



83 Broadway, Newburgh, NY 12550
TEL: (845) 569-7369

Governance Committee Meeting

December 12, 2025, 9:45 a.m.

83 Broadway 2nd floor, Law Library, Newburgh, NY

The Governance Committee of the City of Newburgh Industrial Development Agency met on December 12, 2025, to conduct its annual review of agency policies. In attendance were Michael Nepl, Alexandra Church, Cherisse Vickers and counsel, Robert McLaughlin.

Counsel confirmed that, following review against Authority Budget Office (ABO) guidance, no substantive changes were required to existing policies, except for a newly formalized Records Retention and Disposition Policy, recommended for adoption to ensure compliance with best practices.

The Committee reviewed and recommended for re-adoption by the full Board for the 2026 calendar year the following: Mission Statement (with minor stylistic edits), Bylaws, Anti-Harassment Policy, Board Duties and Responsibilities, Code of Ethics, Conflict of Interest Policy, FOIL Policy, and Whistleblower Protection Policy. No issues were identified with these policies.

The Committee reviewed the agency's Fee Structure and Application, noting no immediate changes but discussed the potential future inclusion of a counsel retainer to provide clarity and predictability for applicants. No formal action was recommended at this time.


The Committee discussed the draft Uniform Tax Exemption Policy (UTEP), noting that it has undergone a public process. Counsel advised that the UTEP is ready for adoption, with a recommended effective date of January 1, 2026, and clarification regarding its application to projects currently in the pipeline.

Finally, the Committee reviewed the Local Labor Policy, focusing on clarifying the 85/15 local labor requirement as applying to the total project rather than individual subcontractors. The Committee supported retaining certified payroll and apprenticeship requirements, while agreeing to further review OSHA training standards and drug testing provisions. Minor clarifying edits were discussed, with additional review to continue into 2026.



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The meeting was adjourned following completion of agenda items.



Michael Nepl, Chair, Governance Committee