to the Monitor as said term is defined under Section 912-b of the

New York General Municipal Law, the Project's cost benefit ratio, a thorough review of the Revised 10-Year PILOT Request, Public Hearing comments, the cost of incentive so applied for, the anticipated new tax revenues to be generated by the Project, the contemplated community benefits, the proceedings conducted by Planning Board pursuant to SEQRA, and the Agency board member review, discussion and consideration of same, the Agency hereby re-approves of, and otherwise approves of the Company's Application for Financial Assistance and the Project and the provisions of the Financial Assistance as described herein, including the Revised 10-Year PILOT Request, and reaffirms the authorizations set forth in the Authorizing Resolution adopted on October 23, 2025, as amended hereby. The Agency further finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, constructing and/or renovating and equipping the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing and/or retaining employment opportunities in Orange County, New York and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State;and

(F) The Agency has assessed all material information included in connection with the Application necessary to afford a reasonable basis for the decision by the Agency to provide Financial Assistance for the Project as described herein.

Section 7. Any Authorized Representative of the Agency is hereby authorized to execute, acknowledge and deliver the Head Lease, the Lease Agreement, PILOT Agreement, the Sales Tax Letter and other Project Documents, as may be approved by the executing party. The Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to acquire, construct and/or renovate and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency, and with respect to any agents or subagents appointed by the Company, to execute, certify, and file, in the name of and on behalf of the Agency, any tax forms evidencing such appointments, with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project,

all with the same powers and the same validity that the Agency could do if acting in its own behalf. The execution of any such Project Documents by the duly authorized executing party shall constitute conclusive evidence of any approval by this Section. The Authorized Representative of the Agency is hereby authorized to affix the seal of the Agency on any of the foregoing agreements and attest the same.

Section 8. Any Authorized Representative of the Agency is hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for in connection with the execution of all Project Documents and to execute and deliver all such Project Documents, additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary, or in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this resolution and to cause compliance by the Agency with the terms, covenants and provisions of the Head Lease, the Lease Agreement, or any other Project Documents.

Section 9. The Chairman, any member of the Board of Directors, and the Executive Director of the Agency (as used in this resolution, the "Authorized Representatives") are each hereby authorized and directed to execute and deliver all Project Documents with respect to the property comprising the Project in such form as deemed reasonable or necessary.

Section 10. All covenants, stipulations, obligations and agreements of the Agency contained in this resolution, the Head Lease, the Lease Agreement, or any other Project Document shall be deemed to be the covenants, stipulations, obligations and agreements of the Agency to the full extent authorized or permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon the Agency and its successors from time to time and upon any board or body to which any powers or duties, affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law. Except as otherwise provided in this resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Agency or the members thereof by the provisions of this resolution, the Head Lease, the Lease Agreement, or any other Project Documents shall be exercised or performed by the Agency or by such members, officers, board or body as may be required by law to exercise such powers and to perform such duties.

Section 11. No covenant, stipulation, obligation or agreement contained in this resolution, the Head Lease, the Lease Agreement, or any other Project Documents shall be deemed to be a covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency or the County of Orange in their individual capacity and neither the members of the Agency nor any officer shall be subject to any personal liability or accountability by reason of the execution thereof.

Section 12. The law firm of Bleakley Platt & Schmidt LLP is hereby appointed counsel to the Agency for this Straight Lease transaction.

[INTENTIONALLY LEFT BLANK]

Exhibit A

Abatement Year	Standard 20-Year Job Creation PILOT Abatement %	Original 15-Year PILOT Request Abatement %	Revised 10-Year PILOT Request Abatement %
1	100%	90%	90%
2	100%	90%	90%
3	95%	90%	90%
4	95%	90%	90%
5	90%	90%	90%
6	85%	90%	90%
7	80%	90%	90%
8	75%	80%	80%
9	70%	70%	70%
10	65%	60%	70%
11	60%	50%	
12	55%	40%	
13	50%	30%	
14	45%	20%	
15	40%	10%	
16	35%		
17	30%		
18	25%		
19	20%		
20	10%		

DRAFT

Adopted: October 28, 2026

Motion made by _____; seconded by _____

VOTE:

Jeffrey D. Crist – Chairman	AYE _____	NAY _____
Dean Tamburri - Vice Chairman	AYE _____	NAY _____
Leigh J. Benton – Secretary	AYE _____	NAY _____
Marc Greene - Board Member	AYE _____	NAY _____
Linda Muller - Board Member	AYE _____	NAY _____
Giovanni Palladino - Board Member	AYE _____	NAY _____
Vincent Odock - Board Member	AYE _____	NAY _____

DRAFT

CERTIFIED to be a true and correct copy of the resolution adopted on October 28, 2026 by the Members of the Board of the Orange County Industrial Development Agency.

ORANGE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Name: Jeffrey Crist
Title: Chairman

DRAFT

PREPARED FOR:

Orange County Industrial Development Agency
4 Crotty Lane #100
New Windsor, NY 12553

Economic and Fiscal Impact

SCANNELL PROPERTIES #600 AND AMAZON.COM SERVICES LLC

Orange County
Industrial Development Agency

AUGUST 20, 2026

PREPARED BY:

camoin associates

518.899.2608
www.camoinassociates.com

ABOUT THE STUDY

Camoin Associates was retained by the Orange County Industrial Development Agency to measure the potential economic and fiscal impacts of a project proposed by Scannell Properties #600, LLC and Amazon.com Services LLC which entails the demolition of existing structures and the construction of a 3.2 million square foot distribution center and warehouse, including office space at 22 McBride Road, Wawayanda, New York.

The goal of this analysis is to provide a complete assessment of the total economic, employment, and tax impacts of the project on Orange County that result from the construction phase and on-site operations.

The primary tool used in this analysis is the input-output model developed by Lightcast. Primary data used in this study was obtained from the developer's application for financial assistance to the Orange County Industrial Development Agency and included the following data points: construction spending, new jobs, and the payment in lieu of taxes (PILOT) schedule information.

The economic impacts are presented in four categories: direct impact, indirect impact, induced impact, and total impact. The indirect and induced impacts are commonly referred to as the "multiplier effect."

STUDY INFORMATION

Data Source:
Scannell Properties #600, LLC and Amazon.com Services LLC Application for Assistance, and the Orange County Industrial Development Agency

Geography:
Orange County

Study Period:
2024

Modeling Tool:
Lightcast

DIRECT IMPACTS

This initial round of impacts is generated as a result of spending on construction and operations.

INDIRECT IMPACTS

The direct impacts have ripple effects through business-to-business spending. This spending results from the increase in demand for goods and services.

INDUCED IMPACTS

Impacts that result from spending by facility employees and employees of suppliers. Earnings of these employees enter the economy as employees spend their paychecks in the County on food, clothing, and other goods and services.

ECONOMIC & FISCAL IMPACT

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY: **SCANNELL/AMAZON**

TOTAL NUMBER OF JOBS CREATED: **2,427 JOBS**

750	227	630	770
Permanent On-Site Jobs	Permanent Indirect Jobs	Direct Construction Jobs	Indirect Construction Jobs

Assistance

PILOT	SALES TAX EXEMPTION
10-year	$31 million

Annual Earnings: $47.1 MN

Annual Sales: $144.8 MN

Construction:

$421.9 MILLION spending

$208.7 MILLION earnings

Increase in County Revenues From Property:

$17.1 million

Total PILOT Payments: $18.9 MN

Total Otherwise Applicable Property Taxes: $1.9 MN

Average Annual Sales Tax Revenue:

$238,378

camoin associates

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EXECUTIVE SUMMARY

The Orange County Industrial Development Agency (the Agency) received an application for financial assistance from Scannell Properties #600, LLC and Amazon.com Services LLC (the Applicant) for the proposed construction of a 3.2 million square foot facility (the Project) at 22 McBride Road, Wawayanda, New York (the Site). The Project being proposed by the Applicant entails the construction of a distribution and warehousing center for use by the Applicant. The Agency commissioned Camoin Associates to conduct an economic and limited fiscal impact of the Project on Orange County (the County).

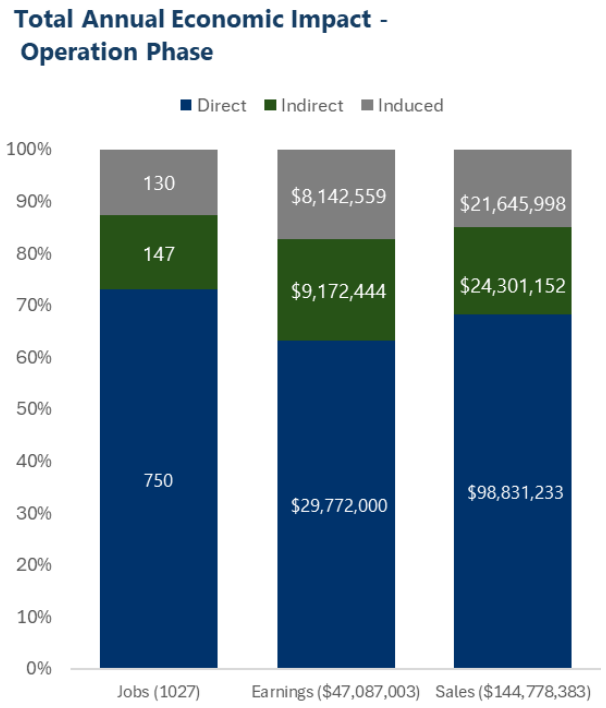
This study evaluates the Project's impact on the county economy and local municipal revenues, isolating only the economic activity that would not occur without the Project.

Construction Impact

- The construction phase associated with the Project would result in over **$421.9 million in total one-time construction-related spending** in Orange County supporting **1,400 jobs** over the construction period throughout the county and over **$208.6 million in earnings**. (Source: Lightcast)
- Sales tax associated with the construction phase earnings would generate approximately $**1,056,309 in new sales tax revenue for the County** over the three-year construction period, or approximately $352,100 per year.

Annual Impact of On-Site Employment

- The Project would support **750 direct on-site jobs earning nearly $30 million annually**, which would generate a total economic impact of 277 additional jobs county-wide with over $17.3 million in associated earnings. (Source: Lightcast)
- Sales tax associated with the on-site employee earnings are estimated to generate **$238,378 in sales tax revenue to the county** annually.
- Through negotiations with the Agency, the Applicant could have access to a sales tax exemption valued at up to $31 million. However, if we assume that the Project would not occur absent of IDA benefits, this is not actually a "cost" to the county since no future revenue stream would exist without the exemption.
- Under the proposed 10-year PILOT agreement with the Agency, **the Applicant would pay approximately $18.9 million over the duration of the agreement, equating to an average annual payment of $1.9 million.**
- Under the proposed 10-year PILOT agreement, the Applicant would pay approximately $17.1 million more than the property tax payments generated by the Site if the Project were not to occur. In other words, the **PILOT represents a benefit to the affected taxing jurisdictions averaging $1.7 million per year.**



ECONOMIC IMPACT ANALYSIS

Estimates of direct economic activity during the construction phase and at full project operation, as provided by the Applicant, served as the primary inputs for the economic impact model. Camoin Associates used the input-output model designed by Lightcast to calculate total economic impacts. Lightcast allows the analyst to input the amount of new direct economic activity (spending or jobs) occurring within the county and uses the direct inputs to estimate the spillover effects that the net new spending or jobs have as these new dollars circulate through the Orange County economy. This is captured in the indirect and induced impacts and is commonly referred to as the "multiplier effect." See Attachment A for more information on economic impact analysis.

CONSTRUCTION PHASE IMPACTS

The Applicant anticipates that private sector investment in the construction of the Project would cost a total of $600 million[1]. Based on the established request for sales tax exemption as detailed in the Application, it is assumed that $375 million of the total cost will be on materials and the remainder, $225 million, will be on labor. Based on information provided in the Application, it is assumed that 70% of the labor costs will be sourced from within Orange County. Additionally, it is assumed that 40%[2] of the construction materials will be sourced from within the county for a total of $306.2 million in new spending in Orange County associated with the construction phase of the Project.

Table 1

Project Costs and Construction Phase Spending

	Total Project(1)	Percent of Spending in Orange County (2)	Direct Spending in Orange County
Construction Costs			
Construction Labor	$ 225,000,000	70%	$ 157,500,000
Construction Materials	$ 375,000,000	40%	$ 148,743,771
Total Costs	$ 600,000,000	51%	$ 306,243,771

(1) The Applicant indicated total construction costs of $600 million, including $375 million in material cost (construction and FFE), therefore $225 million is assumed to be construction labor.
(2) The Applicant indicated that 70% of labor costs would be sourced from Orange County. Camoin Associates conducted an industry analysis to determine the percent of construction related materials that would likely be sourced from within Orange County.

