

FINAL RESOLUTION
(OC Hospitality, LLC Project)

A regular meeting of the Orange County Industrial Development Agency held on August 16, 2023 at 5:30 p.m. (local time) at the Orange County Government Center Community Room, 255 Main Street, Goshen, New York.

The meeting was called to order by Acting Chair Tamburri and upon the roll being duly called, the following members were:

MEMBERS PRESENT: Dean Tamburri, James Rinaldi, Marc Greene, Dr. Vincent Odock, Susan Walski, Giovanni Palladino

THE FOLLOWING PERSONS WERE ALSO PRESENT: Bill Fioravanti, Susan Katzoff, Marty Borrás, Jose Rojas, Chet Patel (Zoom)

The following Resolution was offered by **S. Walski** and seconded by **Dr. Odock**:

RESOLUTION AUTHORIZING THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO: (I) UNDERTAKE, ACQUIRE, CONSTRUCT, EQUIP AND COMPLETE A PROJECT; (II) APPOINT THE COMPANY AS ITS AGENT TO UNDERTAKE THE PROJECT (AS MORE FULLY DESCRIBED BELOW); (III) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF EXEMPTIONS FROM STATE AND LOCAL SALES AND USE TAX AND MORTGAGE RECORDING TAX; AND (IV) EXECUTE AND DELIVER CERTAIN DOCUMENTS IN CONJUNCTION WITH THE PROJECT

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, as amended (hereinafter collectively called the "**Act**"), the **ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called the "**Agency**") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, OC Hospitality, LLC, for itself or on behalf of an entity to be formed (collectively, the "**Company**"), has submitted an application (the "**Application**") to the Agency requesting the Agency's assistance with respect to a certain project (the "**Project**") consisting of: (A)(i) the acquisition of a leasehold interest in approximately 4.6 acres of vacant land located at 21 Med Parc Road, Wallkill, New York (Tax Map No. 78-1-98.41) in Orange County (the "**County**") (the "**Land**") (ii) the construction of a four (4) story, 58,000 square foot, approximately 101 room hotel with a pool and related amenities as well as landscaping and associated surface parking lot (collectively, the "**Facility**"); (iii) the acquisition and installation in and on the Facility of furniture, fixtures and equipment (the "**Equipment**" and together with the Land and the Facility, the "**Project Facility**"); (B) the granting of certain financial assistance in the form of exemptions

from State and local sales and use tax and mortgage recording tax (the "**Financial Assistance**"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and (D) the acquisition of an interest in the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a leaseback agreement; 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 whether the "action" (as said quoted term is defined in SEQRA) to be taken by the Agency may have a "significant impact on the environment" (as said quoted term is utilized in SEQRA), and the agreement of the Agency to undertake the Project constitutes such an action; and

WHEREAS, the Company and/or its affiliate/subsidiary prepared and submitted a Full Environmental Assessment Form, dated March 5, 2019, revised September 12, 2022 (the "**EAF**") to the Town of Wallkill Planning Board to obtain approval for a project that is substantially similar to the Project being undertaken by the Agency; and

WHEREAS, the Town of Wallkill Planning Board determined that the project before it and described in the EAF constituted 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, on November 16, 2022, the Town of Wallkill Planning Board, 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**") and collectively with the EAF, the "**SEQRA Documents**") which SEQRA Documents are attached hereto as **Exhibit "A"**; and

WHEREAS, pursuant to General Municipal Law Section 859-a, on July 19, 2023, at 2:00 p.m. (local time), at the Town Board Meeting Room at the Wallkill Town Hall, 99 Tower Drive, Building A, Middletown, New York, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance being contemplated by the Agency (the "**Public Hearing**") whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views. Notice of the public hearing was published on July 6, 2023, in The Times Herald-Record, a newspaper of general circulation in Orange County, New York and given to the chief executive officers of the affected tax jurisdictions by letters dated July 6, 2023. A copy of the minutes of the Public Hearing along with the Notice of Public Hearing are attached hereto as **Exhibit "B"**; and

WHEREAS, attached hereto as **Exhibit "C"**, is correspondence from Steven Gross, Director of Economic Development for the Office of Economic Development for the County (the

"Economic Development Office"), outlining the need for additional hotel rooms in the County. The area is in need of additional hotel rooms for tourism. According to Mr. Gross, and as outlined in greater detail in each Exhibit "B" and "C", hotels are tremendously important sectors of the economy in the County and are integral to the continued growth of the tourism industry. Currently, the County's hotel occupancy nears 100% given the existing local attractions such as Legoland, Angry Orchards and sports tourism. The Economic Development Office undertook a conference center feasibility study in order to assess the ability of the County to attract large conferences to the region. The consultants advised that having sufficient infrastructure in the form of, among other things, a diverse range of accommodations in the form of hotel rooms, is critical to grow tourism in the County; and

WHEREAS, the Company projects the creation of 20 full-time equivalent jobs over five years and income projections, subject to tax, over that period ranging from \$1,200,000 annually to approximately 3,638,000; and

WHEREAS, the Company further advised that a similar facility located in Middletown, NY, with 95 hotel rooms, has generated over \$4,000,000 in sales and occupancy tax revenue for the County and local municipalities since opening in 2016; and

WHEREAS, the Agency has given due consideration to the Application and to representations by the Company that the provision of Financial Assistance: (i) will induce the Company to develop the Project Facility in Orange County (the "**County**"); (ii) will not result in the removal of a commercial, industrial or manufacturing plant or facility of the Company or any other proposed occupant of the Project Facility from one area of New York State (the "**State**") to another area of the State or in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project Facility located in the State, except as may be permitted by the Act; and to the extent occupants are relocating from one plant or facility to another, based upon the Company's application and representations, the Agency hereby finds that the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and (iii) the Project will serve the purposes of the Act by advancing job opportunities and the economic welfare of the people of the State and the County and improve their standard of living; and

WHEREAS, subject to compliance with the terms hereof and the execution and delivery of the Lease Documents (as defined hereinbelow) by the Company, the Agency will: (i) designate the Company as its agent for the purpose of acquiring, constructing, equipping and completing the Project pursuant to a project agreement (the "**Project Agreement**"); (ii) acquire a leasehold interest in the Project through the negotiation, execution and delivery of a lease agreement (the "**Lease Agreement**"), a leaseback agreement (the "**Leaseback Agreement**"), a bill of sale (the "**Bill of Sale**"), an environmental compliance and indemnification agreement (the "**Environmental Compliance and Indemnification Agreement**") and all other documents and certificates required by the Agency to confer the approved Financial Assistance, each of the foregoing with the Company (the "**Miscellaneous Documents**" and together with the Project Agreement, the Lease Agreement, the Leaseback Agreement, the Bill of Sale, the Environmental Compliance and Indemnification Agreement and the Tax Agreement, collectively, the "**Lease Documents**"); (iii)

secure the Company's borrowings with respect to the Project Facility by joining in one or more construction or permanent mortgages and assignment of leases and rents on the Project Facility in favor of the Company's lender(s); (iv) provide the Financial Assistance to the Company in the form of: (a) State and local sales and use tax exemption for purchases and rentals related to the acquisition, construction, equipping and completion of the Project; and (b) a mortgage recording tax exemption for financing related to the Project.

