

**EDUCATION AND ECONOMIC DEVELOPMENT COMMITTEE  
MINUTES**

**MONDAY, AUGUST 21, 2023  
4:00 P.M.**

PRESENT: Joseph J. Minuta, Chairman  
Thomas J. Faggione, **Kevidaryán Luján**,  
James O'Donnell, Genesis Ramos, Kathy A. Stegenga

ALSO

PRESENT: Katherine E. Bonelli, Chairwoman  
Michael D. Paduch, Minority Leader  
Barry J. Cheney, Legislator  
Betsy N. Abraham, Esq., Legislative Counsel  
Richard B. Golden, County Attorney  
Stephanie Midler, Assistant County Attorney  
Kerry Gallagher, Commissioner of Finance  
Amanda Dana, Tourism Director  
Bill Fioravanti, CEO, Orange County Industrial Development Agency  
Paul G. Martland, Vice President of Admin./Finance, Orange County  
Community College  
Corey Dawkins, Director of Campus Facilities/Services  
Deborah Slesinski, Budget Director  
Dina Sena, Budget Analyst

Chairman Minuta opened the committee meeting at 4:29 p.m. by asking everyone to stand for the Pledge of Allegiance. All committee members were present with the exception of Legislators Sassi and Ruszkiewicz who were absent.

Chairman Minuta changed the order of the agenda requesting Mr. Fioravanti to address the committee first.

Mr. Fioravanti provided a monthly update on the IDA. The monitor will be appointed by the Inspector General's Office, on or by August 1<sup>st</sup>, or shortly thereafter. The monitor will be able to remove items from the agendas, they will be able to overturn decisions made by the boards, and prevent them from deviating from their tax exemption policy. He has a letter from Chairwoman Bonelli and the Education and Economic Development Committee to invite the monitor to come meet the committee. Some big news is their Shovel Ready Initiative which will identify remaining developable sites throughout Orange County. There was at one time a long list to work off of inventory, but it is all gone, which is great. They are working with Delaware Engineering through the RFP process to help them find any remaining developable sites. Those results were presented at their July meeting. They would like to invest in some of the properties to have them become shovel ready. Some of the information is sensitive but if anyone would like to look at the information in more detail, please let him know. They are up to date on their reporting. They are expecting two applications for housing projects, one in Highland Falls and one in the Town of Wallkill.

Mr. Faggione moved the request to designate Orange County Tourism as the Tourism Promotion Agency of the County, a requirement to apply for and receive New York State matching funds for 2024, seconded by Ms. Stegenga.

Motion carried. All in favor.

Mr. Faggione moved to approve the request to cancel two approved Library HVAC capital projects and replace them with an expanded consolidated project. The expanded project will also address HVAC issues in the Shepard Center currently scheduled in two phases over the next two years. These changes will lower the total cost of these four projects from \$2,595,000 to \$1,553,982. The four projects are: Library cooling tower piping (\$350k) (2023), Library chiller replacement (\$420k) (2023), Shepard Center air handler replacement phase one (\$1.2M) (2024), and Shepard Center Air Handler replacement phase two (\$625k) (2025). The \$1,553,982 consolidated project has been quoted by, and will be managed by, the New York Power Authority, for a Spring 2024 estimated completion. NYS will pay 50%. Supplemental appropriation requested, seconded by Mr. Luján.

Mr. Martland stated that the request is unusual but the net result is the county saves \$1 million. At both campus locations they have several buildings that all have HVAC equipment which is old. For years, the college has been preparing to replace some of the units. During the summer there was a full energy audit at both campuses. Some recommendations were made regarding the HVAC equipment, mainly in the library, that they need to address. The units began to fail but they were able to be fixed, inevitably, the units failed again. There were issues in the Shepard Building with an air handler that would fail occasionally, so they had to spend quite a bit of money on two short-term projects for a temporary fix. There was an expensive portable chiller unit that was bought for the library. There was no air conditioning on the third floor of the Shepard Building and a large amount of money was spent getting portable air conditioners and wall units. He pointed out that these were only temporary replacements. The people who assisted the college with the energy audit suggested that they deal with the New York Power Authority (NYPA) on these issues. They met with NYPA who developed a plan to do four projects at once instead of doing them in three phases over three-years. The original plan was to have \$770,000.00 worth of projects that were ready to do now, but it only took care of the library cooling tower piping and the chiller replacement. The following year they would do Phase I of the air handler replacements in the Shepard Building for \$1.2 million for two handlers. The next year would be the third phase for the third air handler for \$625,000.00. The total cost for the three phases of the project is \$2,595,000.00. NYPA came up with a proposal to do all of it at the cost of \$1,553,982.00 and the work will be done during the winter so it would be ready by springtime. There were a few ways that allowed them to save money, one was because NYPA recommended that the library which does not require a cooling tower because it uses different technology so the \$350,000.00 in the budget would not be needed. Another factor was the three air handlers would be done at the same time instead of doing them in three phases. Lastly, they would not have to build in escalation costs because the projects are stretched out over time, so it makes sense. He mentioned that the total cost is \$1,553,092.00, over the cost of the three years, they are saving over \$1,041,018.00 which is a considerable savings, but it requires them to only have \$770,000.00 in the approved Capital Plan. They will need to come up with the remaining \$783,982.00. The overall request is to cancel the \$770,000.00 project that was approved and replace it with the new request for \$1,553,982.00. He met with the Deputy County

Executive and the Finance Department a few times to discuss this and we feel this is the best approach.

Mr. Faggione clarified the total savings and Mr. Martland responded that the total savings will be \$1,041,000.

Mr. Paduch asked if they investigated a heat pump instead of the cooler because maybe they can get the heat and the air conditioning at the same time.

Mr. Dawkins replied that they were using the recommendations that NYPA provided.

Mr. Cheney asked what role does NYPA play in this. Are they basically the general contractor, do they guarantee the costs.

Mr. Dawkins responded that this was an estimate but at 30% of the design they will be given the final hard costs.

Mr. Cheney asked about NYPA's track record and Mr. Dawkins responded that he reached out to the SUNY schools and they had good results.

Motion carried. All in favor.

On the motion of Ms. Ramos, seconded by Mr. Luján, the meeting adjourned at 5:07 p.m.