Source: Applicant, Camoin Associates

[1] Includes project costs detailed in Section III for Building Construction & Renovation ($450 million) plus additional costs detailed in Attachment A, Section III for FFE ($150 million).
[2] According to Lightcast, approximately 40% of construction spending in Orange County is sourced from businesses within Orange County.

Based on $306,243,771 worth of net new direct spending in Orange County associated with the construction phase of the Project, Camoin Associates determined that there would be over $421.9 million in total one-time construction related spending supporting 1,400 jobs over the construction period throughout the county and over $208.6 million in earnings. Table 2 outlines the economic impacts of construction.

Table 2

Economic Impact - Construction Phase

Total Activity		
	Earnings	**Sales**
Total Associated Activity	$ 225,000,000	$ 600,000,000
Percent in Orange County	70%	51%

Economic Impact in Orange County - Construction Phase			
	Job Years (1)	**Earnings**	**Sales**
Direct	630	$ 157,500,000	$ 306,243,771
Indirect	335	$ 23,346,137	$ 60,400,891
Induced	436	$ 27,807,490	$ 55,261,422
Total	**1,400**	**$ 208,653,627**	**$ 421,906,084**

Source: Lightcast, Camoin Associates**.**

(1) Applicant anticipates at least 300 jobs created for the three years of construction, or 900 "job years". Assuming 70% are sourced from Orange County, that is 630 direct job years.

IMPACTS OF ON-SITE EMPLOYMENT

Upon completion, the Project will be a warehouse and distribution facility. Based on the application, it is assumed that there will be 750 jobs on-site upon completion, earning nearly $30 million annually. Using these estimated new jobs as direct inputs into the model, Lightcast was used to calculate the economic impacts of the on-site activity. Table 3 details the impact that the on-site activity will have on Orange County in terms of employment, earnings, and sales.

Table 3

Economic Impact - On-Site Operations

	Jobs	**Earnings**	**Output**
Direct	750	$ 29,772,000	$ 98,831,233
Indirect	147	$ 9,172,444	$ 24,301,152
Induced	130	$ 8,142,559	$ 21,645,998
Total	**1,027**	**$ 47,087,003**	**$ 144,778,383**

Source: Lightcast, Camoin Associates

FISCAL IMPACT ANALYSIS

In addition to the economic impact of the Project on the local economy (outlined above), there would also be a fiscal impact in terms of annual property tax and sales tax generation. The following section of the analysis outlines the impact of the completed Project on the local taxing jurisdictions in terms of the cost and/or benefit to municipal budgets.

PAYMENT IN LIEU OF TAXES (PILOT)

A PILOT schedule has been developed by the Orange County IDA. Table 4 analyzes the proposed schedule by comparing three different scenarios, including No Project, Project and PILOT, and Project and 485(b) abatement program. The results of these three scenarios are detailed in Table 4.

- Column A: Assumes no project occurs and the parcel remains vacant. Please note that the annual payments outlined in this column assume an annual increase of 2%.
- Column B: Proposed PILOT schedule that includes PILOT payments plus Special Districts.
- Column C: Tax revenue schedule under 485(b) abatement program through year 10 and then full taxes starting in year 11.
- Column D: Shows the benefit to the County as a comparison between what the parcel is currently generating with what would be generated under the PILOT.
- Column E: Calculates the benefit to the Applicant as a comparison between what they would pay if they did the Project without the PILOT to what they will pay with the PILOT. The Applicant has stated that without financial assistance, the Project will not be economically feasible. This analysis is therefore hypothetical, to provide a comparison only.

In accepting the proposed PILOT schedule, benefits flowing to the jurisdictions in the county would register over $12.6 million on a present value basis.

Table 4

Tax Payments Comparison

	A	B	C	D	E
Year	Property Tax Payment Without Project (1)	PILOT Payment	Property Tax Payment With Project and 485(b) Exemption (3)	Benefit or (Cost)to County - (B-A)	Benefit or (Cost)to Applicant - (C-B)
1	$ 169,493	$ 1,406,274	$ 4,349,809	$ 1,236,782	$ 2,943,535
2	$ 172,882	$ 1,434,400	$ 4,826,049	$ 1,261,517	$ 3,391,649
3	$ 176,340	$ 1,463,088	$ 5,319,597	$ 1,286,748	$ 3,856,510
4	$ 179,867	$ 1,492,350	$ 5,830,958	$ 1,312,483	$ 4,338,608
5	$ 183,464	$ 1,522,196	$ 6,360,645	$ 1,338,732	$ 4,838,448
6	$ 187,134	$ 1,552,640	$ 6,909,187	$ 1,365,507	$ 5,356,546
7	$ 190,876	$ 1,583,693	$ 7,477,126	$ 1,392,817	$ 5,893,433
8	$ 194,694	$ 2,478,112	$ 8,065,020	$ 2,283,418	$ 5,586,908
9	$ 198,588	$ 2,527,674	$ 8,673,438	$ 2,329,087	$ 6,145,764
10	$ 202,559	$ 3,475,828	$ 9,302,967	$ 3,273,268	$ 5,827,139
Total	**$ 1,855,897**	**$ 18,936,256**	**$ 67,114,796**	**$ 17,080,359**	**$ 48,178,541**
Average	$ 185,590	$ 1,893,626	$ 6,711,480	$ 1,708,036	$ 4,817,854
NPV (2)	$ 1,421,722	$ 14,049,270	$ 50,126,696	$ 12,627,548	$ 36,077,427

Source: Orange County IDA, Camoin Associates

(1) Assumes 2% annual increase.

(2) Assumes 5% discount rate

(3) Full taxes starting in Year 11

OTHER EXEMPTIONS

The PILOT program would offer the Applicant savings in terms of property tax benefits, but there are other benefits to working with the Agency including a sales tax exemption on construction materials and furniture, fixtures, and equipment.

Table 5

Summary of Costs to the County

Sales Tax Exemption	$	31,008,750

Source: Applicant, Camoin Associates

The additional incentive offered by the Agency will benefit the Applicant but will not negatively affect the county because, without the Project, the County by definition would not be receiving any associated sales tax or mortgage tax revenue.

SALES TAX REVENUE

SALES TAX REVENUE – CONSTRUCTION PHASE

The one-time construction phase earnings described by the total economic impact of the construction work (see previous section) would lead to additional sales tax revenue for the County. Based on households in the Northeast, it is assumed that approximately 10% of earnings are saved and 90% are spent[3]. Of that 90% spent, it is assumed that 60% is spent within Orange County and of that, 25% of those purchases would be taxable.[4]

Table 6

One-Time Sales Tax Revenue

Temporary Construction Phase

Total New Earnings	$	208,653,627
Total New Earnings Spent (90%)	$	187,788,264
Amount Spent in County (60%)	$	112,672,958
Amount Taxable (25%)	$	28,168,240
County Sales Tax Rate		3.75%
New County Tax Revenue	$	1,056,309

Source: Camoin Associates, Lightcast, Bureau of Labor Statistics

As a result of the construction phase employment, the County would receive approximately $1.1 million in new sales tax revenue over the three year construction period, or approximately $352,100 per year.

[3] Source: Bureau of Labor Statistics, Consumer Expenditure Survey. Although this figure is not precise, it is considered conservative based on the results of the BLS Consumer Expenditure Survey, which found that households in the Northeast within the typical earning brackets of this project have limited savings.

[4] A retail leakage analysis of Orange County suggests that a vast majority of the goods and services that employees will be purchasing are available within the county (food, clothing, vehicles, computers, etc.), but there still will be some outside spending on travel and through purchases made online and in neighboring counties. Based on third-party proprietary retail spending data, 60% is a reasonable assumption for the amount of in-county spending. (Source: Lightcast Consumer Spending In-Region Availability Analysis)

SALES TAX REVENUE – EMPLOYEE EARNINGS

The earnings generated by on-site jobs that will occur once the Project is operational (described under Impacts of On-Site Employment) would lead to additional annual sales tax revenue for the county. Following a similar methodology as described for the construction phase sales tax revenue, Table 7 displays the annual tax revenue that the County will receive.

Table 7

Annual Sales Tax Revenue
On-Site Operations

Total New Earnings	$	47,087,003
Total New Earnings Spent (90%)	$	42,378,303
Amount Spent in County (60%)	$	25,426,982
Amount Taxable (25%)	$	6,356,745
County Sales Tax Rate		3.75%
New County Tax Revenue	$	238,378

Source: Camoin Associates, Lightcast, Bureau of Labor Statistics

ATTACHMENT A: WHAT IS ECONOMIC IMPACT ANALYSIS?

An economic impact analysis describes how "new" money entering a region influences the local economy. This "new" money can be generated in two ways:

41 When an industry, event, or policy brings new revenue into the region that would otherwise not exist.

51 When an industry, event, or policy retains revenue that would have otherwise left the region.

Economic impact analyses can also assess the negative economic implications of "losing" a particular business, industry, or attraction, which results in money leaving the region.

Economic impacts do not occur when spending simply shifts from one business or industry to another because of a new facility. For example, town residents attending a game at a new football stadium instead of going to the local movie theater will not generate a new economic impact. However, if town leaders decide to host a concert series at the new football stadium, new visitation and spending related to the concert series would create an economic impact.

UNDERSTANDING ECONOMIC IMPACTS

Economic impacts are typically broken down into direct, indirect, and induced effects.

Direct Effects are the new activities under investigation.

- Example: The sale of RVs from a new manufacturer in Elkhart, IN, to the rest of the country

Indirect Effects reflect the extent of local supply chains for the activity being analyzed.

- Example: The steel, tires, and cabinets purchased by the RV manufacturer in Elkhart, IN, from local suppliers, the purchases made by those suppliers from their local suppliers, and so on

Induced Effects represent the actions of employees who are supported by direct and indirect activities.

- Example: An employee who works for the RV company's primary tire supplier in Elkhart, IN, purchases groceries at the local supermarket.

Traditionally, the three types of effects are evaluated in terms of jobs, labor income or earnings, industry output or sales, and value-added or gross regional product. The sum of the direct, indirect and induced effects is equal to the total economic impact.

ESTIMATING ECONOMIC IMPACTS

An input-output (I-O) model is used to estimate these effects. In the US, I-O models are derived from the Bureau of Economic Analysis' National Income and Product Accounts. These accounts provide the economic "recipe" each industry follows to produce its output. This includes the value of inputs purchased from other industries, as well as the contributions of labor, taxes paid, and a measure of profits.

I-O models also capture household spending patterns. All of these inputs are adjusted for each study area based on the estimated portion of goods and services that businesses and households purchase from local suppliers. Adjustments are also made for in-commuting by workers who then take their earnings home and spend them outside the region.

The resulting "multipliers" show, for each direct dollar spent in the region, how many additional dollars (or cents) are generated at local suppliers (indirect) and providers of goods and services to households (induced). For example, suppose an industry has a multiplier of 2.5, for every positive or negative change to that industry. In this case, the total effect on the regional economy will be 2.5 times the original change.

BENEFITS OF AN ECONOMIC IMPACT ANALYSIS

Economic impact analysis is a flexible tool that can be used to quantify the benefit/cost of a particular project, asset, or industry. To yield the most accurate results, studies of this nature rely heavily on high-quality data and research-based assumptions. A well-crafted economic impact analysis can be used by governments, businesses, and organizations to clearly tell a story about how a specific change will affect a given economic environment.

ATTACHMENT B: DATA SOURCES

Lightcast (formerly Emsi Burning Glass) is a global leader in labor market analytics, offering a data platform that gives a comprehensive, nuanced, and up-to-date picture of labor markets at all scales from national to local. Key components of the platform include traditional labor market information, job postings analytics, talent profile data, compensation data, and skills analytics. Lightcast integrates government data with information from online job postings, talent profiles, and resumes to produce timely intelligence on the state of the labor market. Job and compensation data is available by industry, occupation, educational program, and skill type. Click to learn more.