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

SECTION 1. The Company presented the Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Application, at the public hearing and in other correspondence and/or documents, if any, submitted by the Company to the Agency, and as set forth in the recitals above, which are incorporated herein by reference, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers and authority 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 to take the actions contemplated herein; and

(B) To adopt the SEQRA findings and Negative Declaration (dated November 16, 2022) of the Town of Wallkill Planning Board; and

(C) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, reconstructing, constructing, renovating, equipping and completing the Project and to grant the Financial Assistance and the Agency hereby authorizes same; and

(D) The action to be taken by the Agency will induce the Company to develop and operate the Project in the County, thereby increasing employment opportunities/remove blight/retain jobs in the County 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 commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of 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 the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(F) The Project Facility constitutes a "project" within the meaning of the Act; and based upon information provided by the Applicant and at the public hearing, the Project is a tourism destination.

SECTION 2. Based upon representations and warranties made by the Company in the Application, the Agency hereby authorizes and approves: (a) the Company, as its agent, to make purchases of goods and services relating to the Project, that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$7,700,000**, which result in New York State and local sales and use tax exemption benefits ("***Sales and Use Tax Exemption Benefits***") not to exceed **\$625,625**; and (b) exemption from mortgage recording taxes for one or more mortgages in the approximate amount of **\$82,500** in connection with the financing of the Project and any future financing, refinancing or permanent financing of the Project.

SECTION 3. The Chairman, Vice Chairman, Chief Executive Officer and/or the Chief Operating Officer of the Agency, acting individually, are each hereby authorized and directed, on behalf of the Agency, to negotiate, execute and deliver the Lease Documents, in form and substance similar to other such agreements and documents used by the Agency for similar transactions, with changes in terms and form as shall be consistent with this Resolution and as the Chairman, Vice Chairman, Chief Executive Officer and/or the Chief Operating Officer shall approve; provided, however, the Leaseback Agreement provides for rental payments inclusive of all costs incurred by the Agency arising out of or related to the Project and further provides for indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; along with any such additional certificates, instruments, documents or affidavits, to pay any such other fees, charges and expenses, to make such other changes, omissions, insertions, revisions, or amendments to the documents referred to herein, as approved by the Chairman, Vice Chairman, Chief Executive Officer, and to do and cause to be done any such other acts and things, as they determine, on advice of counsel to the Agency, may be necessary or desirable to consummate the transactions contemplated by this Resolution.

SECTION 4. Subject to the terms of this Resolution, the remittance by the Company of all fees and costs incurred by the Agency in connection with the Project, and the Company's execution, delivery and compliance of and with the Lease Documents within one year from the date hereof (unless otherwise authorized by the Agency), the Company is appointed as the true and lawful agent of the Agency and may utilize, and is hereby authorized to appoint, a Project operator, contractors, agents, subagents, subcontractors, contractors and subcontractors of such agents and subagents (collectively, "***Additional Agents***") in order to proceed with the reconstruction, renovation, restoration, preservation, equipping and completion of the Project, all with the same powers and the same validity as if the Agency were acting in its own behalf, provided the Company execute, deliver and comply with the Lease Documents. The Company shall provide, or cause its Additional Agents to provide, and the Agency shall maintain, records of the amount of State and local sales and use tax exemption benefits provided to the Project and the Company shall, and cause each Additional Agent, to make such records available to the State Commissioner of Taxation and Finance (the "***Commissioner***"). The Agency shall, within thirty (30) days of providing any State sales and use tax exemption benefits, report to the Commissioner the amount of such benefits for the Project, identifying the Project, along with any such other information and specificity as the Commissioner may prescribe. As a condition precedent to the Company or Project's receipt of, or benefit from, any State or local sales and use tax exemptions, the Company must acknowledge and agree to make, or cause its Additional Agents to make, all records and information regarding State and local sales and use tax exemption benefits realized by

the Project available to the Agency or its designee upon request. for purposes of exemption from New York State (the “**State**”) sales and use taxation as part of the Financial Assistance requested, “sales and use taxation” shall mean sales and compensating use taxes and fees imposed by article twenty-eight or twenty-eight-A of the New York State tax law but excluding such taxes imposed in a city by section eleven hundred seven or eleven hundred eight of such article twenty-eight.

SECTION 5. Pursuant to Section 875(3) of the New York General Municipal Law and/or the Agency's policies, which are all incorporated herein by reference, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any State and local Sales and Use Tax Exemption Benefits and/or any other Financial Assistance provided to the Company and/or the Project if there is a violation of the Act or the Agency's policies or in the event of a default under the Lease Documents by the Company. As a condition precedent of receiving Sales and Use Tax Exemption Benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any Sales and Use Tax Exemption Benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands; and with respect to all other Financial Assistance the Company shall agree to cooperate with the Agency in its efforts to recover or recapture any Financial Assistance in the event of a Default; and promptly pay over any such amounts to the Agency that the Agency demands.

