

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

Audit Committee Minutes
Wednesday, March 22, 2023

Due to the declaration of a public health emergency and the social distancing requirements imposed at the Federal, State and local level, this meeting was held in accordance with Executive Order 202.1 by video/telephone conference that was made available to the public.

Committee Members Present: Susan Walski, Marc Greene, James Rinaldi

Other Board Members Present: Dean Tamburri

Staff Present: Bill Fioravanti, Kelly Reilly, Dennis Brady, (A/V, via Zoom)

Others Present: Brian Poitras (Royal Wine/GFI), Mark Fellenzer, Matt Fellenzer, Leif Ronaldson, Will Duffy, Johnathan Gross (Legal Counsel, Royal Wine), Morris Helfgott (Royal Wine/GFI)

I. Call Meeting to Order

Committee Chair Walski called the meeting to order at 4:04 pm.

II. Pledge of Allegiance

III. Roll Call

Mr. Fioravanti acknowledged the Committee members present.

IV. Minutes

April 20, 2022, Audit Committee Meeting
March 9, 2023, Audit Committee Meeting

Minutes tabled until further review by new Committee members.

V. New Business

Goshen Developer JV, LLC & Royal Wine Corp. Exemption Requests – Fellenzer Engineering, LLP: Mr. Fioravanti reviewed how the OCIDA interprets, enforces, and monitors its local labor policy and noted that Fellenzer Engineering has done a great job so far at enforcing

the policy and locally sourcing materials and labor. Mr. Fellenzer reviewed the exemption request and the reason for it and stated that reason for the request was not the cost differential but the warranty issues, the ability of local steel erectors to erect a pre-engineered building of this size and under such a delicate timeline. Mr. Fellenzer assured the Board of his firm's diligence in monitoring this project and connecting them to local labor firms for any parts of the project that do not require specialty work because of the warranty. Committee Chair Walski opened the floor for discussion. Mr. Ronaldson confirmed that for food manufacturing, dust and bacteria are a specific concern and that the firm designated to erect the building must be a certified Butler builder. Acting Board Chair asked about the possibility of the installer using local labor and Mr. Fellenzer advised that it is a possibility that could be worked out with the developer and that he had made some calls regarding concrete installers. Board member Greene asked how much of local labor had been used thus far and if Royal Wine anticipated any future exemption requests. Mr. Ronaldson stated that they don't have numbers yet because steel and erecting have been an obstacle. He stated that if the project came back to the OCIDA with another request it would be because of a specialty for which local labor would not be an option. Mr. Greene also asked where the specialized contractor is from, and Mr. Ronaldson named Merit Builders, Inc. as the contractor and stated that they were from Maryland. He noted that they were the biggest and highest qualified erector team.

A MOTION TO APPROVE THE EXEMPTION REQUEST ON THE BASIS OF SPECIALTY AND WARRANTY WAS MADE BY COMMITTEE CHAIR WALSKI, SECONDED BY MR, GREENE, AND PASSED UNANIMOUSLY.

VI. Adjournment

A MOTION TO ADJOURN THE MEETING WAS MADE BY COMMITTEE CHAIR WALSKI, SECONDED BY MR. RINALDI, AND PASSED UNANIMOUSLY.

THE MEETING CLOSED AT 4:45 PM.