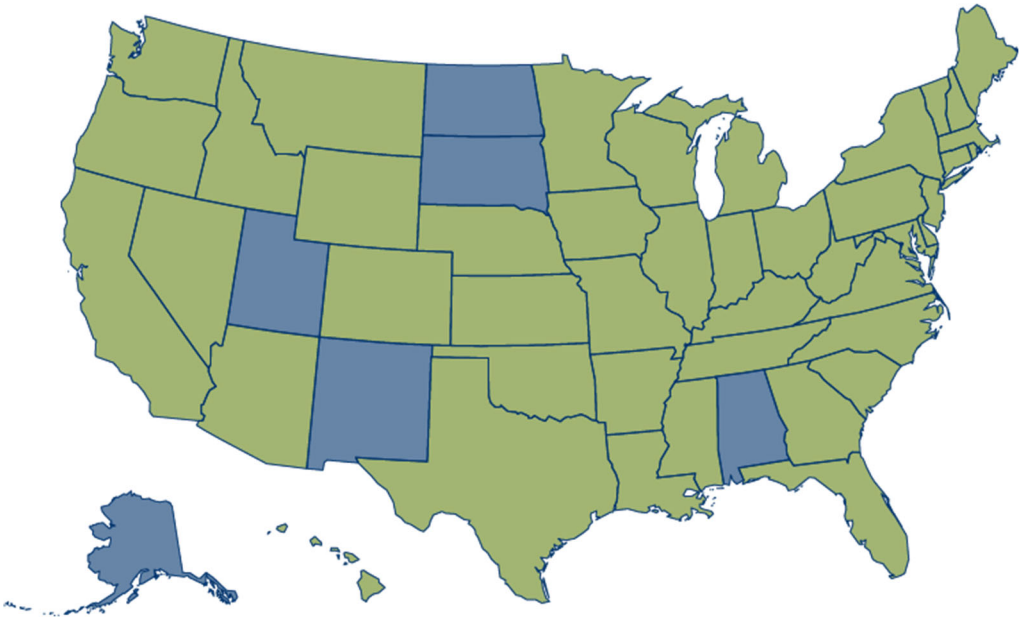
ABOUT CAMOIN ASSOCIATES

Camoin Associates has provided economic development consulting services to municipalities, economic development agencies, and private enterprises since 1999. Through the services offered, Camoin Associates has had the opportunity to serve EDOs and local and state governments from Maine to California; corporations and organizations that include Lowes Home Improvement, FedEx, Amazon, Volvo (Nova Bus) and the New York Islanders; as well as private developers proposing projects in excess of $6 billion. Our reputation for detailed, place-specific, and accurate analysis has led to projects in 44 states and garnered attention from national media outlets including Marketplace (NPR), Crain's New York Business, Forbes magazine, The New York Times, and The Wall Street Journal. Additionally, our marketing strategies have helped our clients gain both national and local media coverage for their projects in order to build public support and leverage additional funding. We are based in Saratoga Springs, NY, with regional offices in Portland, ME; Boston, MA; Richmond, VA and Brattleboro, VT. To learn more about our experience and projects in all of our service lines, please visit our website at **www.camoinassociates.com**. You can also find us on Twitter **@camoinassociate** and on **Facebook**.

THE PROJECT TEAM

Rachel Selsky
CEO

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Analyst



Leading action to grow your economy

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RESOLUTION
(Uniform Tax Exemption Policy)

A regular meeting of the Orange County Industrial Development Agency was held on November 16, 2026 at 5:00 p.m. (local time) at 4 Crotty Lane, New Windsor, NY 12553.

The meeting was called to order by Chairman Crist and upon the roll being duly called, the following members were:

MEMBERS PRESENT: **Jeffrey Crist, Dean Tamburri, Leigh J. Benton, Dr. Vincent Odock, Marc Greene, Linda Muller and Giovanni Palladino**

The following Resolution was offered by _____ and seconded by _____:

RESOLUTION AUTHORIZING THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO ADOPT THE AGENCY'S REVISED UNIFORM TAX EXEMPTION POLICY WHICH ONLY PERMITS PILOT AGREEMENTS FOR WAREHOUSE PROJECTS PROVIDED THAT THE REAL PROPERTY TAX ABATEMENT SCHEDULES ARE EQUIVALENT TO THE NYS REAL PROPERTY TAX LAW SECTION 485-B 10 YEAR ABATEMENT SCHEDULES AND THAT THE AFFECTED TAXING JURISDICTIONS HAVE NOT OPTED OUT OF THE PROVISIONS OF SECTION 485-B

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 390 of the Laws of 1972 of the State of New York (hereinafter collectively called the "***Act***"), the **ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called the "***Agency***") was created for the purposes of promoting, developing, encouraging and assisting in acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research, renewable energy and recreation facilities including industrial pollution control facilities, educational or cultural facilities, railroad facilities, horse racing facilities, automobile racing facilities, renewable energy projects and continuing care retirement communities and thereby advancing the job opportunities, health, general prosperity and economic welfare of the people of the State of New York and improving their recreation opportunities, prosperity and standard of living; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to do all things necessary or convenient to carry out its purposes and exercise the powers expressly given in the Act, including but not limited to entering contracts and agreements; and

WHEREAS, the Agency's current Uniform Tax Exemption Policy permits amendment by a Resolution of the Agency's Board.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. The Orange County Industrial Development Agency Board of Directors hereby adopts the proposed revised Uniform Tax Exempt Policy that includes the insertion of the following language:

The Agency shall only enter into any PILOT Agreements for warehouse projects if the real property tax abatement schedules are the equivalent to the NYS Real Property Tax Law Section 485-b 10-year abatement schedule as depicted in Exhibit "A". However, if a warehouse project affects multiple taxing jurisdictions, the Agency may not provide property tax abatements affecting taxing jurisdictions that have opted out of Section 485-b. This paragraph shall not apply to any applications for warehouse projects that are received by the Agency prior to December 1, 2026.

SECTION 2. No covenant, stipulation, obligation or agreement contained in this Resolution or any other document referred to above shall be deemed to be the covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity. None of the members or officers of the Agency shall be liable or be subject to any personal liability or accountability by reason of the execution of any document referred to above.

SECTION 3. The Secretary or the Chief Executive Officer of the Agency is hereby authorized to and may distribute copies of this Resolution and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. A copy of this Resolution shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

SECTION 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	Yea	***Nay***	***Absent***	***Abstain***
Jeffrey D. Crist				
Dean Tamburri				
Vincent Odock				
Marc Greene				
Giovanni Palladino				
Leigh J. Benton				
Linda Muller				

The Resolution was thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF ORANGE) SS:

I, the undersigned Chairman of the Orange County Industrial Development Agency, **DO HEREBY CERTIFY**:

That I have compared the foregoing extract of the minutes of the meeting of the Orange County Industrial Development Agency (the "***Agency***") including the resolution contained therein, held on November 16, 2026, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Agency this _____ day of _____, 2026.

_____
Jeffrey Crist, Chairman

THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
STATE OF NEW YORK

----------x

In The Matter of

Re: UNIFORM TAX EXEMPTION POLICY (UTEP)

----------x

October 21, 2026
12:00 p.m.
Orange County IDA
4 Crotty Lane
Suite 100
New Windsor, New York 12553

B E F O R E: JEFFREY CRIST
OCNYIDA CHAIRMAN

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BY: RUDOLPH ZODDA, ESQ.

Felicia Kalan, Consultant

Marty Borras
OCIDA Finance and Compliance Manager

MR. CRIST: Good afternoon everybody and welcome. It is Wednesday, October 21, 2026 at 12 noon eastern time. We are here today for the public hearing on the proposed amendment and re-adoption of the Orange County IDA's Uniform Tax Exemption Policy we refer to as our UTEP. I'd ask everybody to stand for the Pledge of Allegiance please.

(Whereupon, the Pledge of Allegiance was recited.)

MR. CRIST: Thank you. For the record I'm Chairman of the IDA, Jeffrey Crist. To my left is Agency counsel Rudy Zodda of Bleakley, Platt & Schmidt, Marty Boras on the far right, IDA Finance and Compliance Manager, Felicia Kalan next to me on the right, consultant for the Orange County IDA and Billy Ibberson from Acquisitions Marketing performing our livestream and also our stenographer, Fran Roth. Thank you all for being here. Today's public hearing is being livestreamed and the hearing is also open to the public in person at our Orange County IDA office here at 4 Crotty Lane, New Windsor, New York. I'd like to ask Felicia to read the public notice please.

MS. KALAN: Sure. Thank you, Chairman. Notice is hereby given the Orange County Industrial Development Agency will hold a public hearing on October 21, 2026 at 12:00 p.m. at 4 Crotty Lane, Suite 100, New Windsor, New York 12552 (sic) during which the Orange County IDA proposes to adopt updates and amendments to the Uniform Tax Exemption Policy which was required to be reviewed and adopted periodically per Section 874 of the General Municipal Law. Documentation has been posted on the Orange County IDA website which can be accessed at www.ocnyida.com/news/utep2026. Public comments will be taken at this meeting. Written comments can be submitted to business@ocnyida.com.

MR. CRIST: Thank you, Felicia. At this time I'll open the public hearing. If anyone present would like to provide comments please raise your hand and when speaking please state your name for the record. Is there anyone who'd like to speak? Ma'am?

MS. PATTERSON: Hi, good afternoon, my name is Julie Patterson, I live at 82 Kirbytown Road, Middletown, New York and I'm a resident of Wawayanda. And first of all the 12 noon time for

the public hearing is very not accessible for the public. A lot of people work, have children, go to school and it's just not very conducive to what's going on. The second time the last public hearing was at 5:00 on a night of school meeting. I have a few concerns. Why are we allowing this, my concerns are about the electricity, the applicant's own environmental assessment form the FEIS Part One states a demand of a 9.5 megawatts, a new substation is planned to serve the site. No rate impact analysis has been produced. Truck traffic, Scannell's own trip table for projects near the I84 interchange puts Bloomburg at about 570 truck trips and 2,800 car trips a day. The Agency has counted none of these diesel emissions, road wear and public health costs. The building 3.2 million square feet, four floors automated storage on a site the town zoning board found incompatible with its rural character. I'd like to ask the board to please strike the November 1st date and apply the cap to Amazon for the same reasons as everyone else, add environmental and infrastructure costs to the cost benefit analysis before any warehouse PILOT is approved. Grid demand and who pays for it,

emissions from truck traffic and the public service the project will draw on it. The policy says the board must consider these, the analysis in front of it does not. Also I don't know if it's been considered but the state's climate law, the CLCPA and the disadvantaged community status of the site in deciding to subsidize the 9.5 megawatt diesel trucking facility and if so where is it in the record? That's about it. Thank you.

MR. CRIST: Thank you.

MR. ZODDA: I'd just like to make a comment for the public. The meeting of this, the purpose of this public hearing is to present comments about the amendment to the IDA's UTEP agreement. We're not talking about any particular application or applicant, it's about amending the UTEP agreement.

MR. CRIST: Would anyone else care to make a comment concerning the UTEP proposed change?

MS. HANES: I will. A big part of the UTEP change--

MR. CRIST: Your name please?

MS. HANES: Oh sorry, Leslie Hanes, I'm with Save Wawayanda, co-chair.

MR. CRIST: And your address?

MS. HANES: 20 Mount Orange, Slate Hill, New York. So a big of the UTEP change involves an application that i before the IDA right now so they would be considered exempt if this is instituted the way that it is presented right now. If it's still, if you adopt the cap that was voted on August 19th and strike the November 1st date I'm not sure why that changed but this needs to apply to the applications you have before you right now. And that's why we're talking about Amazon. So I will proceed and talk about Amazon and why it should be included in this UTEP. So I have a question why we're having a meeting at noon on a weekday because this does not seem conducive to other people who work very hard for people to get here so I'm pointing that out. This deal is not a good deal for the residents of Wawayanda. Amazon is a 3.2 million square foot facility with 6,500 Lithium ion batteries in a district with only volunteer firefighters and very close to residents if there was a fire. This is not an appropriate project given that it will be the largest structure literally in Orange County, not to mention on the

east coast being close to 100 feet high. This project was secretly shoved on a town with approximately 8,000 residents with private deals being made without our knowledge. Before Covid or during Covid, before and during Covid land was sold and accumulated and an 800,000 square foot facility was proposed and then changed with no new studies regarding its impact along with nine other warehouses. So this is all why Amazon should be included if this is such a, and we do support this amendment, we feel it is a good amendment. But we feel that this particular project and I'm not sure about Wallkill is that being considered right now too? Wallkill, can I ask that question?

MR. CRIST: We're not answering questions, we're just taking comments please.

MS. HANES: So I would say Wallkill and Amazon both if they're being considered should be under the same UTEP amendment. You're basically asking to give Amazon benefits they don't need. And everybody, and then everybody else will get a portion of the cut from Amazon coming here so the unions benefit, OCIDA, Orange County Partnership, Aiden properties, Scannell will clearly benefit

with the parasite warehouses belonging to RDM. The people we thought were protecting us and our tax dollars have agreed to let something they know is clearly wrong to be agreed upon. If this UTEP provision is for the benefit of Orange County it should be implemented now rightly, Wawayanda and western Orange County must be saved or the whole county and its infrastructure will go down and who will be responsible? As a teacher we try to teach and model honorable, ethical and right behavior. There's certain things you can't compromise on, two things are your morals and truth. You cannot be intimated or persuaded into doing wrong to another person or in this case to 8,000 residents. I see this as throwing Wawayanda since I'm part of Save Wawayanda under the bus. And I'm sure that's not the intention of this UTEP amendment. So again I say adopt the cap you voted for on August 19th and strike the November 1st date. I'm not sure, so you can't answer questions, when that was added, who added it when? We can't get an answer to that question?