SECTION 6. As a condition precedent to the Company or Project's receipt of, or benefit from, any State or local sales and use tax exemptions, the Company must acknowledge and agree to make, or cause its Additional Agents to make, all records and information regarding State and Use Tax Benefits realized by the Project available to the Agency or its designee upon request; including but not limited to, providing, or causing its Additional Agents to provide, records of the amount of State and local sales and use tax exemption benefits used to date, and the Company shall, and cause each Additional Agent, to make such records available to the State Commissioner of Taxation and Finance (the “**Commissioner**”) upon request and/or in accordance with the Lease Documents. The Agency shall, within thirty (30) days of providing any State sales and use tax exemption benefits, report to the Commissioner the amount of such benefits for the Project, identifying the Project, along with any such other information and specificity as the Commissioner may prescribe. For purposes of exemption from New York State (the “**State**”) sales and use taxation as part of the Financial Assistance requested, “sales and use taxation” shall mean sales and compensating use taxes and fees imposed by article twenty-eight or twenty-eight-A of the New York State tax law but excluding such taxes imposed in a city by section eleven hundred seven or eleven hundred eight of such article twenty-eight.

SECTION 7. The obligation of the Agency to consummate any transaction contemplated herein or hereby is subject to and conditioned upon the Company's execution and delivery of the Lease Documents, all other documents set forth herein and the payment by the Company of all administrative, legal and other fees of the Agency.

SECTION 8. No covenant, stipulation, obligation or agreement contained in this resolution or any document referred to herein 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. Neither the members nor officers of the Agency, nor any person executing any documents referred to above on behalf of the Agency, shall be liable thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

SECTION 9. Should the Agency's participation in the Project, or the appointments made in accordance herewith, be challenged by any party, in the courts or otherwise, the Company shall defend, indemnify and hold harmless the Agency and its members, officers and employees from any and all losses arising from any such challenge including, but not limited to, the fees and disbursement of the Agency's counsel. Should any court of competent jurisdiction determine that the Agency is not authorized under the Act to participate in the Project, this Resolution shall automatically become null, void and of no further force and effect, and the Agency shall have no liability to the Company hereunder or otherwise.

SECTION 10. Bousquet Holstein PLLC, as counsel to the Agency, is hereby authorized to work with the Company and others to prepare for submission to the Agency, all documents necessary to effect the grant of Financial Assistance and consummate the Lease Documents.

SECTION 11. The Secretary, the Chief Executive Officer and/or the Chief Operating Officer of the Agency are hereby authorized and may distribute copies of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

SECTION 12. The approvals provided for herein are contingent upon the Company's payment of all the Agency's fees and costs, including but not limited to attorney's fees.

SECTION 13. These Resolutions 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:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Dean Tamburri	✓			
Vincent Odock	✓			
Marc Greene	✓			
Giovanni Palladino	✓			
James Rinaldi	✓			
Susan Walski	✓			

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF ORANGE) ss:

I, the undersigned Chief Executive Officer of the Orange County Industrial Development Agency, **DO HEREBY CERTIFY:**

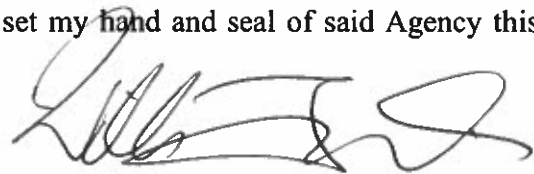
That I have compared the foregoing extract of the minutes of the meeting of the Orange County Industrial Development Agency (the "**Agency**") including the resolution contained therein, held on August 16, 2023, with the original thereof on file in the office of the Agency, and that the same is a true 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 16th day of August, 2023.



William Fioravanti, Chief Executive Officer

(S E A L)

EXHIBIT "A"

SEQRA Documents

Environmental Assessment Form - Part 3
Potential Impact Analysis

Med Parc Subdivision Lots 4 & 5		Town of Wallkill Planning Board		Project No: 18-48 Tax Lot: 78-1-98.4 & 98.5	
	Impact	Magnitude of Impact	Duration of Impact	Likelihood of Impact	Importance of Impact
1a	Impact on Land The proposed action may involve construction on land where depth to water table is less than 3 feet.	Moderate	Short Term	Probably will occur	Fairly important
		<p><i>The Project Site contains locations where the depth to water table is less than 3 feet. This depth is not pervasive through the Project Site and it ranges from 6 to 24 inches. In low-lying areas, groundwater is expected to be encountered at a depth of 6 to 24 inches. Due to the expected shallow groundwater, some groundwater dewatering during construction is anticipated, primarily in the deeper excavations and in the lower elevated portions of the Project Site.</i></p> <p><i>To mitigate the seasonal high groundwater that may be encountered during the grading of the Project Site, dewatering will be utilized in the cut slopes and foundation excavations. Water from these excavations will be directed into an appropriately sized erosion control structure (i.e. sediment trap or swale with check dams) capable of handling the water discharge. This will be done in accordance with all NYSDEC regulations.</i></p> <p><i>Related to aquifer protection, special care should be taken to select practices and incorporate design considerations that protect the groundwater quality. Furthermore, the Town previously provided correspondence that it had no interest in developing wells on the site.</i></p> <p><i>The Project Sponsor intends to pretreat stormwater runoff from all impervious surfaces before it enters any detention ponds or infiltration ponds. As a minimum, a two-foot separation between the detention pond bottom and groundwater shall be provided and all infiltration ponds shall be vertically separated by at least four feet from the seasonally high-water table as documented by on-site soil testing.</i></p> <p><i>Accordingly, this potential impact will not result in a significant adverse impact and no mitigation is required.</i></p>			
1b	Impact on Land Construction on Slopes <15%	Magnitude of Impact None to Small	Duration of Impact Irreversible	Likelihood of Impact Unlikely to occur	Importance of Impact Fairly important
		<p><i>8% of the Project Site contains slopes with grade more than 15%. Much of these soils will be disturbed during construction of the Project.</i></p> <p><i>To mitigate this potential impact, the Applicant has prepared a full Storm Water Pollution Prevention Plan (SWPPP) and Erosion & Sediment Control Plan in conformance with all New York State Department of Environmental</i></p>			

