

# STATE OF NEW YORK

10157

## IN ASSEMBLY

February 12, 2026

Introduced by M. of A. JACOBSON, EACHUS, KAY -- read once and referred to the Committee on Local Governments

AN ACT to amend the general municipal law and the executive law, in relation to extending the term and authority of the independent monitor for the Orange county industrial development agency, and modifying the applicability of certain tax exemptions based on population; to amend part III of chapter 58 of the laws of 2023, amending the general municipal law and the executive law relating to directing the state inspector general to appoint an independent monitor for the Orange county industrial development agency, in relation to the effectiveness thereof; and providing for the repeal of certain provisions upon the expiration thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subdivision 5 of section 912 of the general municipal law,  
2 as added by section 1 of part III of chapter 58 of the laws of 2023, is  
3 renumbered subdivision 8.  
4 § 2. Section 912 of the general municipal law, as amended by section 1  
5 of part III of chapter 58 of the laws of 2023 and subdivision 8 as  
6 renumbered by section one of this act, is renumbered section 912-b and  
7 amended to read as follows:  
8 § 912-b. Orange county industrial development agency. 1. For the bene-  
9 fit of the county of Orange and the inhabitants thereof, an industrial  
10 development agency, to be known as the ORANGE COUNTY INDUSTRIAL DEVELOP-  
11 MENT AGENCY, is hereby established for the accomplishment of any or all  
12 of the purposes specified in title one of this article. It shall consti-  
13 tute a body corporate and politic, and be perpetual in duration. It  
14 shall have the powers and duties now or hereafter conferred by title one  
15 of this article upon industrial development agencies. It shall be organ-  
16 ized in a manner prescribed by and be subject to the provisions of title  
17 one of this article. Its members shall be appointed by the governing  
18 body of the county of Orange. The agency, its members, officers and  
19 employees and its operations and activities shall in all respects be  
20 governed by the provisions of title one of this article.

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [-] is old law to be omitted.

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1 2. For purposes of this section[~~7~~]:

2 (a) "financial assistance" shall mean any financial assistance offered  
3 by the Orange county industrial development agency for any project,  
4 including but not limited to, a payment in lieu of taxes agreement, an  
5 agreement to waive sales tax, or an agreement to waive mortgage record-  
6 ing taxes.

7 (b) "monitor" shall mean the independent monitor appointed by the  
8 state inspector general under paragraph (a) of subdivision three of this  
9 section.

10 3. (a) In accordance with the powers of the office of the state  
11 inspector general established by subdivision eight of section fifty-four  
12 of the executive law, the state inspector general shall appoint an inde-  
13 pendent monitor to carry out the provisions of this section including  
14 but not limited to providing guidance and technical assistance related  
15 to the policies, practices, programs and decisions of the Orange county  
16 industrial development agency, including but not limited to decisions,  
17 actions and policies related to contracts and financial assistance  
18 agreements. The state inspector general shall appoint such monitor with-  
19 in ninety days of the effective date of this subdivision or as soon  
20 thereafter as is practicable. After such appointment, the inspector  
21 general may only remove the monitor for violations of law. The inspec-  
22 tor general may extend the appointment of the monitor upon the expira-  
23 tion of such monitor's term and such extension shall not be subject to  
24 article eleven of the state finance law.

25 (b) The reasonable and necessary expenses incurred by the monitor  
26 while performing [~~his or her~~] their official duties shall be paid by the  
27 industrial development agency. Notwithstanding any other provision of  
28 law, while acting within the scope of [~~his or her~~] their authority, the  
29 monitor shall not be subject to any liability resulting from carrying  
30 out any of the powers expressly given in this section, and the monitor  
31 shall be entitled to defense and indemnification by the industrial  
32 development agency.

33 (c) The monitor shall be entitled to attend all meetings of the indus-  
34 trial development agency, including executive sessions; provided howev-  
35 er, such monitor shall not be considered for purposes of establishing a  
36 quorum of the board, provided further that the monitor may be excused  
37 from executive sessions when proposed, pending or current litigation  
38 involving the monitor or the office of the state inspector general are  
39 being discussed. The industrial development agency shall cooperate with  
40 any monitor with access, within forty-eight hours of such request from  
41 the monitor, to any necessary documents and records of the industrial  
42 development agency including but not limited to databases and planning  
43 documents, financial assistance agreements, and contracts consistent  
44 with all applicable state and federal statutes. The monitor shall  
45 provide a copy of such request for any document or record to the indus-  
46 trial development agency board.