MR. CRIST: I would have to document to be sure anything was said was accurate so no.

MS. HANES: Okay, anyway, so apply the cap you voted for on August 19th and apply it to the applications in front of you. Thank you very much.

MR. CRIST: Thank you. Anybody else?

MS. MALICK: Hi, I'm Prumilla Malick, I'm Chair of Protect Orange County, I live in Westtown, New York. So we're commenting on the UTEP text. The resolution that was passed on August 19th did not have a November date, it did not have a November 1st date. You can go and verify that. And so I have no idea why it was added on, who added it but that's not the resolution you passed. And we urge you to approve the resolution that you actually passed on August 19th. And we know for the record that Amazon's application, revised application came in August 18th and I'm sure this is being videotaped, I don't know where, is it being videotaped? Is it being videotaped? Yeah, so I'm sure that the game is not lost on the average resident of Orange County that Amazon puts their application in on the 18th and you guys pass a resolution or support a resolution on the 19th, the resolution appears on the 19th and for some

reason Amazon gets a pass. It's clearly a trade, a permanent ban for this one project that gets its foot in the door but this is the largest project, it would be one of the largest warehouses in the entire country, 3.2 million square feet. Certainly the largest in Orange County. This is also one of the largest PILOT agreements in Orange County. So you basically want to get the largest project's foot in the door and then close the door. So what you're doing is just making that door utterly meaningless like and where is equal protection under the law? This is a constitutional right that everyone has the right to same, the same amount of protection. We support this resolution and this cap and the UTEP cap but we think you need to strike the November 1st date and apply it to Amazon. The reason we support it is because warehouse jobs are not good jobs and that is one of the biggest criteria that you have when you approve a PILOT is is it bringing quality jobs, no, warehouse jobs do not bring quality jobs. And you're going to have some union workers here who will tell you what Amazon, what kind of jobs Amazon actually does create. But the point is

you know that warehouse jobs are not good jobs and warehouse brings a whole bunch of externalities to a community, socioeconomic factors, increased burden on housing subsidies, food stamps, education, roads, maintenance, pollution, now this is a really big one pollution. The law is very, very clear you cannot burden an already burdened community, you can't do it, it's against the law, it's against the CLCPA, it's against environmental justice laws, it's against state policies, it's against basic human civil rights, right, these are communities that are already burdened and they're burdened by the CPV power plant that you guys gave a PILOT to, you gave a PILOT to that company to bring pollution into that community. It's the worst case of environmental racism I've ever seen in my life. And now you want to burden that community with another 577 diesel trucks per day, Earth Justice who's a signatory to a letter that I'm going to be presenting to you guys, Earth Justice did an analysis of how warehouse pollution impacts communities. And what they found is that you can see from these large distribution centers you can see the pollution

from satellite images and it is now becoming one of the biggest sources of pollution and greenhouse gas emissions in the country, so not only is it burdening an already burdened community but this is a violation of the climate laws. You have children, grandchildren I assume, you know very well that their entire future is dependent on this. Like we cannot be producing more greenhouse gas emissions, we cannot be producing more pollution and you want to let Amazon plug into this power plant and use 9.5 megawatts of power. Everybody's utility rates are going to go up. You never analyzed that in your cost benefit analysis. In your cost benefit analysis there's no analysis of the cost of the pollution and the energy consumption and the impact on rate payers, rate payers, people who are already struggling with high heating costs and electricity costs, we have the highest electric costs in the country here in downstate New York. So I don't know what to tell you guys because we have been here so many times begging, pleading, I'm here on behalf of the Orange County residents that are going to be impacted by this but most importantly the environmental justice

community and the most innocent amongst us children of course, elderly, disabled, seniors, pets, wildlife, I mean, there's no, there's no ambiguity about how pollution impacts children's health or the health of elderly. We know this, we know what diesel pollution does. And once again what I'm telling you is that the magnitude of this is not something I don't think you guys have been addressing and have addressed in your analysis and you need to address it. There's a cost to health care. Every time a child has an asthma attack they have to go to the emergency room. There is an annual cost to that, forget about the pain and suffering and what it's like to watch a child not be able to breath. Have you ever seen a child not be able to breath? Cause I have and there's cost to that aside from the pain and suffering. And the last thing I want to talk about is the Amazon effect. This project, the Amazon project that you want to trade for this what we agree is a great policy to cap warehouse subsidies, but the Amazon project that you want to trade for this policy is, it's creating something called the Amazon effect and it is the anchor for ten warehouses and a garbage plant.

So the total of those projects that are all depending on Amazon and they say this in their records and they say this in their public real estate advertisements that we are part of the Amazon effect that because that project is going to be there we're going to be right next to it and we get all the benefits from the roads and the infrastructure. But, you know what, who gets all the pollution and the road damage? We do, the residents. I mean, part of the reason I'm dressed in black is because if you approve the Amazon project and you don't bring it under this new UTEP cap it's a death sentence to people living in that area. There will be people who will die as a result. There are people who are dying as a result of that power plant, the emissions are not a mystery, it's in their own filing.

MR. CRIST: Ma'am, please wrap it up.

MS. MALICK: Yes, I'm talking about, you know what, it's not like there are 100 people here, I mean, honestly.

MR. CRIST: I would point out that you are repeating yourself and we're going to have a written comment period available.

MS. MALICK: How long is the written comment period?

MR. ZODDA: October 28th.

MS. MALICK: Okay, and do you plan to vote on the UTEP on October 28th?

MR. ZODDA: That remains to be seen.

MS. MALICK: Okay, so I am not repeating myself. What I was trying to tell you about the Amazon effect and the ten warehouses if you would total the cumulative impact which once again nobody has done a cumulative analysis so you can not rely on the SEQRA review done by the town board because as an involved agency under normal circumstances yes, you can rely on what the lead agency has concluded but not if a lead agency never did the analysis they were supposed to do, not if the lead agency never addressed the issues that we are presenting to you. And so those ten warehouses what I want to tell you is total them together we're talking over 2,200 diesel trucks per day in that tiny little corridor, we're talking about six and half million square feet of industrial space in that tiny little corner of that town. You know what's also in that corner, three environmental justice communities and that

is why those warehouses are being put there and that is environmental racism. And if you approve this project and a trade of the policy for the project you will be engaging in an active environmental racism and we have the NAACP also signing onto our letter so we have a letter that we're going to e-mail to you because, did we print it out, okay, we're going to e-mail it to you. We have a petition that we're also going to e-mail to you because it was too large to print out but it has at this point 15,900 signatures of residents from around Orange County, from around New York and from around the country who do not believe Amazon should get one dime of taxpayer subsidies and this project should not be approved. We have a letter--

MR. CRIST: Ma'am, you're over ten minutes. In respect to other speakers I'd ask you to wrap up please.

MS. MALICK: I'm trying to but I'm not presenting repeat information, I'm trying to present new information to you, please let me finish and I will wrap up. You made me lose my train of thought. But the diesel tricks over 2,200 diesel trucks per day with these ten

projects, also over 12,000 cars per day, with all these projects combined that is what you're bringing to a tiny community of 8,000 residents to a rural community and to a critical environmental area, one of the last three remaining agricultural districts in all of Orange County, that is what you are doing to it. The home of the famed black dirt region, natural organic soil that is only produced here, you are polluting the entire area if you approve this trade policy for project, project for policy. Okay, that's the last thing. And then the last thing I want to say is that we have a sign-on letter signed by 50 organizations, they're all Orange County organizations, a few of them are national organizations, but these are mostly Orange County organizations who agree that this project is bad for the environment, bad for workers, bad for the community. These are all metrics that you are legally obligated to address. Thank you so much. I will e-mail you the petition and I will e-mail you the letter.

MR. CRIST: Thank you. Would anyone else like to speak today? Sir?

MR. SPENCE: Good afternoon, my name is

Connor Spence, I'm the President of the Amazon Labor Union Teamsters Local 1 which represents approximately 6,000 Amazon workers in Staten Island, New York and we made history as the first union at an Amazon warehouse in the United States. We know firsthand what it means to work inside Amazon's warehouses and what happens when a corporation's relentless pursuit of profit takes priority over workers' safety, the well-being of our communities and the environment. This is why we're joining Orange County community members in opposing Amazon's proposed robotics mega-warehouse in Wawayanda. We urge you to reject Amazon's proposed tax subsidy and ensure the IDA's proposed warehouse tax break cap applies to this project. We believe public money should serve the public not subsidize Amazon's business model. Amazon is seeking roughly $100 million in public tax incentives for a project that promises 750 permanent jobs. This is an extraordinary public investment in one of the wealthiest corporations in the world whose business model depends on extracting more productivity from workers while shifting the human and environmental costs onto

the communities where it operates. Before granting any incentives the IDA must ask a fundamental question. Will this project deliver lasting, broadly shared benefits to Orange County or will taxpayers assume the costs while Amazon captures the profits? Amazon's promises about job creation deserve serious scrutiny. In Syosset, New York, Amazon repaid nearly $2.5 million in tax breaks after failing to create the 150 warehouse jobs it had promised. This is precisely why public subsidies must never be granted on the strength of corporate promises alone. The public deserves enforceable commitments, transparent reporting and meaningful consequences when companies fail to deliver. And the number of jobs created is only one measure of a project's value. We must also ask what kind of jobs they will be, whether they offer adequate wages and benefits, whether workers can remain healthy doing them and whether those jobs contribute to long term economic security. Why should working people subsidize a multitrillion dollar corporation to create jobs when Amazon workers are still fighting for safe working conditions, dignity and a meaningful voice on the

job? The project's application lists production jobs paying just $37,440 a year or approximately $18 an hour, nearly one third below Orange County's $26.46 hourly living wage benchmark calculated by MIT. These are not the high quality, family sustaining jobs that justify more than $100 million in public subsidies. Orange County taxpayers should not be asked to bankroll Amazon's expansion in exchange for jobs that fall so far short of what workers need to make ends meet. Additionally, automation does not guarantee safer work and Amazon's own record raises serious concerns. Amazon presents robotics and automation as innovations that can make warehouse work safer but workers know that technology introduced without meaningful accountability can intensify work rather than improve it. A 2022 analysis by the Strategic Organizing Center of Amazon's own injury data found that Amazon fulfillment centers using robotics had a 28% higher serious injury rate than comparable facilities without robots. At ALU-IBT Local 1, our members have seen and experienced the ways in which robotics accelerate production expectations, increase the pace of work and leave

workers struggling to keep up with relentless performance targets. Amazon's productivity demands can leave workers with debilitating, sometimes life-altering injuries that threaten their ability to earn a living long after they leave the warehouse. Workers should not have to sacrifice their long term health to keep up with a corporation's demands. Amazon's high turnover compounds these concerns. Warehouse turnover has been reported to reach 150% annually. Such churn reflects the instability that can accompany jobs workers cannot safely or sustainably remain in. When workers are injured, burned out or pushed out families lose income, communities lose stability and new workers are continually cycled into the same conditions. A job should be a pathway to security not a revolving door that leaves workers worse off. The promise of 750 permanent jobs must therefore be evaluated against the full picture, job quality, wages, benefits, injury rates turnover and the long term sustainability of the work. Orange County deserves good jobs that people can build their lives around. Additionally, a mega-warehouse of this scale will also have consequences beyond its

workforce. Increased truck traffic can bring more diesel exhaust, road congestion, noise and wear on local infrastructure. A robotics intensive facility also requires substantial electricity to power its automated systems, conveyors, lighting, computing equipment and other operations. Those demands raise important questions about energy consumption, grid capacity, emissions and who ultimately bears the costs of meeting the facility's needs. Our experience in Staten Island demonstrates why these concerns must be taken seriously before industrial development moves forward. New York State's environmental review of the Matrix Global Logistics Park, an industrial development associated with three Amazon warehouses on Staten Island identified significant adverse environmental impacts involving wetlands, flooding, protected wildlife habitat and permanent altering of local ecosystems. The IDA has already recognized the need to limit warehouse tax breaks, authorizing a proposed cap and imposing a moratorium on new warehouse applications. But the current draft would exclude Amazon's pending application because it

was submitted before November 1, 2026. This would allow one of the largest pending warehouse projects to escape a policy intended to curb warehouse subsidies. A policy designed to end excessive warehouse tax breaks must apply to the project before the Agency and not exempt it. We urge the IDA to reject Amazon's proposed $101.5 million in public assistance, remove the November 1st cutoff and apply the warehouse tax break cap to Amazon's pending application, require a complete accounting of the project's environmental infrastructure, energy and public health costs and tie any economic development assistance to enforceable commitments on permanent jobs, wages, benefits and job quality with meaningful clawbacks if Amazon fails to deliver. Orange County should not have to learn these lessons after the project has been approved and the damage has been done. We urge you to put workers and public interest ahead of Amazon's bottom line. The Orange County Industrial Development Agency has a responsibility to evaluate whether the public incentives genuinely benefit the people whose tax dollars support them. Brian Salvidge, as an independent

state-appointed monitor also has an important role in ensuring that the public interest is protected through transparent and accountable decision making. Orange County deserves better than corporate handouts and a revolving door of workers cycling through unsafe, high-pressure jobs that undermine economic stability. This community deserves investments that create lasting prosperity, good union jobs, safe workplaces, strong communities and an environment that future generations can inherit without paying the price for corporate expansion. We know that Amazon's wealth and influence can make it seem impossible to challenge its plans, but workers and communities have the right to demand a different future which means building an economy that serves working people who live and work here. We stand with Orange County residents in demanding that public resources be used for the public good. No Amazon, no tax breaks. Thank you.