		<p><i>Conservation and Town of Wallkill requirements applicable at the time of application.</i></p> <p><i>Accordingly, this potential impact will not result in a significant adverse impact and no further mitigation is required.</i></p>			
3d	Impacts on Surface Water Construction Adjoining Water Body	Magnitude of Impact	Duration of Impact	Likelihood of Impact	Importance of Impact
		<i>Moderate</i>	<i>Short Term</i>	<i>Probably will occur</i>	<i>Very important</i>
		<p><i>A full Stormwater Pollution Prevention Plan ("SWPPP") is incorporated into the project, including full erosion and sediment control. These practices will be implemented to minimize erosion during construction. The SWPPP, along with detailed erosion and sediment control plans have been prepared in conformance with all New York State Department of Environmental Conservation and Town of Wallkill requirements.</i></p> <p><i>The Project will not disturb any additional wetland areas. Other developments within the overall plan previously disturbed ±0.49 acres of federal wetlands. An ACOE wetlands disturbance Nationwide Permit #39 [Commercial and Industrial Developments] permit has been obtained from the ACOE for the aforementioned disturbance area with a compensatory wetland mitigation area.</i></p> <p><i>Accordingly, this potential impact will not result in a significant adverse impact and no mitigation is required.</i></p>			
8	Impacts on Agricultural Resources	Magnitude of Impact	Duration of Impact	Likelihood of Impact	Importance of Impact
		<i>None to Small</i>	<i>Irreversible</i>	<i>Unlikely to occur</i>	<i>Not important</i>
		<p><i>The Project Site is located in NY State Agricultural District Orange County 002. However, the Project Site has been designated for an industrial/office/commercial park development and is no longer under the ownership of a farming operator. Therefore, the Project is not resulting in the loss of any lands that would otherwise be used for agricultural purposes, due to its ownership and future development plans.</i></p> <p><i>Accordingly, this potential impact will not result in a significant adverse impact and no mitigation is required.</i></p>			
13	Impacts on Transportation	Magnitude of Impact	Duration of Impact	Likelihood of Impact	Importance of Impact
		<i>Moderate</i>	<i>Long Term</i>	<i>Possibly will occur</i>	<i>Very important</i>
		<p><i>The traffic study that was prepared and accepted for the original commercial development was consulted in consideration of the impacts of the Project.</i></p>			

		<p><i>Comparing the proposed two hotels in place of the previous hotel, nursing home and restaurant reveals that the current Project will generate about 28 fewer trips in the AM peak hour, 13 fewer trips in the PM peak hour, and 62 more trips during the Saturday peak hour.</i></p> <p><i>Project 2024 Build traffic volumes on E. Main Street, crossing over I-84 were estimated to be 1,619 vph in the AM peak hour, 2,003 vph in the PM peak hour, and 1,593 in the Saturday peak hour. With an additional 62 trips generated by the project in the Saturday peak hour and distributed through the network (40% to/from the east on E. Main St – peak direction), an additional 25 trips is expected on E. Main Street to the east. This increases E. Main Street traffic to 1,618 vph, which is still about 19% less than the PM peak hour. Therefore, the traffic impacts and mitigation analyzed and accepted for the original commercial development during the PM peak hour – the worst case hour – remain valid.</i></p> <p><i>Accordingly, this potential impact will not result in a significant adverse impact and no mitigation is required.</i></p>			
14	Impacts on Energy	Magnitude of Impact	Duration of Impact	Likelihood of Impact	Importance of Impact
		Moderate	Long Term	Possibly will occur	Very important
		<p><i>New underground electric and gas services are proposed to service the Project by Orange and Rockland Utilities. Compared to the original concept plan review by the Planning Board for the Devitt Industrial Park, the Project itself will not create a major change in the use of either the quantity or type of energy. The quantity and type of energy used by the Project will be similar to other surrounding uses.</i></p>			
15	Impacts on Noise, Odor and Light	Magnitude of Impact	Duration of Impact	Likelihood of Impact	Importance of Impact
		Moderate	Long Term	Probably will occur	Very important
		<p><i>Currently, there is no noise, odor, or light generated on the Project Site, as the Site is uninhabited, abandon agricultural and wooded lands but for the hotel approved in 2017. Properties surrounding the Site, including the QuickChek gas station and Michaels Appliance Center, produce modest amounts of noise, odor, and light which affect portions of the Project Site adjacent to those locations. The gas station has several lighting fixtures to illuminate gas pumps and parking areas which results in fugitive light that is visible from the Project Site during nighttime hours. Noise from the gas station is minor and results mainly from traffic, however the gas station is open 24-hours a day and has the potential for noise generation during nighttime hours.</i></p> <p><i>Interstate Highway 84, adjacent to the Project Site's eastern border, East Main Street, adjacent to the Site's southern boundary, and Dunning Road, just to the west of the Site, all produce noise, odor, and light from travelling vehicles which are perceptible from the Project Site. There is an existing ±100-foot vegetated buffer that separates the Site from the Interstate Highway travel</i></p>			

lanes. There are also existing vegetation buffers between the Site and surrounding arterial roadways.

Similar to the SEQRA Negative Declaration for the original commercial park, related to the proposed distribution center, those same best management practice will be employed, including:

- Detailed lighting and landscaping plans for each phase of the Proposed Action will be designed that reduce the amount of fugitive light that leaves the Site in accordance with local regulations.
- Residential properties south and west of the Project Site, and commercial properties adjacent to the Project Site will experience some increased levels of noise and odor during the construction phase of the proposed Project. This will be temporary in nature. Noise impacts will be mitigated by controlling construction working hours and abiding by all applicable Town of Wallkill regulations regarding noise.
- Once constructed, odors generated on-site during the operation of the Proposed Action will be minimal. Trash and recycling enclosures will generally contain refuse odors and will be emptied on a regular basis. Food odors are typically not considered offensive and will quickly disperse. Therefore, no mitigation is proposed.
- Light propagation will be limited to nighttime hours during the operation of the Proposed Action, and a lighting plan consistent with neighboring properties will be incorporated into the Site's design and is consistent with local regulations.
- New, modern and energy-efficient LED lighting will be utilized throughout the Project Site. Exterior site lighting has been designed to be minimal while ensuring a safe and secure facility for patrons and employees. Where appropriate, lighting fixtures will be of a full cutoff type or provided with shields to reduce glare and light pollution. The fixture locations will be sited to minimize light trespass onto adjacent properties. These measures will be incorporated to minimize potential adverse impacts from site lighting of the new building and parking facilities.

Magnitude of Impact	Duration of Impact	Likelihood of Impact	Importance of Impact
Moderate (localized) Large (Severe)	Short-term	Unlikely to occur	Not Important
	Medium-term	Possibly will occur	Fairly Important
	Long-term	Probably will occur	Very Important
	Irreversible		

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Project Site: 599 East Main Street - Town of Walkkill, New York - Tax Parcels # 78-1-98.4 & 98.6

The Applicant applied to the Town of Walkkill Planning Board for site plan, special use permit, and subdivision approval for with respect to the Applicant proposal to construct two, 4-story hotels (one with 112 rooms and the other with 144 rooms) with related infrastructure and a lot line change as to the two parcels of land located at 599 East Main Street, in the Town of Walkkill, New York, which parcels are identified as Tax Parcels # 78-1-98.4 & 98.5. Based on the information submitted to the Town of Walkkill Planning Board, this action appears to be a Type 1 Action under SEQRA, and the Town of Walkkill Planning Board designated itself as the lead agency in the coordinated environmental review of the proposed action.

