



**Board of Directors Meeting**  
**Middletown, NY and Zoom**  
**March 16, 2021 | 4 pm**

**Present:** Michael Gilfeather, Mary Beth Bianconi, Anthony Campagiorni, Dave Campbell, Melissa Cobuzzi, Susan Dean, Dan Depew, Todd Diorio, Andrew Fetherston, Brian Flynn, Bob Kaehler, Justin Rider, Bob Sanchez, Alan Seidman, Jimmy Smith, Mark Stellwag, Gary Tetz, Mike Turturro, Chuck Utschig, Mark Wienberg, Derrik Wynkoop

**Absent:** Chris Fiorillo, Al Muhlrud

**Staff Present:** Maureen Halahan, Megan Matthews

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The meeting was called to order at 4 pm. **Michael Gilfeather**

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**Approval of Minutes:** **Michael Gilfeather**

- The minutes of the February 2021 board meeting were presented and accepted on a motion made by Andrew Fetherston, seconded by Dave Campbell and unanimously carried.

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**Financials:** **Michael Turturro**

- Employer retention credit and second round of PPP was discussed.
- The financials were presented and approved on a motion made by Dave Campbell, seconded by Mark Stellwag, financials were unanimously carried.

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**President’s Report:** **Maureen Halahan**

- New and prospective investor lists were reviewed. There are five new investors to-date.
- Related to 17 Forward 86, NYS DOT Route 17 Scoping PEL study was completed. There is a public meeting on Thursday, March 18<sup>th</sup>.
- Met incoming President of Montefiore St. Luke’s Cornwall Hospital (Dan Maughan) as Joan Cusack-McGuirk is set to retire at the end of the year.
- Capelli Sports is engaging with Village of Florida officials to open the project up. We are connecting them with O&R.
- Resorts World has an RFP out and some of our investors are under consideration for the jobs.
- Danskammer Article 10 was approved and now their timeline begins. There will be a public hearing on March 31<sup>st</sup>.
- Discussions surrounding a possible moratorium in Town of Hamptonburgh. This would affect the Neelytown Road project along with PharmaCann and McNeilly Wood expansions.
- Meeting with Westchester based developers, Kieran Keveney and Kenny O’Connor, who are interested in sites in OC for SPEC building.
- Changes at the Orange County IDA were discussed.
- Jonathan Drapkin has formed the Job Connection Task Force (JCTF) to discuss workforce housing. Meetings are every other week.
- There has been a surplus of press and PR coverage of the Partnership including: Real Estate in Depth article, Mid-Hudson News, Governing Magazine, and participation in the HGAR Economic Development Roundtable.
- Event updates were provided on the first ABG meeting of 2021, upcoming Golf Outing and MVP Breakfast, and Annual Event.

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**Chairman’s Report** **Michael Gilfeather**

- Welcome Dan Depew to the Board. Reminder to bring names of potential board members to Chairman Gilfeather and/or Maureen.
- The meeting was ended with three board members (Bianconi, Campbell and Turturro) providing an update on what is happening in their company/industry.

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**Old/New Business:** **Michael Gilfeather**

- With no old or new business, a motion to adjourn was made by Dave Campbell, seconded by Mike Turturro and unanimously carried.

Respectfully submitted,

*MA Cobuzzi*  
Melissa Cobuzzi