MR. CRIST: Thank you. Would anyone else like to speak? Ma'am?

MS. STHANUMURTHY: Hi, my name is Kavita, I'm a former Amazon software engineer and member

of Amazon Employees for Climate Justice.

MR. ZODDA: I'm sorry, can you repeat your name please?

MS. STHANUMURTHY: Kavita, K-A-V-I-T-A.

MR. ZODDA: Is that your first name?

MS. STHANUMURTHY: That's my first name. I'm here urging the county to listen to community members and ensure that the cap on warehouse tax breaks includes Amazon's massive new robotics mega-warehouse. As a member of Amazon Employees for Climate Justice I've watched Amazon pave over communities for years bringing health risks from diesel fumes and other forms of pollution along with wear and tear to their roads. We know from our own research that Amazon is putting these health risks primarily onto people of color and lower income communities across the country. Amazon was found several years to disproportionately site warehouses in communities of color after employees like myself researched their warehouse locations. I have also watched communities fight back and refuse to accept this environmental destruction. A few years ago I fought alongside a community in Mount Baker in the Seattle area to oppose a warehouse there

successfully canceling Amazon's plans. Community members there had shared concerns about the higher risks of asthma and cancer that plagues residents living near warehouses and employees fought back along with them. Fighting back is important here in New York as well. Residents in this community already suffer the consequences of a gas fired power plant that operated at least five years without a Federal permit violating the Clean Air Act and wrapped in a myriad of corruption scandals. I don't want to see us subsidize a warehouse that would likely plug into this toxic source of power during a time when we desperately need to move off of fossil fuels not increase our reliance upon them. As a multitrillion dollar company the roughly $100 million in subsidies that Amazon is seeking is absolutely absurd. These investments should go towards good jobs and steady jobs not subsidizing a robotics facility by a company whose own track record shows one of the industry's highest rate of injuries and a 28% higher serious injury rate than comparable facilities without robots. We also must not forget that Amazon repaid nearly two and a half million dollars in tax breaks as

Connor mentioned in New York after failing to create just the 150 warehouse jobs that it had promised. This is precisely why a public subsidies must never be granted on the strength of corporate promises alone. That is why I am urging you to reject these subsidies and apply the proposed warehouse tax break cap to Amazon's application and listen to the community members of Orange County. Thank you.

MR. CRIST: Thank you. Would anyone else like to speak? You've already spoken.

MS. MALICK: Can I read the letter signed by 50 organizations?

MR. CRIST: I'd like to have you be respectful of our time, I don't know how long the letter is.

MS. HOSSAIN: May I read it actually?

MR. CRIST: Sure, that would be better. Your name, ma'am?

MS. HOSSAIN: My name Sultan Hossain and I'm the recording secretary of the Amazon Labor Union Teamsters Local 1 in Staten Island, New York. Okay, Dear Chairman Crist and members of the board. The undersigned environmental, social justice, taxpayer, labor and community

organizations write in united opposition to the request of Amazon.com Services LLC and Scannell Properties number 600 LLC for $101.5 million in financial assistance, a ten year PILOT abatement averaging 85% plus $31 million in sales tax exemptions for a 3.2 million square foot warehouse in the Town of Wawayanda. We urge the board to deny the request and to first adopt and apply its own proposed policy capping warehouse PILOTS at the RPTL 485-b equivalent. This is the applicant's third request for what is by any measure one of the largest subsidy packages in Orange County history. The State Monitor vetoed the last one because the applicants refused repeatedly to substantiate that any subsidy is necessary. Orange County Supreme Court upheld that veto. Nothing in the current request answers the question, it merely shrinks the ask by nine percent. Meanwhile the public has since learned that a year ago the applicants told the New York State Department of State that $80 million in required fireproofing would render the project unviable and obtained a variance from those fire safety requirements, petition number 2024-0496 that was never disclosed in this

agency's record. Counting that relief total public support approaches $181.5 million. Our organizations come to this opposition from different missions. But we arrive at the same conclusion. Number one. As taxpayer advocates a subsidy without demonstrated necessity is a transfer not an investment. The abated taxes come from Minisink Valley schools, the Town of Wawayanda and Orange County and every dollar this project does not pay residents and small businesses do. The applicant's own filings show a committed tenant and a fixed delivery schedule therefore they do not need the subsidy. The only open question is who pays for it. As environmental organizations the record before this board omits critical elements such as CLCPA consistency finding, no cumulative analysis of 570 daily truck trips, the anchor for buildout totaling over 2,000 trucks and 11,000 cars per day, no assessment of thousands of Lithium ion batteries operating in a building with fire safety code waivers so Amazon could save another $80 million and 9.5 megawatts of fossil demand in one of the country's last three protected agricultural districts. Subsidizing this record

does not merely tolerate the harm it pays a premium for it. As social and environmental justice organizations the project sits in a disadvantaged community. New York's Environmental Justice Siting Law ECL and CLCPA exists precisely so that over-burdened communities are not handed new diesel, noise and hazard burdens without analysis or mitigation. No such analysis exists in this record. Approving public money on top of an unexamined burden inverts the law's purpose. As labor organizations public money should buy good jobs. This subsidy buys none. New York's prevailing wage law already covers construction phase with or without a Pilot and the operational facility is an automated warehouse with thousands of battery powered robots in an industry whose largest employer has announced plans to replace workers with the very machine taxpayers are being asked to underwrite. The abatement does not raise a single wage, it subsidizes the automation of the jobs it claims to create. And as fire service and public safety advocate the applicant's sought and received relief from the State Fire Code's structural fire resistance

requirements valued by their own estimate at more than $80 million for a building that volunteer fire companies which lack Lithium ion capability by their own account would be called to defend. The savings accrue to the applicants, the risk transfers to firefighters and neighboring families. We therefore respectfully urge the board to, number one deny the requested deviation. Three applications have failed to document necessity, the Agency's own grading and UTEP factors, job quality, public support, environmental effect and service burdens cannot be satisfied on this record. Number two, adopt the proposed UTEP amendment first and apply it. Notice the hearing the board voted on August 19th to schedule adopt the 485-b cap before acting on any warehouse request. A cap adopted after or around the largest pending application is not a cap. And number three, complete the record before any vote. Obtain the Department of State variance file, require the applicants' necessary documentation and docket all public comments, petitions and this letter. So the undersigned organizations of this letter represent thousands of New Yorkers and we will be watching for the

hearing next week and after. The Monitor's veto and the court's decision showed that the era of unexamined giveaways in Orange County is over. So we are asking this board to govern accordingly. Thank you.

MR. CRIST: Thank you. Anybody else like to speak on the subject of this public hearing? Seeing none, for the public record this public hearing will remain open and the Agency will continue to accept written comments and the public hearing will continue on Wednesday, October 28th at 5:00 p.m. where the Orange County IDA Board of Directors will review at the Orange County Government Center, 255 Main Street, Goshen, New York, zip code 10924, meeting will be held in the community room. Written comments may be submitted to the e-mail address business@OCNYIDA.com or mailed to the Orange County IDA office here at 4 Crotty Lane, Suite 100, New Windsor, New York 12553. And just to be clear that meeting next week will be held in Goshen in the county government center. The time is now 12:45 and this portion of the public hearing is concluded. Thank you all for being here. Have a good day.

C-E-R-T-I-F-I-C-A-T-I-O-N

I, FRANCES ROTH, a Stenographic Reporter and Notary Public of the State of New York, do hereby certify:

That the foregoing is an accurate record of the testimony, as given, to the best of my knowledge and belief, the same having been stenographically recorded by me and transcribed under my supervision.

That I am not related to any of the parties involved in this matter, and that I have no personal interest whatsoever in the outcome thereof.

_____

FRANCES ROTH

STATE OF NEW YORK: COUNTY OF ORANGE
ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
----------X
In the Matter of

UNIFORM TAX EXEMPTION POLICY (UTEP)

----------X

PUBLIC HEARING

Date: October 28, 2026
Time: 5:00 p.m.
Place: Community Room
Orange County
Government Center
255 Main Street
Goshen, NY 10924

BOARD MEMBERS: JEFFREY CRIST, CHAIRMAN
LEIGH J. BENTON
MARC GREENE
LINDA MULLER (Absent)
VINCENT ODOCK
GIOVANNI PALLADINO
DEAN TAMBURRI

ALSO PRESENT: DANIEL G. BIRMINGHAM, ESQ.
MARTY BORRAS
WILLIAM HARRINGTON, ESQ
FELICIA KALAN
BRIAN SANVIDGE
LINO J. SCIARRETTA, ESQ
RUDOLPH ZODDA, ESQ.

----------X

VICTORIA CHUMAS ARIAS
Court Reporter, CopyCAT Court Reporting

CHAIRMAN CRIST: Good afternoon, everybody. Welcome to the Orange County Industrial Development Agency's monthly meeting for October 28, 2026. I would like to call the meeting to order and ask everybody to stand for the Pledge of Allegiance.

(The Pledge of Allegiance was Recited.)

CHAIRMAN CRIST: Thank you. One announcement, as I get ready to open the Public Hering, the agenda has changed, and there will be no action on Amazon tonight and no action on the UTEP adoption.

And with that, I would like to resume the Public Hearing for the Uniform Tax Exception Policy.

(Background Noise.)

Can we have quiet back there, please?

That hearing was opened last week, October 21, 2026. We received

comments last week. We received written comments in the following few days up until tonight, and I would just make note: This is about our Uniform Tax Exemption Policy proposed changes, not about any projects. We've already received comment, as I have noted. We still have a busy agenda of meetings tonight, so I would ask you to limit your comments to three minutes. And I guess that's it.

MR. SCIARRETTA: Just to reiterate, I see there's a lot of signs about the Amazon project. That's not what the Public Hearing is about. That being said, the Public Hearing is about the UTEP amendment that the Board is considering. And as a result of that, again, if you have a comment to say about Amazon, again, it's not about Amazon this evening; it's about the UTEP. You all have three minutes to speak. We

will have a timer. You'll be notified at the one minute mark when the one minute is left, okay? So with that being said, all of your -- I ask you to speak slowly because everything is being taken down by a stenographer. There she is over there. Please state your name, address for the record, for everyone who comes up, and state whatever you need to state. But again, I would appreciate and we would appreciate comments about the UTEP because this not a Public Hearing about the Amazon project. So with that being said...

CHAIRMAN CRIST: Thank you. And I would ask those who want to speak raise your hand, state your name, and spell your name for the stenographer, please. Who would like to speak tonight?

MS. MALICK: There is a sign-up sheet somewhere.

CHAIRMAN CRIST: I don't know

that that was intended for speaking. That's attendees.

MS. MALICK: I think everyone thought that, so...

MR. SCIARRETTA: So someone start it up, whoever wants to speak --

MS. MALICK: Where do we stand? I guess I will start. Give me one second because I thought we were going by that list, so I was not prepared to start. So my name is -- Pramilla Malick, and I am the Chair of Protect Orange County, as many of you have gotten our emails and our letters objecting to the Amazon project. And we further object to many aspects of UTEP, and we reject the framing and the representation that the policy is separate from the project because this policy is paper clipped to that project. And you just saying that it isn't doesn't just change the fact. Everyone knows

it's a backroom deal that was hashed out by you people, you know, capping warehouses at what the law already provides in exchange for the largest robotics warehouse in the country, one of the largest. In a small town of 7,000 residents, it's beyond absurd. So we will choose to say what we want to say. And we believe that they are two sides of the same coin, the Amazon project and UTEP, so we reserve our right to address it with that framing.

