



**Board of Directors Meeting**  
**Middletown, NY and Zoom**  
**June 21, 2022 | 4 pm**

**Present:** Mary Beth Bianconi, Melissa Cobuzzi, Susan Dean, Daniel Depew, Andrew Fetherston, Brian Flynn, Charles Gottlieb, Michelle Rider, Robert Sanchez, James Smith, Mark Stellwag, Michael Turturro, Derrik Wynkoop

**Absent:** David Campbell, Todd Diorio, Michael Gilfeather, Ryan Hawthorne, Robert Kaehler, Daniel Maughan, Alan Seidman, Gary Tetz, Chuck Utschig

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

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The meeting was called to order at 4 pm.

**Melissa Cobuzzi**

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**Approval of Minutes:**

**Melissa Cobuzzi**

- The minutes of the May 2022 board meeting were presented and accepted on a motion made by James Smith, seconded by Andrew Fetherston and unanimously carried.

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**Financials:**

**Derrik Wynkoop**

- The financials were presented and approved on a motion made by Charles Gottlieb, seconded by Robert Sanchez, financials were unanimously carried.
- Focused Wealth Management has been selected by the Executive Committee to manage the Partnership's investment fund.

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**President's Report:**

**Maureen Halahan**

- June investment invoices have been emailed with a personal note from the President & CEO. Staff continues to follow up on outstanding invoices due.
- Annual audit has been completed by Waschitz Pavloff. They will present to the full board in September.
- Site Inventory Program (SIP) was designed to allow the OCP team to meet with municipal leaders to better understand the product that is available. The program will begin with a meeting with the Town of Wallkill officials on June 22<sup>nd</sup>.
- Gateway Corridor meeting took place with OCP and elected officials to discuss shovel ready opportunities near Medline and the OC Airport.
- OCP connected Al Muhlrud and ESD to discuss offshore wind project and manufacturing of the components of windmills. There will be further updates as this project moves forward.
- Dino Park update: OCP met with Neil Gold, Steve Neuhaus, Steve Gross and Town of Montgomery officials to discuss county owned property in the Town of Montgomery.
- Preliminary lead: Plastic manufacturing client looking at property on Industrial Drive. Meetings continue with City of Middletown.
- Conor Eckert attended the NYSEDC Conference and received the Rising Star Award.
- PLAY Airlines ribbon cutting took place on June 9<sup>th</sup>. Stewart Airport Committee arranged a meet and greet with the CEO, Co-Founders and COO.
- Indigo Properties is a new developer working in S. Blooming Grove, Montgomery and Town of Crawford. OCP is assisting in identifying sites for them.
- Public Hearings that OCP attended included: Town of Wawayanda for RDM, Town of Cornwall for Treetop Developers, Town of New Windsor for Anthony's Pier 9.
- MVP Breakfast recap: raised over \$46,000 in sponsorships with 350 guests in attendance. All positive feedback.
- We will host a QPM and ABG meeting over the summer. Dates are to be determined.
- Reminder to all board members to review the attraction and expansion reports in each folder for more details.

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**Chairman's Report:**

**Melissa Cobuzzi**

- With Chairman Gilfeather absent from the meeting, Vice Chair, Melissa Cobuzzi gave a report. She discussed energy prices and provided insight on what the future could potentially look like with the closing of Indian Point.

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**Old/New Business:**

**Melissa Cobuzzi**

- With no old or new business, a motion to adjourn was made by Michael Turturro, seconded by Mark Stellwag and unanimously carried.

Respectfully submitted,

*Michael Turturro*  
Michael Turturro