



**Board of Directors Meeting
West Hills Country Club
Middletown, NY and Zoom
November 17, 2020 | 4 pm**

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

Absent: Robert Kaehler, Al Muhlrud, Jimmy Smith

Staff Present: Maureen Halahan, Megan Matthews

The meeting was called to order at 4 pm.

Michael Turturro

Financials:

Michael Turturro

- The 2021 budget was presented and approved on a motion made by Mike Turturro, seconded by Gary Tetz and unanimously carried.

Approval of Minutes:

Michael Turturro

- The minutes of the October 2020 board meeting were presented. The minutes were accepted on a motion made by Mary Beth Bianconi, seconded by Anthony Campagiorni and unanimously carried.

Chairman's Report:

Michael Gilfeather

- Chairman Gilfeather reminded all board members that engagement with our investors is crucial. We are considering ideas for outdoor events in 2021.

President's Report

Maureen Halahan

- An investor initiative update was given. The Partnership gained 19 new investors for 2020 to date.
- Emails have been sent to all outstanding investors to collect remaining investments due.
- A part time bookkeeper started in November to replace Alex.
- The Partnership hosted a dinner meeting October 27th. This was the first dinner meeting in a two-part series. About 40 attendees were there to hear a discussion regarding the Commercial Market Outlook. The second event in the series is tonight and the panelists from the electric services industry will discuss the future of power supply, efficiency and infrastructure in NYS.
- There is an in-person component of the Annual Event scheduled for Tuesday, December 1. Due to a rise in COVID cases, there was a discussion regarding the safety of hosting in-person event. The decision was made to cancel it and have the 2020 Annual Event be virtual only.
- The virtual Annual Event will be held on Wednesday, December 2nd on Zoom. The keynote is Alan Guarino, Chairman of Korn Ferry. He will give an update on the workforce in the Hudson Valley and where it is headed.
- Marketing for all events is completed. The Annual report is at the printer and will be mailed to all investors in December.
- Project Dragonfly is still a potential project for Orange County. We are working with the State Department of Labor to come up with a workforce analysis for the site selector.
- Project Micro is a new lead from ESD. They are looking to build a state-of-the-art manufacturing complex. They estimate this project will create 800 jobs and \$600 million in capital investment. There are more details on all projects in the board packets.
- There is a ribbon cutting ceremony for Tower Holdings in Montgomery for the Stewart Logistics building on November 18th. They have asked Maureen to speak at it.
- GFI is hosting a groundbreaking at their site (formerly known as Kikkerfrosch site in Goshen) on November 24th. They are constructing a 500,000 sq ft building on spec. There is an end user in sight.
- Town of Wallkill is considering a tourism project. The town supervisor, Frank DenDanto, will be hosting a site tour the first week in December.

Old/New Business:

Michael Gilfeather

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

Respectfully submitted,

MA Cobuzzi

Melissa Cobuzzi