As detailed in the accompanying Addendum to EAF Part 2, the Environmental Assessment Form (EAF) Part 3, Reasons Supporting SEQRA Negative Declaration, the Planning Board carefully considered the criteria for determining significance as set forth in SEQRA regulations at 6 NYCRR § 617.7, and has thoroughly evaluated the Project's potential environmental impacts as identified in Full EAF Parts 2 and 3.

Based on the Planning Board's review of the plans, application and supporting materials submitted to the Board by the Applicant, the Environmental Assessment Form (Parts 1 & 2), technical review comments issued by the Planning Board's consultants, the Planning Board's familiarity with the site and surrounding areas, the mitigation measures identified on the site plan and detailed in the the accompanying Environmental Assessment Form (EAF) Part 3, Reasons Supporting SEQRA Negative Declaration, and after giving due consideration to the criteria for determining significance set forth in 6 NYCRR § 617.7 (c), the Planning Board determined (a) the Project described herein will not result in any significant adverse impact to the environment, (b) will comply with the applicable Zoning laws of the Town of Walkkill, and (c) there are no significant adverse environmental impacts and, therefore, this Negative Declaration is hereby issued.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information set forth on the detailed Site Plan, the accompanying Addendum to EAF Part 2, the Environmental Assessment Form (EAF) Part 3, and Reasons Supporting SEQRA Negative Declaration provided herewith

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Planning Board of the Town of Wallkill as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☒ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

Please refer to the accompanying Addendum to EAF Part 2, Environmental Assessment Form (EAF) Part 3 and the Reasons Supporting SEQRA Negative Declaration

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Medpart Hotels 2018-048

Name of Lead Agency: Planning Board - Town of Wallkill

Name of Responsible Officer in Lead Agency: Gary Lake

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency:

Date: 11/16/2022

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Rudy Charles

Address: 99 Tower Drive - Building A, Middletown NY 10841

Telephone Number: (845) 892-7814

E-mail: rcharles@townofwallkill.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

EXHIBIT "B"

Public Hearing Minutes & Notice of Public Hearing

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Orange County Industrial Development Agency (the "Agency") on July 19, 2023, at 2:00 p.m. local time, at the Town Board Meeting Room at the Wallkill Town Hall, 99 Tower Drive, Building A, Middletown, NY 10941, in connection with the following matter:

OC Hospitality, LLC, a New York limited liability company (the "Company"), has submitted an application (the "Application") to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (A)(i) the acquisition of a leasehold interest in approximately 4.6 acres of vacant land located at 21 Med Parc Road, Wallkill, New York (Tax Map No. 78-1-98.41) (the "Land") (ii) the construction of a four (4) story, 58,000 square foot, approximately 101 room hotel with a pool and related amenities as well as landscaping and associated surface parking lot (collectively, the "Facility"); (iii) the acquisition and installation in and on the Facility of furniture, fixtures and equipment (the "Equipment" and together with the Land and the Facility, the "Project Facility"); (B) the granting of certain financial assistance in the form of exemption from State and local sales and use tax (the "Financial Assistance"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and (D) the acquisition of an interest in the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a leaseback agreement.

The Company will be the initial owner or operator of the Project.

The Agency will at the above-stated time hear all persons with views with respect to the proposed Financial Assistance to the Company, the proposed owner/operator, the location of the Project Facility and the nature of the Project.

A copy of the application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, are available for public inspection during the business hours at the office of the Agency located at 4 Crotty Ln #100, New Windsor, NY 12553 or on its website at <https://www.ocnyida.com>.

Dated: June 29, 2023

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY



BOUSQUET HOLSTEIN PLLC

110 WEST FAYETTE STREET • ONE LINCOLN CENTER • SUITE 1000 • SYRACUSE, NEW YORK 13202 • PH: 315.422.1500 • FX: 315.422.3549

July 6, 2023

To: The Chief Executive Officers of Affected Tax Jurisdictions on the Attached Distribution List

Re: Orange County Industrial Development Agency (the "**Agency**")
OC Hospitality, LLC (the "**Company**")
OC Hospitality, LLC Project

Ladies and Gentlemen:

Enclosed herewith please find a Notice of Public Hearing in relation to a project (the "**Project**") consisting of: (A)(i) the acquisition of a leasehold interest in approximately 4.6 acres of vacant land located at 21 Med Parc Road, Wallkill, New York (Tax Map No. 78-1-98.41) (the "**Land**") (ii) the construction of a four (4) story, 58,000 square foot, approximately 101 room hotel with a pool and related amenities as well as landscaping and associated surface parking lot (collectively, the "**Facility**"); (iii) the acquisition and installation in and on the Facility of furniture, fixtures and equipment (the "**Equipment**" and together with the Land and the Facility, the "**Project Facility**"); (B) the granting of certain financial assistance in the form of exemption from State and local sales and use tax (the "**Financial Assistance**"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and (D) the acquisition of an interest in the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a leaseback agreement

General Municipal Law Section 859-a requires that notice of the Public Hearing be given to the chief executive officer of each affected tax jurisdiction in which the Project is located.

As stated in the notice, the public hearing is scheduled for **July 19, 2023 at 2:00 p.m.** at the Town Board Meeting Room at the Wallkill Town Hall, 99 Tower Drive, Building A, Middletown, New York 10941.

