



**Board of Directors Meeting  
Catania, Mahon & Rider, Newburgh, NY  
September 19, 2023 | 4pm  
MEETING MINUTES**

**Present:** Melissa Cobuzzi, Derrick Wynkoop, Dr. Susan Dean, Jimmy Smith, Andrew Fetherston, Brian Flynn, Ryan Hawthorne, Dan Maughan, Michelle Rider, Mark Stellwag, Sandy Mathes, Mike Turturro, Dan Depew, Alan Seidman, Bob Kaehler, Mary Beth Bianconi

**Absent:** Mike Gilfeather, Dr. Mary Leahy, Janette Espino, Chuch Utschig, Gary Tetz, Charles Gottlieb, Todd Diorio

**Staff Present:** Maureen Halahan, Conor Eckert, Cassie Garcia

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**Call to Order** **Melissa Cobuzzi**

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- The meeting was called to order at 4:04pm.

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**Review of Annual Audit** **Andrew Pavloff**

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- The annual audit was presented by Andy Pavloff, Waschitz Pavloff CPA, accepted on a motion by Alan Seidman, seconded by Mark Stellwag, and unanimously carried.

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**Approval of Minutes** **Mike Turturro**

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- The meeting minutes of the June 2023 board meeting were presented and accepted on a motion by Mike Turturro, seconded by Alan Seidman, and unanimously carried.

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**Financials** **Dr. Susan Dean**

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- The financials were presented and approved on a motion made by Mike Turturro, seconded by Alan Seidman, and unanimously carried.

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

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- Ulster Savings Bank CD has been locked in for 16-month Add-on at 4.77%.
- Investor updates were presented.
- Notification was given of the Event Coordinator and Administrative Assistant position filled by Rebecca Hulse.
- Notification was given that Cassie Garcia will be part of the Leadership Orange Class of 2024.
- Peckham gave a full presentation on July 19<sup>th</sup>.
- News articles of importance included the Times Union article on Senator Skoufis’ Investigative Report negatively representing economic development and the Partnership’s involvement and Tesla articles appeared in Business Facilities Magazine, The Times Union, Patch.com, Industrynews.com, Vision Times, Commercial Property Executive, Connect CRE, News 12 Westchester, Mid-Hudson News, The Chronicle, Rockland County Business Journal, Westfair Business Journal, Times Herald Record.
- Dan Depew gave a tour of Pharmacann on August 10<sup>th</sup>. Their 40,000SF of grow room is 10x the production in their greenhouse space. October 11<sup>th</sup> will be their ceremonial ribbon cutting. Production on other projects is halted due to New York State laws.
- Event updates included Summer QPM at Newburgh Brewery, Summer ABG at Otterkill where Melissa Cobuzzi moderated a panel discussion on clean energy, Fall QPM at Aspire Brewery and planning for the Investor Breakfast on Oct. 3rd.

- Award winners for the Annual Event were announced and include Matrix Development Group for Golden Shovel, Hank Gross for Spirit of Innovation and Jonah Mandelbaum for Quality of Life.
- Partnership newsletter launched September 19<sup>th</sup>.
- The Annual Report Theme is being designed.
- Project updates included: Ball, Yellow Freight, Nexans and a building confidentially for sale in Chester. Conor Eckert gave a full update on attraction, expansion and development projects.
- CFAs were submitted and graded in August and September.

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**Nominating Committee:**

**Mike Turturro**

- Mike Turturro reached out to Jonathan Schiller from Garnet Health to schedule a meeting to ask him to submit a resume for board consideration.
- Bob Kaehler will officially be leaving the board 12/2023. EC members agreed that Kurt Kaehler will be submitting his resume for board consideration beginning January 2024.

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**Chairman's Report:**

**Melissa Cobuzzi**

- Mike Gilfeather has taken a Leave of Absence through March 2024. He will return to the board in April 2024.
- Focused Wealth investment policy was discussed to change the policy to review January of each year. A motion to change the policy was made by Dan Depew, seconded by Mark Stellwag, and unanimously approved. Next review will be November 2023.

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**Old & New Business**

**Melissa Cobuzzi**

- With no old or new business, a motion to adjourn was made by Alan Seidman, seconded by Mark Stellwag, and unanimously carried. Meeting adjourned at 5:17pm.

Respectfully submitted,

Derrick Wynkoop



9/26/2023

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