



Board of Directors Meeting
Middletown, NY and Zoom
October 18, 2022 | 4 pm

Present: Michael Gilfeather, Mary Beth Bianconi, David Campbell, Melissa Cobuzzi, Susan Dean, Daniel Depew, Andrew Fetherston, Brian Flynn, Charles Gottlieb, Ryan Hawthorne, Robert Kaehler, Alexander Mathes, Michelle Rider, Alan Seidman, James Smith, Mark Stellwag, Gary Tetz, Michael Turturro, Chuck Utschig, Derrik Wynkoop

Absent: Todd Diorio, Mary Leahy, Daniel Maughan, Alfred Pilog, Robert Sanchez,

Staff Present: Maureen Halahan, Megan Matthews, Conor Eckert, Kaitlynn Lancellotti

The meeting was called to order at 4 pm.

Michael Gilfeather

Approval of Minutes:

Michael Gilfeather

- The minutes of the September 2022 board meeting were presented and accepted on a motion made by Mary Beth Bianconi, seconded by Michael Turturro and unanimously carried.

Financials:

Derrik Wynkoop

- The financials were presented and approved on a motion made by Robert Kaehler, seconded by Michelle Rider, financials were unanimously carried.

President's Report:

Maureen Halahan

- Report began with an investor update including number of new investors and how much they have paid to date.
- Working on the 2023 budget now. It will be ready for full board review in November.
- Crow Holdings are looking to purchase the OC Fairgrounds but the proposed moratorium will prevent that from happening. OCP is assisting them with an industrial site in Newburgh.
- Sansone Development is a national developer in contract for a site in Town of Newburgh. OCP attended a community meeting where they presented the concept to the residents who live near the property. Updates will be provided.
- Proposed moratorium in the Town of Wallkill for warehouses. Public hearing was on October 12th but a vote was not taken that evening.
- 35 Downtown Revitalization Applications were scored and submitted to ESD. DRI presentations will take place on October 18th and 19th with an announcement of the winner in late Fall.
- Dan Maughan teamed up with SUNY Orange, NFA and Legoland to provide transportation to students interested in working at Legoland over the summer. The program was a success and discussions continue to try securing a student bus route to local companies for work opportunities.
- 17Forward86 update included message from Governor Hochul regarding funding to add a 3rd lane added to Route 17.
- Investor Breakfast was a huge success with Phil Orlando as keynote. The team raised \$51,000 in sponsorship.
- Annual Event planning is underway and over \$50,000 in sponsorships has been committed. Invitation has been designed and the annual report will be completed next month. Currently working with The Barn on logistics for the evening.
- With Chairman Gilfeather's term coming to an end, there will be a vacancy in the Treasurer position on the board. The Executive Committee discussed possible candidates and put forth Susan Dean's name to fill the position. A vote was taken and approved on a motion made by Derrik Wynkoop, seconded by Michael Turturro, and unanimously carried. Susan will begin her term as Treasurer in January 2023.
- Conor Eckert and Kaitlynn Lancellotti provided a presentation on the SIP (Site Inventory Program) and next steps for marketing.

Chairman's Report:

Michael Gilfeather

- Chairman Gilfeather thanked Conor and Kaitlynn and suggested that they present to Senior level bank lenders and others in the industry.

Old/New Business:

Michael Gilfeather

- With no old or new business, a motion to adjourn was made by Robert Kaehler, seconded by Daniel Depew and unanimously carried.

Respectfully submitted,

Michael Turturro

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