

Orange County Industrial Development Agency
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Board of Directors Meeting Minutes
Wednesday, June 15, 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.

Board Members Present: Michael Torelli, Dean Tamburri, Dr. Vincent Odock, James Rinaldi, Susan Walski

Staff Present: Bill Fioravanti, Kelly Reilly, Dennis Brady, Susan Katzoff, Esq., Russell Gaenzle (Harris Beach via Zoom)

Others Present: Connor Eckart (OC Partnership), Doug Sansted (CRH via Zoom)

West Warwick: Becky Koze (via Zoom), Dan Spitzer (via Zoom), Jim Tarpy (via Zoom)

Royal Wine: Steve Esposito, Jonathan Gross, Jacqueline Bart, Sheldon Ginsberg, Brian Poitras

I. Call Meeting to Order

The Chairman called the meeting to order at 5:39 p.m.

II. Roll Call

Mr. Fioravanti acknowledged all Board members were present.

III. Proof of Notice

Mr. Fioravanti acknowledged that notice of the meeting had been timely and properly provided.

IV. Minutes

Approval of minutes from the May 16, 2022, Governance Committee meeting. **A MOTION TO APPROVE THE MINUTES FROM THE MAY 16, 2022, GOVERNANCE COMMITTEE MEETING WAS MADE BY MR. TAMBURRI, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.**

Approval of minutes from the May 18, 2022, Board of Directors meeting. **A MOTION TO APPROVE THE MINUTES FROM THE MAY 18, 2022, BOARD OF DIRECTORS MEETING WAS MADE BY MRS. WALSKI, SECONDED BY CHAIRMAN TORELLI, AND PASSED UNANIMOUSLY.**

Approval of minutes from the June 7, 2022, Accelerator Committee meeting. **A MOTION TO APPROVE THE MINUTES FROM THE JUNE 7, 2022, ACCELERATOR COMMITTEE MEETING WAS MADE BY DR. ODOCK, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

V. Committee Meetings

Accelerator Committee Report

Mr. Fioravanti gave a synopsis of the June 7, 2022, Accelerator Committee meeting which included a request by Tierra Oliver for funding for clinical research. Mr. Fioravanti advised that after a discussion with Counsel, it was determined that funding this project would not be appropriate under the statute, but he has offered to assist Ms. Oliver with applying for funding elsewhere. Mr. Fioravanti also discussed the various Accelerator leases that are expiring and the IDA's decision to continue to support the Warwick Accelerator.

Finance Committee Report

Mr. Fioravanti gave an overview of the financial report, the new format for reporting, the job description for the Administrative Assistant's position that is posted on Indeed, and the CD investment options with local banks which will be discussed later during this meeting.

VI. New Business

Ms. Katzoff addressed the details of the West Warwick 1, West Warwick 2, and West Warwick 3 projects, the environmental impact determination, and the benefits they are seeking. After discussion of the revenue the West Warwick projects will generate for the community, school district, and the eventual removal of the battery storage plants, the Chairman entertained a motion to approve the SEQRA Resolutions.

A MOTION TO APPROVE THE SEQRA RESOLUTION FOR WEST WARWICK 1 WAS MADE BY MR. TAMBURRI, SECONDED BY DR. ODOCK, AND PASSED BY UNANIMOUS ROLL CALL.

A MOTION TO APPROVE THE FINAL RESOLUTION FOR WEST WARWICK 1 WAS MADE BY MR. TAMBURRI, SECONDED BY MR. RINALDI, AND PASSED WITH FOUR AYES AND ONE NAY BY MS. WALSKI.

A MOTION TO APPROVE THE SEQRA RESOLUTION FOR WEST WARWICK 2 WAS MADE BY DR. ODOCK, SECONDED BY CHAIRMAN TORELLI, AND PASSED BY UNANIMOUS ROLL CALL.

A MOTION TO APPROVE THE FINAL RESOLUTION FOR WEST WARWICK 2 WAS MADE BY MR. TAMBURRI, SECONDED BY MR. RINALDI, AND PASSED WITH FOUR AYES AND ONE NAY BY MS. WALSKI.