Very truly yours,

/s/ Susan R. Katzoff

Susan R. Katzoff

SRK/llm
Enclosure



July 6, 2023
Page 2

cc: William Fioravanti, Chief Executive Officer, Orange County Industrial Development Agency, *via email* (w/Enclosure)
Kelly Reilly, Project Manager, *via email* (w/Enclosure)



July 6, 2023
Page 3

Orange County	
Orange County Executive Orange County Government Center 255 Main Street Goshen, New York 10924 CERTIFIED MAIL RECEIPT # 7022 3330 0001 7941 1454	
Town of Wallkill	
Town of Wallkill Attn: Town Supervisor 99 Tower Drive, Building A Middletown, NY 10941 CERTIFIED MAIL RECEIPT # 7022 3330 0001 7941 1461	
Enlarged City School District of Middletown	
Enlarged City School District of Middletown Attn: Superintendent 223 Wisner Avenue Middletown, NY 10940 CERTIFIED MAIL RECEIPT # 7022 3330 0001 7941 1478	Enlarged City School District of Middletown Attn: President, Board of Education 223 Wisner Avenue Middletown, NY 10940 CERTIFIED MAIL RECEIPT # 7022 3330 0001 7941 1447

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Orange County Industrial Development Agency (the "Agency") on July 19, 2023, at 2:00 p.m. local time, at the Town Board Meeting Room at the Wallkill Town Hall, 99 Tower Drive, Building A, Middletown, NY 10941, in connection with the following matter:

OC Hospitality, LLC, a New York limited liability company (the "Company"), has submitted an application (the "Application") to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (A)(i) the acquisition of a leasehold interest in approximately 4.6 acres of vacant land located at 21 Med Parc Road, Wallkill, New York (Tax Map No. 78-1-98.41) (the "Land") (ii) the construction of a four (4) story, 58,000 square foot, approximately 101 room hotel with a pool and related amenities as well as landscaping and associated surface parking lot (collectively, the "Facility"); (iii) the acquisition and installation in and on the Facility of furniture, fixtures and equipment (the "Equipment" and together with the Land and the Facility, the "Project Facility"); (B) the granting of certain financial assistance in the form of exemption from State and local sales and use tax (the "Financial Assistance"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and (D) the acquisition of an interest in the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a leaseback agreement.

The Company will be the initial owner or operator of the Project.

The Agency will at the above-stated time hear all persons with views with respect to the proposed Financial Assistance to the Company, the proposed owner/operator, the location of the Project Facility and the nature of the Project.

A copy of the application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, are available for public inspection during the business hours at the office of the Agency located at 4 Crotty Ln #100, New Windsor, NY 12553 or on its website at <https://www.ocnyida.com>.

Dated: June 29, 2023

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

ORIGINAL

1 THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
2 STATE OF NEW YORK

-----x

3 In The Matter of

4 Re: OC HOSPITALITY, LLC

5 -----x

6 July 19, 2023
7 2:00 p.m.
8 Wallkill Town Hall
9 99 Tower Hill Drive
10 Middletown, NY

11 B E F O R E: WILLIAM FIORAVANTI
12 CEO OCNYIDA

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19
20
21
22 FRANCES ROTH
23 Court Stenographer
24 168 North Drury Lane
25 Newburgh, New York 12550
Telephone (845) 566-1641

1

2 A P P E A R A N C E S:

3

4 WILLIAM FIORAVANTI

CEO OCNYIDA

5 4 Crotty Lane

New Windsor, New York 12553

6

ALSO PRESENT: Kelly Reilly

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Project Manager

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OC HOSPITALITY, LLC

1 MR. FIORAVANTI: Good afternoon and welcome
2 to the public hearing for OC Hospitality, LLC.
3 This is the Orange County Industrial Development
4 Agency, today is Wednesday, July 19th, we're
5 starting this public hearing at 2:00 p.m. We're
6 going to ask first of all if we can all stand for
7 the Pledge of Allegiance please.

8 (Whereupon, the Pledge of Allegiance was
9 recited.)

10 MR. FIORAVANTI: Thank you. Just a quick
11 introduction, my name is Bill Fioravanti, I'm the
12 CEO of the Orange County Industrial Development
13 Agency, our project manager, Kelly Reilly, is
14 here as well, our stenographer, Fran Roth is here
15 also, our AV consultants, Acquisition Marketing,
16 they're also present. And we have two guests
17 that are here to speak in addition to our
18 applicant. Before we take any public comments,
19 I'm going to read the Notice of Public Hearing
20 relating to this project. Please bear with me as
21 I do, there's a lot of legalese in here. Notice
22 is hereby given that a public hearing pursuant to
23 Article 18-A of the New York General Municipal
24 Law, will be held by the Orange County Industrial
25 Development Agency, known as the Agency, on

OC HOSPITALITY, LLC

July 19 at 2:00 p.m. local time at the town board meeting room at the Wallkill Town Hall, 99 Tower Drive, Building A, Middletown, New York 10941 in connection with the following matter: OC Hospitality, LLC, a New York limited liability company, known as the Company, has submitted an application, the Application, to the Agency requesting the Agency's assistance with a certain project to be known as the Project, consisting of: (A) (i) the acquisition of a leasehold interest in approximately 4.6 acres of vacant land located at 21 Med Parc Road, Wallkill, New York, tax map number 78-1-98.41 known as the Land; (ii) the construction of a four story, 58,000 square foot approximately 101 room hotel with a pool and related amenities as well as landscaping and associated surface parking lot collectively known as the Facility; (iii) the acquisition and installation in and on the Facility of furniture, fixtures and equipment, known as the Equipment, and together with the Land and the Facility, the Project Facility; (B) the granting of certain financial assistance in the form of exemption from state and local sales and use tax, known as the Financial Assistance;

OC HOSPITALITY, LLC

(C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and (D) the acquisition of an interest in the Land and the Facility by the Agency pursuant to a lease agreement and acquisition of an interest in the Equipment pursuant to a Bill of Sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a leaseback agreement. The Company will be the initial owner or operator of the Project. The Agency will at the above-stated time hear all persons with views with respect to the proposed Financial Assistance to the Company, the proposed owner/operator, the location of the Project Facility and the nature of the Project. A copy of the application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project are available for public inspection during the business hours at the office of the Agency located at 4 Crotty Lane, Suite 100, New Windsor, New York 12553 or on its website at <https://www.ocnyida.com>. This notice is dated

OC HOSPITALITY, LLC

1 June 29, 2023. Okay, with that read we're going
2 to get to public comment but first comment will
3 be from our applicant representing OC
4 Hospitality, LLC we have Mr. Chet Patel and we
5 have Shailen Patel. Chet, you're going to be
6 doing a brief presentation?