On the UTEP resolution, you passed and voted on language on August 19th. And then, at some point after the Public Hearing was announced, the language was changed with a new date, a November 1st date, that the public did not see in advance. And we object to that. We think you should vote on the language -- on the resolution that you voted on August 19th and strike the

November 1st date. So that's number one.

Number two, you know, this Hearing, there was no public announcement that, you know, you were going to have a continuation of the hearing.

MR. ZODA: One minute remaining.

MS. MALICK: Pardon?

MR. ZODA: One minute remaining.

MS. MALICK: Okay. All right. So anyway, we do not have the contract. We do not have the actual pilot agreement. The public does not have information in order to evaluate the policy and the project together, and we believe the policy and the project need to be evaluated together. And also, you can't sacrifice one community and then say, okay, we're going to cap the rest. That is unconstitutional. You are

basically protecting one segment of Orange County and sacrificing an entire other segment of Orange County.

The other thing is, yeah, Amazon does not meet your UTEP requirements. It cannot prove financial need. A trillion dollar company does not need one dime of subsidies. And you're right, you can't on one hand say that --

MR. ZODA: Time is up.

MS. MALICK: Orange County is saturated with warehouses and then let a 3.2 million dollar -- square foot robotics facility in Orange County.

MR. ZODA: Time's up.

MS. MALICK: You can't do that. Thank you.

(Court Reporter Speaking.)

MS. MALICK: Pramilla Malick, M-A-L-I-C-K.

CHAIRMAN CRIST: Who else would

like to speak?

MR. TAMBURRI: Technicality. If someone spoke at the Hearing originally, they've already made their comment. So they should not be speaking today.

MR. SCIARRETTA: Yeah, that's true. If you've already spoke, unless you having something new to add, we already have your comment on the record. It's --

MS. MALICK: There is no such rule. There's no such rule. I'm sorry.

MR. SCIARRETTA: Next speaker.

MS. MALICK: You're making --

CHAIRMAN CRIST: Who would like to speak?

MS. CID: Hi. Good evening. My name is Vanessa. I'm a worker, organizer, and community organizer for the last eight years.

CHAIRMAN CRIST: What's your last name?

MS. CID: Vanessa Cid, C-I-D. (Unintelligible.)

(Background Noise.)

AUDIENCE Member: We can't hear.

MS. CID: Is my time also being paused for this?

(Court Reporter Speaking.)

MS. CID: Thank you. V-A-N-E-S-S-A, Cid, C-I-D. I'm here today because I have been working with a couple workers from a couple buildings in the Hudson Valley, specifically Amazon, that have been working to organize better working conditions and build towards their union. The UTEP amendment that is looking to be changed --

(Background Noise.)

AUDIENCE MEMBER: We need to stop. I can't hear.

MR. TAMBURRI: Sir, I realize you want to appease everybody, but the meeting started 10 minutes ago.

If people can't be here by 5:00 at the start of the meeting, they can stand in the back. We are going to continue on.

MS. MALICK: I'm sorry. That's --

AUDIENCE MEMBER: That's ridiculous.

MR. SCIARRETTA: Please start speaking. We paused your time. Continue. Thank you.

MS. CID: As I was saying, there is no reason why this amendment should even be happening to give a trillion dollar company a pilot so that they can promise X amount of jobs. They promised 800 jobs at SWF1. They promised 2,000 jobs ar SWF2. They have not been employing that amount of people. And the people that they have been employing, they purposely hire them as flex workers, meaning that they only work a minimum of four hours so that they

can get away with it and meet the subsidy. That's not right. This company does not deserve another trillion dollar -- this trillion dollar company does not deserve a tax break, which is why I'm bringing it back to Amazon because of this amendment. And I know that it comes back to that. All of this to say that workers are currently living out of their cars in the parking lots, single mothers that can't afford to make rent. They can't afford to live here in the Hudson Valley. We should not be talking about making amendments to be giving out pilots.

Did we not see what happened recently? How many buildings, how many corporations, how many business have left after the pilot ended? I can name a few, but I don't know how much time I have left. So appreciate you for your time.

CHAIRMAN CRIST: Thank you.

Who else could like to speak? Sir?

MR. GILROY: Hello. My name is Owen Gilroy. I'm a stower of three years tenure at the Amazon Fulfillment Center in Rock Tavern, called SWF1. In Orange County, Amazon is applying for major subsidy in the form of pilot agreement, and County Government is considering the UTEP amendment on the premise that constructing an additional warehouse in the region will create enough jobs to offset their tax liability in terms of community benefit.

My years of experience working for Amazon as an hourly forklift driver gives lie to that assertion. My coworkers and I are barely making ends meet. I have many homeless coworkers who sleep in their cars, in fleabag motels, or in tents at the edge of town after working six shifts a week, day and night. With the cost of transportation as they are, many

coworkers rely on ride-sharing apps to get to and from work, putting nearly a quarter or their daily check in the pockets of Uber and Lyft.

Secondly, a large portion of SWF1 employees are either part-time or seasonal associates with no medicine insurance, holidays, nor job security. While Amazon likes to trumpet their hiring statistics, most new hiring barely keeps up with the rate of firings and layoffs. The lack of real job security can blunt the benefits even for full-time employees.

Workers at SWF1 are subject to constantly shifting expectations of productivity, arbitrary changes in administrative policies, and secrecy from management when pressed on what exactly is required of us. A manager can fire any employee based on any standard that is clearly understood by nobody involved, compelling

employees to put themselves in unsafe situations every day in order to meet gruelling productivity demands or else face automated write-ups. We all get the sense that the job is a revolving door.

Lastly, I am part of a group of workers inside SWF1 who are fighting to establish a union there in order to bring the company to the bargaining table and set rights, benefits, and expectations in stone. The constant propaganda, surveillance, and hostility we are subject to --

MR. ZODA: One minute.

MR. GILROY: Thank you.

-- at SWF1 for talking unions shows that there is no interest in creating decent long-term employment with this company. That Amazon is so proud of the notion of automating their newest facilities, given how hard they squeeze their employees

already, speaks to their desire to discipline their workforce. Move faster and don't complain, or we will replace you with a robot and get paid by a grateful government for the privilege. So it's in my opinion that a firm with such mighty resources to bear against it's own employees ought to, at least, pay it's fair share in taxes. Allowing Amazon to receive a pilot agreement to build SWF3 would be a slap in the face to workers in this region and benefits no one except a few billionaires and their robotic henchmen. Thank you.

CHAIRMAN CRIST: Thank you. Who else would like to speak? Anybody else? Ma'am?

MS. KASOW: Good afternoon.

CHAIRMAN CRIST: Hi. Ma'am, could you state your name and spell it for the record?

MS. KASOW: I will. Sherry

Kasow, K-A-S-O-W. I'm asking you to enact your original warehouse cap and apply it to the Amazon today. You know how the residents, the voters feel about this mega warehouse, the roads, the pollution, the lack of jobs. And you, along with Wawayanda Town Board, have bulldozed through, totally ignored their opinions. These people have made almost a career out of coming to your meetings and sounding off on it. I would like to know what behooves each and every one of you to go ahead with this project that benefits no one but yourselves and give a tax break to the third richest man in the world. Thank you.

CHAIRMAN CRIST: Thank you. Who's next? Anybody else like to speak?

MS. SOLIMANDO: Rosemary Solimando, S-O-L-I-M-A-N-D-O. One thing that I'd like to note is: Why

was the Hudson Valley Buildings Group's letter placed on the fifth -- excuse me -- placed on the table when Protect Orange County letters -- letter with 57 group signatures not placed next to it? It is clear that you have made up your minds and are biased towards the interest of that group.

Also, I would like it on record that members of the public were turned away. In addition, as many people have said before, I think it's horrific, it's horrendous, it's reprehensible that any trillion dollar company is given a tax break. And if you have ever gone and spoken to any of the workers, which I have, and I did recently attend one of their meetings to unionize, I think you would think twice about some of the decisions that you're making. Because when you really listen to what these workers say, I don't know

how you can go to sleep with a clear conscience. So it really comes down to moral compass at this point, also. People are not about dollars and cents. That's not what human beings are. And I hate to say it, but thank you for those that are actually making eye contact with me. Because some people don't even do that at this table, and that's pretty horrendous if you ask me. A) We are all adults. You're supposedly all professionals, in good professions, making really good money in the United States of America. We have human beings that are living out of cars, mothers that can't feed their children. Where is the moral compass? Human life is not about dollars and cents. You can't take it with you, whatever you believe in. Whether you believe in a higher being or not.

MR. ZODA: One minute.

MS. SOLIMANDO: Thank you very much, sir.

That's all I'm going to say. It's ridiculous in my mind.

CHAIRMAN CRIST: Thank you.

MS. SOLIMANDO: You're welcome.

CHAIRMAN CRIST: Who else would like to speak?

MS. HANES: (Unintelligible) Hanes, H-A-N-E-S. I just want to clarify, are we not allowed to speak twice in this Public Hearing, this continuing of Public Hearing?

MR. SCIARRETTA: You have three minutes.

MS. HANES: So I had a lot of trouble finding the information on this hearing that there actually was a continuation, so I think many people could not even know that this is happening.

MS. BORRAS: It's right on the agenda, and it was announced --

MS. HANES: Did you have the

agenda here tonight?

MS. BORRAS: Everybody has -- whoever has the agenda --

MS. HANES: I looked on the website --

MS. BORRAS: It is also on the website.

MR. SCIARRETTA: Marty, it's fine.

MS. HANES: I know, but I had trouble finding it, so I'm just saying that I don't know -- well, I'm sorry you're pissed because I could read your lips.

MS. BORRAS: Listen, I'm going to remove myself because this is the kind of action I like, so I am going to remove myself.

MS. HANES: I understand you feel that it was obvious--

MR. SCIARRETTA: Ma'am, you have three minutes. Continue.

MS. HANES: From my point of view, it's not so obvious. And I

feel like other hearings we've had, like with Amazon, it has not been put out there in a way where it was conducive to everybody to find it and to be there. I see a -- (Unintelligible) -- faces here, but this is our life. This is our community, and we care very much about this community and what happens. And we want the best for it. Are we allowed to send in more comments after today? Is that going to be allowed?

MR. SCIARRETTA: Ma'am, this is not a Q-and-A session. If you have something to say, just state it.

MS. HANES: I want to know my question. Can I --

MR. SCIARRETTA: It is not a Q-and-A session. If you have a statement, make it. You have three minutes.

MS. HANES: I have never had anybody answer that in a meeting.

They usually tell us --

(Unintelligible Due to Multiple speakers.)

MR. SCIARRETTA: So continue.

MS. HANES: All right. Well, I would reiterate that I had no idea about the November 1st date, and that when there was a meeting on August 19th, that was not part of that. So this is something that came up; I don't know when. We found out about it through other means, but not through the website or anything else. So I would ask that that August 19th statement be the statement for the UTEP and no other date, November 1st, be added into that. All right? Thank you.

CHAIRMAN CRIST: Thank you. Anybody else like to speak tonight? We will be closing the hearing as soon as everyone who wants speak to speak is done.

MS. SPANO: Dana Spano

(Phonetic). I'm a Cornwall resident. I'm kind of cranky these days. I think it has to do with turning 50. And so I could understand the frustration some people had when, you know, the chairs were clanking, and people were chatting, and people were accused of not having things on the website. Like, I get frustrated too. But I don't think anyone's here to press buttons or to be a pain in the butt. You know, this is where we live, and just a little bit more patience and courtesy would be helpful.

I think it was pretty rude that working people who care about their community and each other who wanted to attend the meeting ended up leaving because, you know, we were being a little obnoxious with the chairs trying to accommodate. But they should have been able to be stay, and a little more grace should

be given out to people who want to show up.

Onto Amazon. I don't feel like we can separate the two. Please adopt the cap you voted for on August 19th, not November 1st, and apply it to Amazon. Amazon, a company that is an international trillion dollar company with one of the richest men in the word, as it was already stated -- I can't believe they're getting a tax break in the first place, but here we are. And so I'm just asking that you stick to what you voted on or what was agreed upon, whatever, back on the 19th of August, and you consider the public's input. Because, you know, we live here too. Thank you so much.

CHAIRMAN CRIST: Thank you. Anybody else like to speak tonight?

MR. HAYES: Good evening. Edgar Hayes, H-A-Y-E-S, of Mount Hope. I want to receive you --

receive your spirit. And as you can see, my hat says put God first. When we put profits over people, we demoralize our own humanity. Amazon does not need a tax break. We all know why they have billions upon billions of dollars, probably cagillions (Phonetic). Why do we need to receive them? Why? What does it benefit Orange County? What does it benefit the people? What does it benefit the County? Yes, we get dollars. For how long? You have to weigh what you are -- what God is asking you to do. What is God calling you to do morally? Spiritually? What comes first, God or profits? What does God ask of us? You know, we understand what Martin Luther King talked about, the morality. If we put more money into spending bombs and destroying people, what does that do to ourselves?

