



# Board of Directors Meeting

Goshen, NY

June 16, 2020 | 4 pm

**Present:** Michael Gilfeather, Mary Beth Bianconi, Anthony Campagiorni, Melissa Cobuzzi, Susan Dean, Todd Diorio, Andrew Fetherston, Brian Flynn, Bob Kaehler, Justin Rider, Bob Sanchez, Alan Seidman, Jimmy Smith, Mark Stellwag, Gary Tetz, Mike Turturro, Chuck Utschig, Mark Wienberg

**Absent:** Dave Campbell, Chris Fiorillo, Al Muhlrud, Derrik Wynkoop

**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 2020 board meeting were presented and accepted on a motion made by Bob Kaehler, seconded by Mark Wienberg and unanimously carried.

---

**Financials:**

**Michael Turturro**

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

---

**Chairman's Report:**

**Michael Gilfeather**

- Mike Gilfeather asked that all board members stay on the call to give a brief update on what is happening in their respective worlds.

---

**President's Report:**

**Maureen Halahan**

- The office has officially re-opened after the mandatory state closure. There is a NYS DOH Safety Plan in place for the office which includes wearing masks, social distancing, disinfecting and temperature checks. A detailed copy of the plan is on file in the office.
- The Investor Breakfast is the next large event being planned. We are not ready or able to host a large in person event yet so this will be a virtual event via Zoom webinar. Didi Caldwell has agreed to be our keynote. She is a member of the Site Selectors Guild and President of Global Location Strategies. Capacity Consulting has agreed to help with creating a video presentation to start the event and it will be unlike any virtual event that you have attended so far.
- The MVP event is schedule and reserved for West Hills Country Club on October 6<sup>th</sup>. Details will be ironed out as NY re-opens the hospitality industry and further clarification comes from the Bonuras.
- We are gathering information from Stagecoach Inn regarding having a cocktail reception in September for the board members and our major investors.
- We conducted a survey to gauge how our investors feel about attending in person events. A full copy of the results is in the Marketing Report.
- Though the OCP office has physically been closed for several weeks, we have been working remotely and fielding quite a few new leads that have come in. Details of new projects can be found in the Attraction and BR&E Packets.
- Project updates: Medline received their final approvals and they have begun construction. Land is being cleared of old buildings. Alston is the GC and they now have a location in Orange County.
- Medline is planning their ground breaking for the week of July 6<sup>th</sup>. They do not anticipate an in-person event, rather a press release with pictures of the site under construction.
- Construction on Legoland stopped for three months as a result of COVID shut down. Construction has resumed with more than 100 workers on site. The park will be complete in October 2020.
- Golden Triangle: Vision Real Estate Partners (from NJ) will be developing Golden Triangle in the Town of Wallkill.
- GFI Partners (a developer out of Boston) is working with the current owner of the Kikkerfrosch site to develop four buildings in the town of Wallkill off of Rykowski Lane.
- The Kikkerfrosch site will be closed on in July and the new owners will be developing a 500,000 square foot spec building.
- RFP for Camp LaGuardia is going to be coming out soon along with RFPs for other county owned properties.
- Westchester County Report – The business Council of Westchester's Economic Recovery task force released a list of recommendations and needs to assist in reopening. A copy is in each packet.

- Speaking engagements that were cancelled earlier in the year are being rescheduled. Those include a Wall Radio interview with Van Ritchie (on June 15<sup>th</sup>) and an update to Orange and Rockland (taking place on June 25<sup>th</sup>).

**Old/New Business:**

**Michael Gilfeather**

---

- Discussion followed with each Board member providing insight into their respective industries.
- With no old or new business, a motion to adjourn was made by Mark Wienberg, seconded by Derrick Wynkoop and unanimously carried.

Respectfully submitted,

Melissa Cobuzzi