A MOTION TO APPROVE THE SEQRA RESOLUTION FOR WEST WARWICK 3 WAS MADE BY MR. TAMBURRI, SECONDED BY DR. ODOCK, AND PASSED BY UNANIMOUS ROLL CALL.

A MOTION TO APPROVE THE FINAL RESOLUTION FOR WEST WARWICK 3 WAS MADE BY MR. TAMBURRI, SECONDED BY DR. ODOCK, AND PASSED WITH FOUR AYES AND ONE NAY BY MS. WALSKI.

Royal Wine

Mr. Ginsberg gave a presentation of Royal Wine. Mr. Esposito reviewed the project, the site, the benefits they're seeking, and the potential job creation.

The Chairman reviewed the next steps as part of the Board's determination and after questions by the Board regarding location, salaries, and employees, **A MOTION TO MOVE FORWARD WITH THE INITIAL RESOLUTION AND SCHEDULE A PUBLIC HEARING WAS MADE BY MR. TAMBURRI, SECONDED BY DR. ODOCK, AND PASSED BY UNANIMOUS ROLL CALL.**

CRH Realty

Mr. Sansted of Crystal Run Healthcare has requested that the OCIDA Board ratify the prior Board's approval of an assignment of OCIDA benefits. Mr. Gaenzle provided some background on the initial resolution assignment and assumption because of a corporate reorganization and advised that the decision will not change the benefits or increase the amount of the PILOT. **A MOTION TO SUPPORT THE APPROVAL OF ASSIGNMENT AND ASSUMPTION FOR CRYSTAL RUN HEALTHCARE WAS MADE BY MS. WALSKI, SECONDED BY CHAIRMAN TORELLI, AND PASSED BY UNANIMOUS ROLL CALL.**

Accelerator Subleases

Three leases at the Warwick Accelerator are expiring, the renters want to renew the leases as well as rent other available spaces.

A MOTION TO VOTE ON RENEWING THREE LEASES AND ONE NEW LEASE IN THE WARWICK ACCELERATOR IN ONE VOTE WAS MADE BY MS. WALSKI, SECONDED BY CHAIRMAN TORELLI, AND PASSED BY UNANIMOUS ROLL CALL.

MOTION TO ACCEPT THE LEASES AND THE NEW LEASE AS PRESENTED BY COUNSEL WAS MADE BY MS. WALSKI, SECONDED BY MR. RINALDI, AND PASSED BY UNANIMOUS ROLL CALL.

Investment Options

The Chairman reviewed the financial institutions discussed at the Finance Committee.

A MOTION TO INVEST \$400,000 IN A CD AT GREATER HUDSON/CONNECT ONE BANK FOR 23 MONTHS AT NO LESS THAN 1.9% WAS MADE BY CHAIRMAN TORELLI, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.

A MOTION TO INVEST \$400,000 IN A CD AT EMPIRE STATE BANK FOR 36 MONTHS AT NO LESS THAN 1.98% WAS MADE BY MS. WALSKI, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.

A MOTION TO ADD FIRST FEDERAL SAVINGS OF MIDDLETOWN TO THE LIST OF LENDING INSTITUTIONS WAS MADE BY MR. TAMBURRI, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.

A MOTION TO INVEST \$400,000 IN A CD AT FIRST FEDERAL SAVINGS FOR 12 MONTHS AT NO LESS THAN 1.0% WAS MADE BY MR. TAMBURRI, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.

VII. Chairman's Report

The Chairman noted that he had not heard from the legislature on new potential Board members. He noted that the Committee meetings are working well which will provide a better gauge of the budget.

XI. CEO's Report

Mr. Fioravanti advised the Board that he continues to present at the various local events, attended the NYSEDC annual meeting, and provided an update on the search for a part-time Administrative Assistant.

VIII. Adjournment

There being no further business to discuss **THE MOTION TO ADJOURN THE MEETING WAS MADE BY MS. WALSKI, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY. THE MEETING CLOSED AT 7:45PM.**