

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

Accelerator Committee Minutes
Tuesday, June 7, 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: Dean Tamburri, Michael Torelli, Vincent Odock, Susan Walski

Staff Present: Bill Fioravanti, Dennis Brady

Guests Present: Tierra Oliver (Eczesoothe), Vasudeva Kamath (Asst. Professor Bio-Chemistry & Genetics, Touro College)

I. Call Meeting to Order

Mr. Tamburri called the meeting to order at 5:30 pm.

II. Eczesoothe Presentation

Ms. Oliver detailed her request for support from the OCIDA to conduct a clinical study. She gave some background on her own project, Eczesoothe. She discussed the lack of empirically rich data in Central Centrifugal Cicatricial Alopecia (CCCA) research and stated that she has been in talks with Mr. Kamath to broaden the way research is conducted in the Hudson Valley. Ms. Oliver discussed the need for funding to support the medical students who are working on the CCCA research and Mr. Kamath explained his interest in the project, the demographic it affects and the importance of this project in Orange County and to attract NIH grants to create job opportunities in Orange County. Ms. Tierra closed the presentation by explaining the order in which the study will be conducted and the various components of the study of CCCA.

After some discussion, it was determined that the topic will be brought to Counsel to determine if funding this type of project is allowed by the State statute.

III. Proposed Leases for Warwick Subtenants

Mr. Fioravanti stated that he met with the Warwick Town Supervisor who asked that the OCIDA continue to run the Warwick Accelerator. The OCIDA currently receives subtenant rents and is

recuperating CAMS charges. Ms. Walksi suggested that the security deposits be increased to match the current rent and that any additional security measures should be done so at the subtenants' expense.

A motion to support going to the full Board with the proposed lease renewals was made by Mr. Tamburri, seconded by Mr. Torelli, and passed unanimously.

IV. Updates on Newburgh and Middletown Accelerators

The OCIDA's Middletown lease will expire in November 2022 and a notice will be sent to all tenants in advance. Work to reduce costs in Middletown is ongoing.

Based upon the New York State Comptroller's report which said explicitly that any contracts and leases entered into after 2015, if there was a conflict of interest, are void. The OCIDA has not been paying rent in New Windsor or Newburgh and rents received by the OCIDA are being remitted to the landlords of both locations. The OCIDA is working with former tenants on returning or selling any remaining equipment to clear the spaces. New Windsor leases have all expired this month.

Mr. Fioravanti asked about authorizing reimbursement of the security deposits. Ms. Walski suggested tabling the security deposit reimbursements until the spaces are empty of any equipment and the OCIDA has been released of any liability by the landlords.

V. Review Updated Accelerator Revenues & Expenses Spreadsheet

Mr. Fioravanti reviewed the updated report and the list of remaining Accelerator tenants, their locations, rents, and other expenses. He discussed the extra space at the 4 Crotty headquarters. Work to secure a new location is ongoing.

VI. Adjournment

A motion to adjourn the meeting was made by Ms. Walski, seconded by Mr. Tamburri, and passed unanimously. The meeting closed at 6:45 pm.