7 MR. C. PATEL: Yeah, sure.

8 MR. FIORAVANTI: Okay, terrific, we have
9 another camera looking right here so you're good
10 right there, exactly.

11 MR. C. PATEL: Okay, so what we're proposing
12 to do is a 100 room approximately 58,000 square
13 foot Candlewood Suites Hotel creating about 20
14 permanent jobs, 60 to 80 construction jobs which
15 will generate approximately \$250,000 a year in
16 sales tax revenue and approximately \$300,000 per
17 year in occupancy tax revenue to the county and
18 also the Town of Wallkill. We have worked on
19 prior projects in the town and that project
20 actually has generated since it started over \$4
21 million in tax revenue sales tax.

22 MR. FIORAVANTI: Is that the hotel right
23 down at the foot of the hill?

24 MR. C. PATEL: Correct. And that's roughly
25 7 or \$800,000 per year that is generated ongoing

OC HOSPITALITY, LLC

1 as long as it stays open and business stays the
2 way it is. So this is another project that we're
3 looking at now.

4 MR. FIORAVANTI: Great, terrific. I think
5 that's all we need to know. All of the
6 information I will say to the public on this
7 project as mentioned in the public hearing notice
8 is located in a project file on the active
9 projects page of our website, so you can look at
10 the full application and contact the IDA with any
11 questions about that. Okay, thank you,
12 Mr. Patel. Any other public comment? Please,
13 yes, sir, please come to the podium, state your
14 name, your affiliation and please give us your
15 comment.

16 MR. GROSS: Good afternoon, I am Steve
17 Gross, Director of Development for Orange County.
18 Thanks for having me here today. So hotels and
19 hospitality are tremendously important sectors of
20 our economy in Orange County, they're growing
21 tremendously. And, you know, hotel rooms are
22 really a key component to that continued growth
23 of the hotel and tourism hospitality industry in
24 our county. You know, we're in the middle of
25 doing a conference center feasibility study and

OC HOSPITALITY, LLC

1 the need for additional hotel rooms has become
2 quite evident as a result of that study. People
3 are coming to Orange County not just for the
4 major destinations like Legoland, Woodbury
5 Commons and Angry Orchards but they're coming for
6 corporate events. So we're trying to really put
7 a little push into that realm and having
8 additional hotel rooms are a key component to
9 that. We have sports tourism doing tremendously
10 well in our county, the track and field
11 championships were recently held in the Town of
12 Wallkill, 78,000 people came to Wallkill for that
13 event and every hotel room in the area was filled
14 up. And, you know, all this activity benefits
15 local businesses, it benefits restaurants,
16 downtowns, local commerce when people come to our
17 communities and that's what having those hotel
18 rooms enables us to do. In addition as was
19 mentioned, hotel rooms do generate occupancy tax
20 in Orange County upwards of \$6 million right now
21 and our tax levies are continuing to grow as a
22 result of the economic expansion in our county
23 over the past ten years to the point that the
24 county executive recently announced a \$7.2
25 million tax levy reduction in Orange County which

OC HOSPITALITY, LLC

1 is a good thing, it shows that the investment is
2 really paying off and hopefully we keep the taxes
3 down for the local community. And lastly this
4 applicant, Mr. Patel, has had a tremendous track
5 record in our county of doing positive projects,
6 he's been successful, he's created hundreds of
7 jobs for local residents in our community. We
8 think this would be a good addition. So thank
9 you. I hope you take this under consideration.

10 MR. FIORAVANTI: Thank you for your
11 comments. Next?

12 MS. DANA: Hello, I'm Amanda Dana, I'm the
13 Director of Tourism and Film for Orange County
14 and I stand here in full support of Mr. Patel's
15 project, OC Hospitality. It is no shock to
16 people in this area that when we come to
17 Thursday, Friday, Saturday, Sunday we are pretty
18 much at 100 percent occupancy during our season.
19 So our season is growing, our season used to be
20 somewhere from let's say May to October, our
21 season now is from March to November, therefore,
22 we have an influx of tourism coming into this
23 county. And it's not just about tourism,
24 although this will be a big, big source for
25 tourism lodging but it's also about our film

OC HOSPITALITY, LLC

1 industry that's growing and our corporate retreat
2 industry and our events in general that are
3 growing internally and domestically. We
4 definitely need these rooms, these 101 rooms for
5 this particular project. Mr. Patel has a proven
6 track record of success in this county and I'm
7 here to support both the mortgage tax and the
8 sales and use tax exemptions for him. He will,
9 as he's proven before he will absolutely make
10 this a successful project. Thank you.

11 MR. FIORAVANTI: Thank you. I don't see
12 anyone else but I'll make a call for any other
13 public comment on this matter. Hearing none,
14 we're going to close this public hearing at 2:09
15 p.m. again on July 19th. Thank you all for
16 coming, we appreciate it. And again, one last
17 time, if anyone of the public wants to find
18 further information about this project, please go
19 to our website at www.ocnyida.com, go to the
20 active projects page, you'll see this project in
21 a folder under OC Hospitality, full application,
22 even a cost benefit analysis that was performed
23 by our Agency which by the way I will say shows a
24 return on the investment, the investment being
25 the incentives provided of two to one for the

OC HOSPITALITY, LLC

1 state but locally 14 to 1, so we will have an
2 influx of 14 times the value of the incentives
3 into our local economy. So that and other
4 information is available on the website and
5 contact us any time if you have questions.
6 Thanks so much for attending everyone, have a
7 great day.

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10 (Proceedings concluded at 2:09 P.M.)

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

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I, FRANCES ROTH, a Stenographic Reporter and Notary Public

5

of the State of New York, do hereby certify:

6

7

That the foregoing is an accurate record of the testimony,

8

as given, to the best of my knowledge and belief, the same

9

having been stenographically recorded by me and transcribed

10

under my supervision.

11

12

That I am not related to any of the parties involved in

13

this matter, and that I have no personal interest

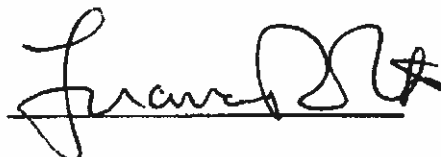
14

whatsoever in the outcome thereof.

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A handwritten signature in cursive script, appearing to read 'Frances Roth', written over a horizontal line.