So I'm asking you to vote not

your conscience, but your spirit. Where is your spirit? I pray it is for the people and not for the money. Thank you.

CHAIRMAN CRIST: Thank you. Anybody else like to speak? Sir?

MR. KANGETHE: Charles Kangethe, K-A-N-G-E-T-H-E. So this is my first meeting at the IDA, but I just want to mention, you guys should be better organized. You represent the county. You represent multiple residents in this county, and I think you have a responsibility to the people of this county. And the fact that you don't have a sign-up sheet and just calling people out, I think that's an intimidation tactic. And the fact that you're separating Amazon with UTEP, it's ridiculous. We all know why this is happening, UTEP. We all know it's all about Amazon, and you guys have a responsibility to the people of this

county, so please don't separate the two items.

And why now? Why are you doing UTEP now after so many warehouses have been approved in this county. I believe this is a bait and switch, and it's all about Amazon, so please stop bullshitting us. We have jobs, we have families, and we all know why this is all about. And the fact that you are changing dates now, it's ridiculous. And the fact that this man is -- keeps telling people and intimidating people, I think that should stop.

First of all, they should have enough chairs for the residents. This is not a meeting of just a few people. It's a meeting of the residents of Orange County, not even a town. So please do what's right by the people of this county. Each one of you has a responsibility to do, and that's why you are sitting on

that seat. Thank you.

CHAIRMAN CRIST: Thank you. Anybody else like to speak? Ma'am?

MS. SCHULER: My name is Irene Schuler.

(Court Reporter Speaking.)

MS. SCHULER: S-C-H-U-L-E-R. I don't know most people here. Most of you don't know me. So here is my question for you: Who lives in Wawayanda? Do you live in Wawayanda? Wawayanda? Wawayanda? Wawayanda? No? Nobody here has to answer me? No? You don't have to answer it, okay? All right. Because I'm a country hick. I've lived on the same road my entire life. I have never moved off it. I live in Wawayanda. You know, I boarder on the Monhagen Brook, you know, where the eagle comes and lots of wildlife. The traffic is horrendous these days. And I can't imagine with all of the warehouses, and all of the noise, and

all of the trucks. What is bothersome here though is that we all should get to have a voice. Everybody in the room should be able to have a voice. Because what good are we as a group if only certain people get to have a voice and a vote? And it really isn't right. And most people have obviously voted other people in, and -- I don't know. I would want to be proud of what I'm doing. I would not want to be ashamed and not afraid to look people in the eye, and -- you know? Nobody on this whole table lives in the Town of Wawayanda? Wawayanda thanks you.

CHAIRMAN CRIST: Thank you. Who else would like to speak? Ma'am?

MS. UGROVICS: It's Deborah Ugrovics.

(Court Reporter Speaking.)

MS. UGROVICS: It's D-E-B-O-R-A-H U-G-R-O-V-I-C-S. Hi. First of all, I just want to say I do

live in the Town of Wawayanda since 1999. I loved it because of the farmland, seeing the cows. Shoot, there was one farm when I saw that elephant. I was like, an elephant? It is beautiful, but now the lands are getting so destroyed, trees are getting ripped down, the wildlife are losing where they used to live. They're all out and about. I mean, I see more deer now like crossing the roadways. I mean, for an example, last night, I was like -- it's a good thing I saw him coming, so I slowed down. But I was just like, you know, they don't know us. They could just easily just run out and bam into your car because I have had that happen.

I live on my Social Security. I am disabled. I have my own home. I don't want to lose my home. But my taxes go up. If I don't have the money to hold onto what I have, I am going to lose my house. And then

where does that leave me? It leaves me homeless. It leaves me out on the street. It leaves me losing everything I worked hard for as far as my home. I love my home. I love where I am. You get to see the hot air balloons flying over. I thought about that too. You know, I was like, are they going to lose their jobs because who is going to want to get in a hot air balloon to fly over and see nothing but industrial buildings down below. It's about the trees, and the nature, and the farmlands. And you know, it just -- it's really heartbreaking. It really is.

And the traffic is really -- it's really bad out there. I have a friend, she doesn't drive, and I kept busting her chops in the past. I'm going to teach you how to drive. I'm going to teach you how to drive. You know what? I'm not going to teach

her how to drive anymore because it's too dangerous out there. It really is. So if you guys really could take to heart, put yourselves in our shoes. And it's like the last two speakers said, we've got to trust in God. I know I do because none of what I have here is going to with me --

MR. ZODA: One minute.

MS. UGROVICS: -- once I go there. There is my home. That's where I'm going. But while I'm here, I try to do his work. I try to show myself as an example. So I don't get angry. I don't swear. You'll never hear that come out of my mouth. I feel like sometimes people tell me I'm too overly nice, but that's who I am. That's what God made me to be. And I really hope that you people can see that. Feeling it in your own heart and your own soul like it was said. Really, it's -- I mean, none

of yous [Sic] even live in the town, and that's -- that's kind of depressing, too, you know? Because what if this was going on by you? If you had nice country farmlands, you know, around you, and now, all of a sudden, it's being wiped out. And then Amazon alone can get a tax break? If anything, Amazon should be paying our taxes. We shouldn't -- they shouldn't get a tax break. That is just sounds like --

MR. ZODA: Please wrap up.

MS. UGROVICS: Like craziness. But thank you for letting me share that. And really, I really hope yous all sit down and really -- really look into yourselves, okay?

CHAIRMAN CRIST: Thank you. Would anyone else like to speak?

MS. CINTRON: I have problems with my vision, so I am going to stand here.

CHAIRMAN CRIST: That's fine.

MS. CINTRON: Thank you. My name is Edna Cintron, C-I-N-T-R-O-N. I've lived here for over 40 years in Wawayanda. And many years ago, they were proposing a dump by us in Wawayanda. And my son, who is now 45, they were told -- we were told we could call and object to why we wouldn't want this done. So my little boy said -- at the time, my little boy said I want to call up. So he called up, and he asked -- and I forgot who he was talking to. He asked the gentleman, Do you have children or grandchildren? And the man said yes. He said, Would like your children to play next to a dump? And the man said no. He said, So why do you think I want to play next to a dump? That dump was not approved, not because of what he said, but because of those sentiments.

And I don't know -- all of you just said you don't live in

Wawayanda, so why is it -- it's still continuing that they want to put certain things in one part of the county and not in other parts of the county. It's not right. I can appeal to your sense of right, to your sense of wrong. Why isn't this a good idea, Amazon? Who wants to get off a highway and see an Amazon warehouse like that? I am 75 years old. I have lived here. I moved here from the city. I lived here, worked here, worked in Goshen all of these years. And I want to see Wawayanda improved for our children, for all of us, including all of you, and your children, and your families. Amazon is not going to do that for our children. They are not going to make livings at $15 an hour. They are not going to buy homes as $15 an hour. So I would want you to rethink what you are doing and, at the same time, though, this whole thing with

the UTEP -- with the UTEP --

MR. ZODA: One minute.

MS. CINTRON: Why aren't you voting on that today? If you say that it's a separate identity from the Amazon warehouse, why just not make a vote tonight? Why are you not doing that? I don't understand that. And I don't understand, really, the separation off it all, but why aren't you voting on it tonight? Thank you.

CHAIRMAN CRIST: Thank you. Anyone else like to speak tonight? Not seeing anybody -- sir?

MR. CAQUIAS: How are ya'll doing? I'm (Unintelligible) Caquias. I'm actually from the City of Middletown. And I'm actually talking for, what I haven't heard yet tonight, is the retired folks on fixed incomes. I'm talking more for my veteran brothers and sisters who are retired on fixed incomes. You're going to give this big tax break for

a corporation, but the poor veterans, who they've already given a pound of flesh, now in retirement, their golden years, are going to probably be asked to pay more. It's going to happen because everything's getting pricey. Everything's getting more expensive. Who pays? Always the worker, the soldier. But who gets the breaks? The corporations. Just go home, look in the mirror, and think about that.

Have you gone to a VFW and talked to the troops, the guys who served, and said, Hey, just so you know, they're getting a big tax break? But you know what? That two percent tax cap, we're going to vote to go over the tax cap this year so they can make ends meet, things like that. Just think about that. That's all I've got to say. Think about the veterans and the fixed income people.

CHAIRMAN CRIST: Thank you.

(Court Reporter Speaking.)
MR. CAQUIAS: C-A-Q-U-I-A-S.
CHAIRMAN CRIST: Thank you. Last call for anyone who would like to speak.
MS. COWIT: Deena Cowit.
(Court Reporter Speaking.)
MS. COWIT: Deena Cowit. C-O-W-I-T. So I came here from Monroe. I came here because it was a fantastic place. I am now literally one mile, less than one mile away from where Amazon is going to be. I am going to hear the voters or whatever they are all over the place. I am going to hear all kinds of sounds. Literally I'm maybe 1.3 miles away from them. Now, I don't know how you feel about that, but I don't feel good about that, okay? I pay my taxes. They should pay their fucking taxes. That's all have I to say. My taxes went up, and I am actually -- I don't work anymore, so

what am I going to do? You know, why are my taxes up and they get it downsized? I mean, come on now. Are you fucking serious?

MR. TAMBURRI: Enough with the curse words.

MS. COWIT: Okay. I'm sorry. But you know what? This is what I am right now. I am thinking about leaving, yes. I don't know how much my home is going to be worth after Amazon gets put in. So I want you to think about this. Amazon does not need a discount. They don't need it. They get plenty of money the way it is. We should be getting the discount. That's all I have to say.

CHAIRMAN CRIST: Last call. Anyone else? I am going to close the Public Hearing then at -- oh. A motion from the Board to close the Public Hearing?

MR. BENTON: So moved.

CHAIRMAN CRIST: By Leigh.

Second?

MR. TAMBURRI: Second.

CHAIRMAN CRIST: Dean, thank you. Any other discussion?

(No Response.)

CHAIRMAN CRIST: All in favor, please say aye.

(All Respond Aye.)

CHAIRMAN CRIST: Opposed, the same.

(No Response.)

CHAIRMAN CRIST: Public Hearing is closed, and the time is -- what time is it? 5:37.

(Time Noted 5:37 p.m.)

C E R T I F I C A T E

STATE OF NEW YORK)
: SS.:
COUNTY OF ORANGE)

I, VICTORIA CHUMAS ARIAS, a Notary Public for and within the State of New York, do hereby certify:

That the witness whose examination is hereinbefore set forth was duly sworn and that such examination is a true record of the testimony given by that witness.

I further certify that I am not related to any of the parties to this action by blood or by marriage and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of November 2026.



VICTORIA CHUMAS ARIAS

WHAT BROWNFIELDS ARE AND WHY THEY MATTER



Orange County IDA
EPA Brownfields Assessment Program
November 16, 2026

Tom Seguljic, PE, PG
HRP Associates, Inc.





