



**OCP Board Meeting
RBT CPAs, Newburgh, NY
March 19, 2024 4pm
MEETING MINUTES**

PRESENT: Melissa Cobuzzi, Mike Turturro, Andrew Fetherston, Mark Stellwag, Kurt Kaehler, Janette Espino, Sandy Mathes, Jonathan Schiller, Dr. Susan Dean, Ryan Hawthorne, Mary Beth Bianconi, Michelle Rider, Charles Gottlieb, Dan Depew, Jimmy Smith

ABSENT: Brian Flynn, Todd Diorio, Dr. Mary Leahy, Chuck Utschig, Alan Seidman, Dan Maughan

STAFF PRESENT: Maureen Halahan, Conor Eckert, Cassie Garcia

CALL TO ORDER

Melissa Cobuzzi

The meeting was called to order at 4:00pm.

APPROVAL OF MINUTES

Melissa Cobuzzi

The meeting minutes of the February 2024 board meeting were presented and accepted by Mike Turturro, and seconded by Kurt Kaehler, and unanimously carried.

FINANCIAL REPORT

Mary Beth Bianconi

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

INVESTOR UPDATE

Maureen Halahan

An update was given on accounts receivables and new investor commitments totaling \$77,250 year to date.

Information was shared that Dr. Susan Dean and Mary Beth Bianconi are signatories on the Partnership's bank accounts.

The board was advised that the Partnership switched merchant service providers and installed a remote deposit capture scanner in-house.

PRESIDENT'S REPORT

Maureen Halahan

Outreach/Education:

An update was given on business development meetings attended, including Curasi Realty pod cast, Howard Hannah|Rand Realty office meeting, Garnet meeting, establishing a relationship with Sky Harbour to increase activity at Stewart International Airport and a meeting with Supervisor George Serrano discussing Ball Corporation, the Department of Transportation and other opportunities.

OCP Events:

An update was given on 2024 OCP events which included Winter ABG results, Winter QPM details, Golf Outing sponsorship commitments, MVP Breakfast recognition and Investor Breakfast information.

Conferences:

Notification was given on conferences that will be attended in April including Site Selectors Guild and ESD International Offshore Wind Partnering forum. OCP is leaving strategy to pitch 17/84/86 corridor at Site Selectors Guild. Conor was sponsored by NYSERDA to attend the ESD International Offshore Wind Partnering forum.

Marketing:

Complete marketing report was included in packets.

Highlights included:

- Site Selectors Guild Marketing & Site Selection Magazine
- OCP E-Newsletter

Press releases included:

- ABG Advocates for Smart Development
- NY Forward Announcement
- FAST NY Announcement
- 17Forward86 Op-Ed

Information was shared about FAST NY.

BR&E/ATTRACTION REPORT**Conor Eckert**

Presentation was given on NYMA, Steelways and Roseton with a focus on potentially applying for FAST NY grant monies to get the sites shovel ready for advanced manufacturing.

Information was provided about Steelways and Roseton sites which will be pitched at the ESD International Offshore Wind Partnering forum in partnership with NYSERDA.

Detail was provided about attraction, expansion and retention. Highlights were given on 5 attraction projects totaling in excess of \$1B of investment with the potential to create more than 3,000 jobs.

Complete report was included in packets.

NOMINATING REPORT**Mike Turturro**

An update was given that Joel Crist from Crist Orchards and Matt Stoddard from Ironworkers Local 417 have been reached out to assess interest in joining the board.

An announcement was made that Mike Gilfeather will be re-joining the board in May 2024.

CHAIRMAN'S REPORT

Melissa Cobuzzi

Industry updates were given by Kurt Kaehler and Andrew Fetherston.

Kurt reported that electrical contracting has had a slower start this year than previous years. Perreca is starting to see that things will turn around in the 2nd half of the year. There are a lot projects on the horizon. Supply chain manufacturing however has not increased and continues to be challenging with lead times up to 2 years.

Andrew reported that Colliers International did not have an engineering branch and joined Colliers Engineering now known as Colliers Engineering & Design. Colliers employed 150 people in the 1980s to over 2,500 employees today. The firm is multi-disciplined; architecture, civil engineering, structural engineering, highways, etc. Concerns include the politic environment, general economic uncertainty, regulatory constraints and hiring qualified staff.

OLD & NEW BUSINESS

Melissa Cobuzzi

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

ADJOURN

Melissa Cobuzzi

Meeting adjourned at 5:00pm.

Respectfully submitted,



Dr. Susan Dean