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FRANCES ROTH

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\$250,000 [1] 6/15	again [2] 10/15 10/16	Candlewood [1] 6/13
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\$7.2 [1] 8/24	agreement [2] 5/7 5/11	certify [1] 12/5
\$800,000 [1] 6/25	all [7] 3/6 3/6 5/13 7/5 7/5	championships [1] 8/11
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1	-9/25-----x [2]	come [3] 7/13 8/16 9/16
100 [2] 5/23 6/12	although [1] 9/24	coming [4] 8/3 8/5 9/22
100 percent [1] 9/18	am [2] 7/16 12/12	10/16
101 [2] 4/15 10/4	Amanda [1] 9/12	comment [5] 6/2 6/2 7/12 7/15
10941 [1] 4/3	amenities [1] 4/16	10/13
12550 [1] 1/23	analysis [2] 5/20 10/22	comments [2] 3/18 9/11
12553 [2] 2/5 5/24	Angry [1] 8/5	commerce [1] 8/16
14 [2] 11/1 11/2	announced [1] 8/24	Commons [1] 8/5
1641 [1] 1/24	another [2] 6/9 7/2	communities [1] 8/17
168 [1] 1/23	any [6] 3/18 7/10 7/12 10/12	community [2] 9/3 9/7
18-A [1] 3/23	11/5 12/12	company [8] 4/6 4/6 5/1 5/9
19 [2] 1/6 4/1	anyone [2] 10/12 10/17	5/10 5/11 5/15 5/18
19th [2] 3/4 10/15	applicant [3] 3/18 6/3 9/4	completion [1] 5/4
2	application [5] 4/7 4/7 5/18	component [2] 7/22 8/8
20 [1] 6/13	7/10 10/21	concluded [1] 11/10
2023 [2] 1/6 6/1	appointment [1] 5/1	conference [1] 7/25
21 [1] 4/12	appreciate [1] 10/16	connection [2] 4/4 5/2
29 [1] 6/1	approximately [5] 4/11 4/15	consideration [1] 9/9
2:00 [1] 1/6	6/12 6/15 6/16	consisting [1] 4/9
2:00 p.m. [2] 3/5 4/1	are [9] 3/17 5/21 7/19 7/21	construction [3] 4/14 5/3
2:09 [2] 10/14 11/10	8/3 8/8 8/21 9/17 10/2	6/14
4	area [2] 8/13 9/16	consultants [1] 3/15
4.6 acres [1] 4/11	Article [1] 3/23	contact [2] 7/10 11/5
5	as [20]	continued [1] 7/22
566-1641 [1] 1/24	ask [1] 3/6	continuing [1] 8/21
58,000 [2] 4/15 6/12	assistance [4] 4/8 4/23 4/25	copy [1] 5/17
6	5/15	corporate [2] 8/6 10/1
60 [1] 6/14	associated [1] 4/17	Correct [1] 6/24
7	at [16]	cost [1] 10/22
78,000 [1] 8/12	attending [1] 11/6	costs [1] 5/20
78-1-98.41 [1] 4/13	AV [1] 3/15	county [18]
8	available [2] 5/21 11/4	Court [1] 1/22
80 [1] 6/14	B	created [1] 9/6
845 [1] 1/24	back [1] 5/10	creating [1] 6/13
9	be [8] 3/24 4/9 5/11 6/3 6/5	Crotty [2] 2/5 5/23
98.41 [1] 4/13	9/8 9/19 9/24	D
99 [2] 1/7 4/2	bear [1] 3/20	Dana [1] 9/12
A	become [1] 8/1	dated [1] 5/25
about [5] 6/13 7/11 9/23	been [2] 9/6 12/9	day [1] 11/7
9/25 10/18	before [2] 3/18 10/9	definitely [1] 10/4
above [1] 5/13	being [1] 10/24	designee [1] 5/2
above-stated [1] 5/13	belief [1] 12/8	destinations [1] 8/4
absolutely [1] 10/9	benefit [1] 10/22	DEVELOPMENT [5] 1/1 3/3 3/12
accurate [1] 12/7	benefits [3] 5/20 8/14 8/15	3/25 7/17
acquisition [6] 3/15 4/10	best [1] 12/8	Director [2] 7/17 9/13
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EXHIBIT "C"
CORRESPONDENCE



OFFICE OF ECONOMIC DEVELOPMENT

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Steven M. Neuhaus
County Executive

August 11, 2023

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

Dear Board Members:

Over the past decade, Orange County has experienced remarkable economic growth, especially in tourism and hospitality. Legoland NY, Woodbury Common, Angry Orchard, City Winery, local craft beverages and family recreational venues have given rise to an ever-growing tourism economy.

At the same time, our key geographic location in the northeast continues to make us a prime destination for large corporations to locate. Companies like Amazon, McKesson, Medline, Pratt Whitney and now Tesla are all operating and growing right here in Orange County, NY.

Having an adequate inventory of accommodation facilities plays a crucial role in fostering economic growth and enhancing the quality of life for both residents and visitors in Orange County. Presently, during our height of the tourism season in April through November, we are at, or near 100% capacity at all our overnight and destinations.

More hotels and lodging accommodations would allow our community to welcome a larger number of tourists, resulting in increased spending on local businesses, restaurants, and attractions. This, in turn, would lead to a boost in the local economy, job creation, and increased sales and hotel tax revenue.

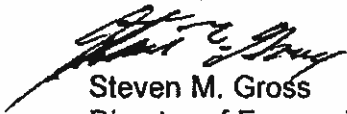
Additionally, Orange County has contracted with the firm of Johnson Consulting to conduct a Conference Center Feasibility Study. At present there are no large facilities in Orange County that can handle significant corporate events. One of the criteria being evaluated is the current inventory of hotel rooms. The consultants have told us that an adequate number of hotel rooms is critical to the success of such a venue. Hosting conferences and events of significance requires the necessary infrastructure to accommodate the influx of attendees. Without a doubt, additional hotels are essential to meet this demand and to make Orange County a more attractive destination for various events and gatherings. The study will be completed in the coming weeks, and we anticipate a positive outcome.

Furthermore, having a diverse range of accommodation options available would enhance the overall experience of visiting Orange County. From budget-friendly to luxury, offering a variety of lodging choices ensures that visitors can find accommodations that suit their preferences and budgets.

I am confident that the Orange County IDA shares the vision of making our county a premier destination for events, conferences, and tourism. By addressing the current shortage of hotels, we can capitalize on the potential for growth and prosperity in our community.

Thank you for your dedication to the betterment of Orange County. I appreciate your time and consideration of this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven M. Gross", is written over the printed name.

Steven M. Gross
Director of Economic Development