



OCP Board Meeting
PKF O'Connor Davies, Newburgh, NY
April 16, 2024 4pm
MEETING MINUTES

PRESENT: Melissa Cobuzzi, Mike Turturro, Dr. Susan Dean, Brian Flynn, Janette Espino, Jonathan Schiller, Kurt Kaehler, Andrew Fetherston, Michelle Rider, Jimmy Smith, Dr. Mary Leahy, Mary Beth Bianconi

ABSENT: Alan Seidman, Dan Maughan, Mark Stellwag, Ryan Hawthorne, Sandy Mathes, Dan Depew, Todd Diorio, Charlie Gottlieb, Chuck Utschig

STAFF PRESENT: Maureen Halahan, Conon Eckert, Cassie Garcia

CALL TO ORDER

Melissa Cobuzzi

The meeting was called to order at 4:15pm.

FOCUSED WEALTH MANAGEMENT

Phil DeAngelo

A verbal presentation was given on the history of the building (11 Balmville).

EXECUTIVE SESSION

Melissa Cobuzzi

The meeting was entered into Executive Session to discuss a litigation matter with a motion made by Mike Turturro, seconded by Kurt Kaehler and unanimously carried. Executive Session concluded at 4:27pm.

APPROVAL OF MINUTES

Melissa Cobuzzi

The meeting minutes of the March 2024 board meeting were presented and accepted by Dr. Mary Leahy, seconded by Dan Maughan, and unanimously carried.

FINANCIAL REPORT

Mary Beth Bianconi

The financials were presented and approved on a motion made by Andrew Fetherston, seconded by Michelle Rider, and unanimously carried.

INVESTOR UPDATE

Maureen Halahan

An update was given on accounts receivables and new investor commitments.

PRESIDENT'S REPORT

Maureen Halahan

Recap of the ABO outcome was stated.

An update on Fast NY was given and included a conclusion of information learned at the Site Selectors Guild conference. Preparation for and presentation at Site Selectors Guild was presented to the Board referencing the marketing report included in the packets.

The marketing package prepared for the ESD International Offshore Wind Partnering Forum 2024 Conference was presented.

Details of a site tour and business luncheon meeting held on April 16, 2024 with a cable company was given.

Updates on all OCP events were given.

CHAIRMAN'S REPORT

Melissa Cobuzzi

Jonathan Schiller spoke about Garnet Health stating that Garnet covers Orange and Sullivan Counties including 12 locations and 3 urgent cares. Garnet employs a large workforce and promotes economic development, including the need for high quality health care to support attracting businesses coming into the region. The hospital staffing is 79% unionized and current salaries for nurses year one tip around \$101,000. There's momentum gathering around building a new facility in Sullivan County, perhaps in Liberty or Monticello, NY.

Dr. Mary Leahy spoke about the Bon Secours Charity Health System located in Rockland and Orange counties. The Bon Secours Community Hospital in Port Jervis completed a \$42 million renovation that included a grant from the state for \$24 million for upgrades and new equipment. St. Anthony Community Hospital in Warwick was named by Healthgrades as one of the top hospitals nationwide for high-quality care and prevention of serious safety events and outstanding patient experience.

The formation and agenda of The Coalition for Transformation and Innovation focuses on sustainability, improvement and growth.

OLD & NEW BUSINESS

Melissa Cobuzzi

With no old or new business, a motion to adjourn was made by Mike Turturro, seconded by Dr. Susan Dean, and unanimously carried.

ADOURN

Melissa Cobuzzi

Meeting adjourned at 5:00pm.

Respectfully submitted,

Dr. Susan Dean.

Dr. Susan Dean