

Orange County Industrial Development Agency

4 Crotty Lane
New Windsor, NY 12553
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Governance Committee Minutes
Monday, May 16, 2022

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: Michael Torelli, Dean Tamburri, Vincent Odock (via Zoom), James Rinaldi

Committee Members Absent: Susan Walski

Staff Present: Bill Fioravanti, Dennis Brady

I. Call Meeting to Order

Mr. Fioravanti called the meeting to order at 5:31 pm.

II. Roll Call

Mr. Fioravanti acknowledged all Committee members present.

Mr. Fioravanti addressed the recent Board resignations and acknowledged that the Orange County Legislature would go through the appointment process for new members. He advised the Board that the Education and Economic Development meeting scheduled for today had been postponed to Friday, May 20 at 4:00 pm and discussed the OCIDA meeting calendar.

III. Review Proposals for Local Labor Monitoring RFP

Mr. Fioravanti discussed the re-procurement process and the transparency of the process for Local Labor Construction Monitoring, Bond Counsel, and Shovel Ready. The Local Labor Monitoring RFP produced five applicants including the OCIDA's current labor auditors, Loewke Brill. He explained the challenges of the OCIDA's current labor policy and will propose some changes to make it stringent. He noted that three of the five responses were from engineering companies whose prices were in line with what is charged for the services. Mr. Fioravanti explained his pricing comparison analysis of the companies and the Chairman requested a brief example of the fees associated with the labor auditing process for a project and what the OCIDA assumes during the project. Mr. Fioravanti discussed the fee structure of the OCIDA's current labor auditors and explained the escrow process.

There was discussion on the benefits of having an engineering firm perform the labor audits and Mr. Fioravanti will address the subject at the Education and Economic Development meeting on Friday (May 20th). The Board also discussed the local economic impact of using local labor and whether skilled labor from other counties is allowed. Mr. Fioravanti explained that there is a waiver that is typically submitted for specialty skilled labor from outside of the county and that the waivers can be reviewed by the audit committee.

The Chairman suggested that the top two responding agencies be presented to the full Board for approval with a 30-day clause to be included so that the Board can determine whether to use the firm depending on the scope of the project. The Chairman also noted that the Board should be cognizant of the possible conflicts that a local company might bring. The Board discussed the possibility of choosing a firm based on the project and Mr. Fioravanti confirmed that some IDA's use several firms. The Chairman stated that Delaware Engineering, Fellenzer Engineering, LAN Associates, and Loewke Brill are capable firms but would like to bring Fellenzer and LAN to the Board as they are local and supportive of Economic Development.

After a brief poll of the Committee, the Chairman made a motion to support going to the full Board with Fellenzer and LAN as top candidates for a final decision, it was seconded by Mr. Rinaldi, and passed unanimously.

IV. Discuss Location(s) for Board & Committee Meetings

Mr. Fioravanti explained why holding the Board and Finance Committee meetings at the New Windsor headquarters is helpful because of the building's more advanced technology and staff's easy access to files and information. The Chairman noted the bad history of the New Windsor location, and the fact that its lease will expire in February of 2024. He explained that bringing the meetings to the County offices will allow the OCIDA to be fully transparent, gain back the trust of the County, will welcome Legislators to join if they so choose, and that the County building is centrally located and easier for members to travel to. With Mr. Rinaldi in favor, the Chairman stated that he will leave it up to the Board to decide. Mr. Tamburri suggested meeting at both locations depending on the size of the meetings and Mr. Odock is in favor. Mr. Fioravanti, also in favor of the New Windsor location – or a less expensive office in Economic Development building across the street – stated that the technology in County building can be updated to accommodate the meetings. The topic was tabled for ongoing discussion at future Governance Committee meetings.

V. Adjournment

There being no further discussion, the meeting closed at 6:37 pm.