



Board of Directors Meeting
Goshen NY and Zoom
June 15, 2021 | 4 pm

Present: Michael Gilfeather, Mary Beth Bianconi, Melissa Cobuzzi, Susan Dean, Dan Depew, Todd Diorio, Andrew Fetherston, Chris Fiorillo, Brian Flynn, Bob Kaehler, Bob Sanchez, Alan Seidman, Jimmy Smith, Mark Stellwag, Mike Turturro, Mark Wienberg, Derrik Wynkoop

Absent: Anthony Campagiorni, Dave Campbell, Al Muhlrud, Mark Stellwag, Gary Tetz

Staff Present: Maureen Halahan, Megan Matthews

The meeting was called to order at 4 pm.

Michael Gilfeather

Approval of Minutes:

Michael Gilfeather

- The minutes of the May 2021 board meeting were presented and accepted on a motion made by Melissa Cobuzzi, seconded by Mike Turturro and unanimously carried.

Financials:

Michael Turturro

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

President's Report:

Maureen Halahan

- Reminder this is the final board meeting before summer break. Meetings will resume in September.
- Review of new developers coming to the area and potential new investor meetings.
- Follow up on annual investor invoicing taking place now. 2nd round of invoices sent in early June.
- Site Selectors Guild – annual conference was in June. It is a high demand conference with a lot of participation from across the country.
- CFAs are being distributed by MHREDC soon. Grading for the projects will be in late summer. Awaiting official word if Downtown Revitalization will be taking place this year.
- Moratorium update was given on the Town of Montgomery and Hamptonburgh. There are several projects that will be affected by moratoria and it was discussed how OCP can help them.
- Notable project updates included Green Thumb Industries in Warwick, Pharmacann in Town of Hamptonburgh and Cardinal Health's expansion on Neelytown Rd.
- OCP has been asked to speak at several local events which will elevate our profile – Rand Realty and Quarterly update at the Education and Economic Development meeting.
- Golf outing for next year is already being planned at Wallkill, Stony Ford and Otterkill.
- MVP breakfast was a huge success with high attendance.
- Annual event will be taking place at Villa Venezia on December 7th. Marketing will be done over the summer and sponsorships will be promoted starting in September.

Chairman's Report

Michael Gilfeather

- Two board members (Brian Flynn, Todd Diorio) provided an update on their respective industries.
- Chairman Gilfeather reported that Justin Rider has officially stepped down from the Board of Directors. The May 2021 meeting was his last.
- Bob Kaehler began a discussion regarding Michael Gilfeather continuing his role of Chairman of the Board for an additional year. A motion to accept this extension was made by Mike Turturro, seconded by Jimmy Smith and unanimously carried

Old/New Business:

Michael Gilfeather

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

Respectfully submitted,

MA Cobuzzi
Melissa Cobuzzi