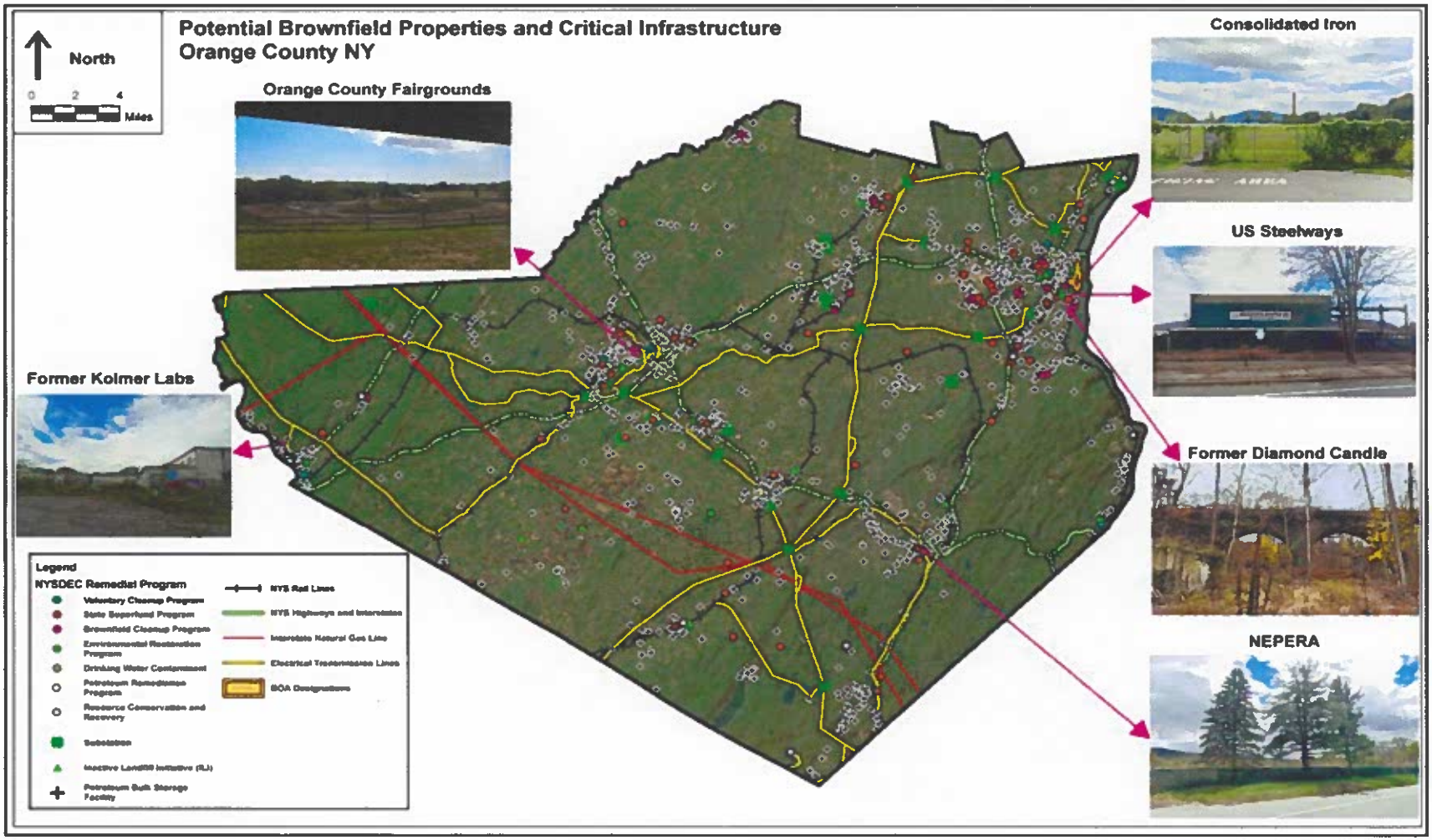


WHAT BROWNFIELDS ARE AND WHY THEY MATTER

What are Brownfields?

"Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

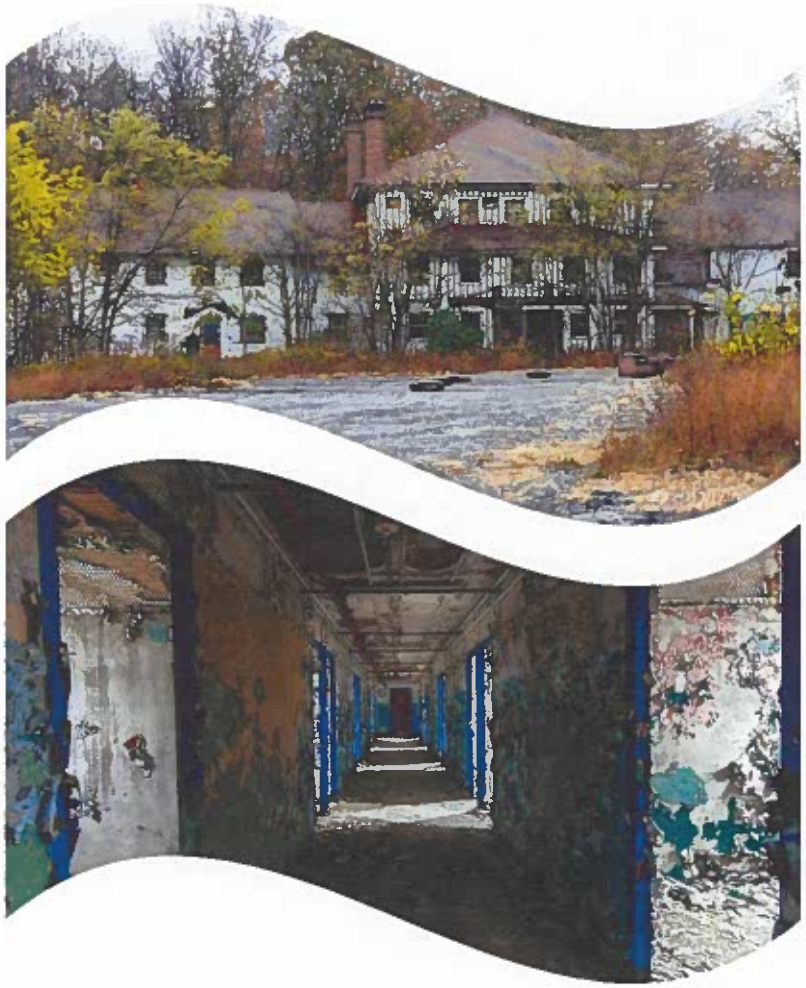
- Estimated over 450,000 Brownfield Sites in the U.S.
- Underutilized or abandoned properties due to real or perceived environmental contamination.
- Eyesores that can pose potential health and safety risks to residents and the environment.


Potential Brownfield Properties and Critical Infrastructure
Orange County NY
North
0 2 4
Miles
Orange County Fairgrounds
Consolidated Iron
US Steelways
Former Kolmer Labs
Former Diamond Candle
NEPERA
Legend
NYSDEC Remedial Program
NYS Rail Lines
BOA Designations

WHY ADDRESS BROWNFIELDS?

Cost of Inaction

- **Drain on Community** – Blight, crime.
- **Public Health Risks** – Contaminants and Structures pose threat to residents.
- **Wasted Potential** – Land with or near valuable infrastructure sits idle.



BROWNFIELDS MEAN OPPORTUNITY

Economic Growth and Job Creation

- **Focus of Government Activity** – Federal/NYS laws address funding and liability.
- **Opportunity** – Boosts local economies, revitalizes neighborhoods, improves quality of life, generates tax revenues.
- **Leveraged Investment** – Public investment is a catalyst, leveraging significant private investment.
    - EPA est. $16 in Private funds for every $1 EPA grants and 9 jobs created for every $100,000 in assessment/remediation.
    - NYS Brownfield Tax Credits generated $22.4B in site cleanup and 96,000 jobs since 1996.
    - Remediated sites increase nearby property values by 5-15%.
    - **Critical Funding** – Incentives address funding gaps.
- **Efficient Land Use** – Utilizes existing infrastructure.



EPA BROWNFIELD OVERVIEW

EPA Brownfield Assessment Program Activities

- **Site Selection**
- **Phase I/Phase II Environmental Site Assessments (ESAs)**
- **Cleanup and/or Reuse Planning**
- **Community Outreach**
- **Administrative Requirements**

Program Goal

- Identify/address sites that poses risk yet offer community benefit.
- Address environmental concerns so sites can realize their highest and best uses.
- Educate Public/Developers/Municipalities on Brownfield tools and incentives.
- Abandoned/Delinquent Site Acquisition Tools (Temporary Incidences of Ownership/19B).

ACTIONS TO DATE

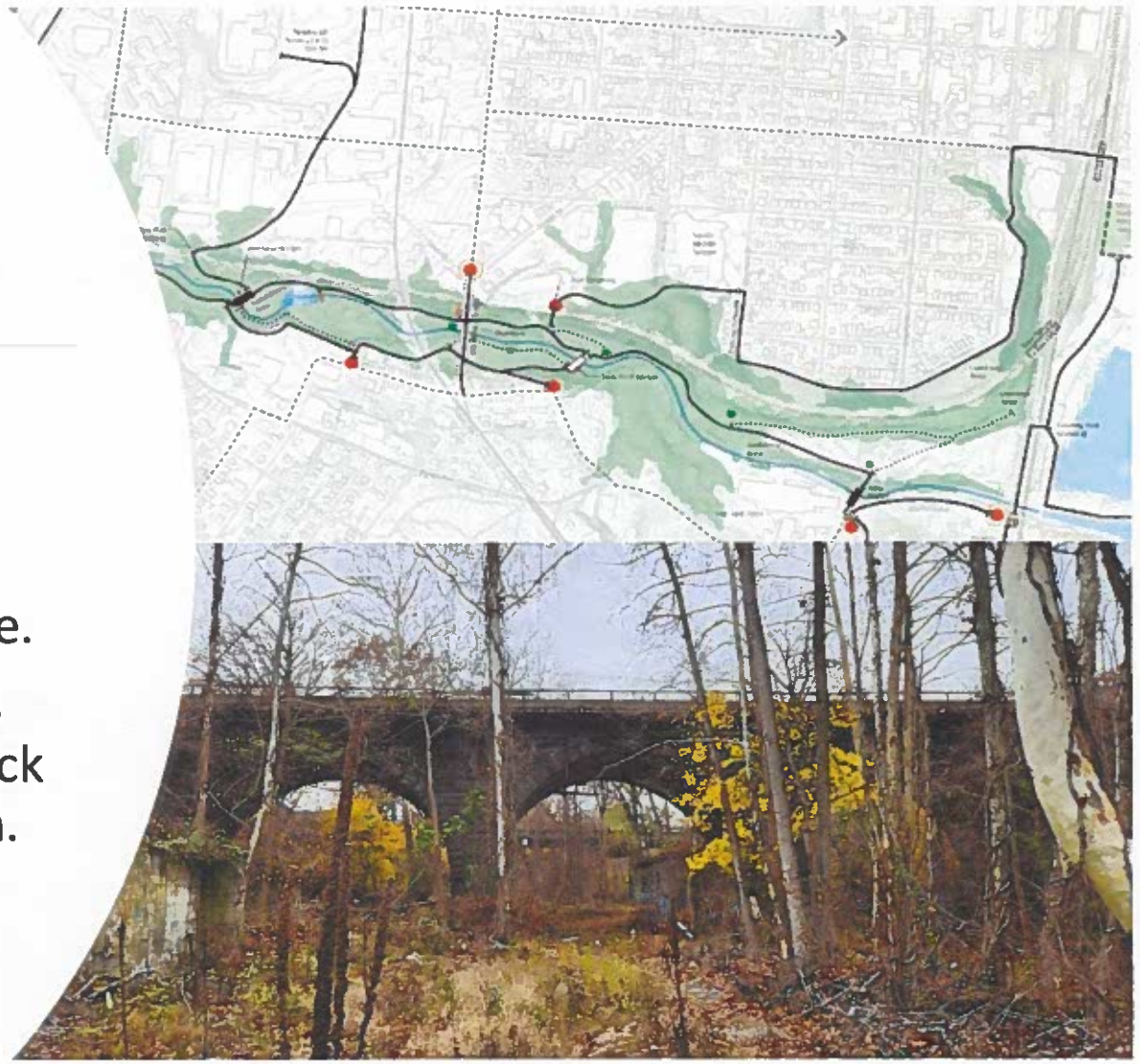
- **Identified 60+ Brownfields**
- **Prioritized Top Sites**
  - Consolidated Iron
  - Nepera
  - US Steelways
  - Galaxy
  - Former Kolmer Labs
  - Orange County Fairgrounds
  - Diamond Candle
  - Goshen Foundry
- **Conducted 5 Phase I's**
  - Kolmar, Galaxy, Nepera, OC Fairgrounds, US Steelways, Goshen Foundry (Pending)
- **Conducted 3 Phase II's:**
  - Kolmer, Diamond Candle Factory, OC Fairgrounds



Diamond Candle Factory

2 Columbus St., New Windsor

- County-owned, former paper/wool mill and candle manufacturer.
- Metals and SVOCs across site.
- Targeted for revitalization as park/parking lot for Quassaick Creek Greenway trail system.



U.S. Steelways

401 S. Water Street, Newburgh

- Privately held underutilized site along Hudson waterfront.
- Operated as shipyard, steel manufacturing and ship repair.
- Deep Water Port.
- Offering owner assistance to create site reuse vision.



Former Kolmar Labs

100-200 Skyline Drive, Port Jervis

- Privately owned 26-acre former cosmetic manufacturer.
- Asbestos materials in buildings and VOC in soils.
- Town, OCIDA working with owner to address environmental issues and ready revitalization.





Consolidated Iron

1 Washington St., Newburgh

- 8-acre owned by the City of Newburgh, currently used as an underdeveloped public park.
- Remediated by EPA as a Superfund site.
- Site has economic development opportunities with public access to waterfront.



Orange County Fairgrounds

Carpenter Avenue/Wisner Avenue, Wallkill

- 91-acre privately owned historically used as fairgrounds including auto racing.
- Remediation of site not required
- OCIDA working with owner to position for redevelopment.





Nepera

Route 17 Harriman, NY

- 29-acre privately owned site.
- Former chemical manufacturer.
- Offers excellent economic developer opportunity due to available infrastructure, size, location.





Thoughts!

....Questions
Any Additional Sites to Add to Inventory