47 (d) The board shall provide the monitor with copies of any meeting  
48 agendas and all resolutions and motions on such agenda for each board  
49 meeting no later than seventy-two hours prior to such board meeting. If  
50 a proposed resolution or motion is for the purpose of approving a  
51 contract or any financial assistance for a project, the board clerk  
52 shall provide the monitor with copies of the proposed contract or finan-  
53 cial assistance language at least seven days prior to such meeting.

54 (e) In the event the monitor is not provided with copies of proposed  
55 resolutions or motions seventy-two hours prior to a board meeting or in  
56 the case of a proposed motion or resolution for the purpose of approving

1 a contract or financial assistance, seven days prior to the next board  
2 meeting, the monitor may, at their discretion, remove an item including  
3 board resolutions or motions, from consideration by the board at such  
4 meeting. Upon failure of the board to provide proposed resolutions or  
5 motions as required by this section, the monitor shall provide notice of  
6 failure to the board. An item removed from consideration by the monitor  
7 may not be reconsidered by the board until the next board meeting.

8 (f) The monitor shall have the power to review any modification to the  
9 industrial development agency's uniform tax exemption policy required by  
10 section eight hundred seventy-four of this article, contract or finan-  
11 cial assistance proposed for consideration by the industrial development  
12 agency proposed by the board on or after the effective date of this  
13 subdivision; provided however, that all such proposed modifications to  
14 the industrial development agency's uniform tax exemption policy  
15 required by section eight hundred seventy-four of this article,  
16 contracts or agreements shall be provided by the industrial development  
17 agency board to the monitor at least seven days prior to adoption.

18 (i) At least seventy-two hours prior to adoption by the board, the  
19 monitor shall advise the board or employees of the industrial develop-  
20 ment agency, in writing, of the existence of violations of the indus-  
21 trial development agency's uniform tax exemption policy required by  
22 section eight hundred seventy-four of this article, actual or potential  
23 conflicts of interest, or violations of law arising from a proposed  
24 contract or financial assistance agreement that the industrial develop-  
25 ment agency shall consider before entering into any such contract or  
26 agreement.

27 (ii) The board shall document for its own records the existence and  
28 resolution of any actual or potential conflict of interest or other  
29 violation identified by the monitor.

30 (iii) No such contract or agreement may be approved or entered into by  
31 the industrial development agency unless such actual or potential  
32 conflict of interest or violation has been resolved to the satisfaction  
33 of the monitor.

34 (iv) At least seventy-two hours prior to adoption by the board, the  
35 monitor shall advise the board or employees, in writing, of their  
36 approval or disapproval of any proposed contract or agreement for finan-  
37 cial assistance. No such contract or agreement may be voted on by the  
38 board unless the monitor has advised the board or employees, in writing,  
39 of their approval.

40 (v) At least seventy-two hours prior to adoption by the board, the  
41 monitor shall advise the board or employees, in writing, of [~~its~~] their  
42 disapproval of any changes to the industrial development agency's  
43 uniform tax exemption policy; provided additionally, that within thirty  
44 days after their appointment, the monitor shall advise such board or  
45 employees, in writing, of [~~its~~] their disapproval of any changes to the  
46 industrial development agency's uniform tax exemption policy made by the  
47 board that were made on or after the effective date of this subdivision  
48 until such monitor's appointment. Any such change to the uniform tax  
49 exemption policy disapproved by the monitor shall not be effective, and  
50 [~~may~~] shall not be reconsidered by the board for at least ten days or  
51 until the next board meeting; provided, however, that any change to the  
52 uniform tax exemption policy that was made by the board on or after the  
53 effective date of this subdivision until such monitor's appointment that  
54 is disapproved by the monitor shall not affect the validity of any prior  
55 agreement entered into prior to the monitor's appointment.

1 [~~(v)~~] (vi) At least seventy-two hours prior to adoption by the board,  
2 the monitor shall advise the board or employees, in writing, of [~~its~~]  
3 their disapproval of any proposed contract or agreement with a project  
4 applying for financial assistance that would permit a deviation from the  
5 industrial development agency's uniform tax exemption policy required by  
6 section eight hundred seventy-four of this article. Any such proposed  
7 contract or financial assistance agreement that would permit a deviation  
8 from such policy shall not be effective, and may not be reconsidered by  
9 the board for at least ten days or until the next board meeting.

10 [~~(vi)~~] (vii) The monitor shall have seventy-two hours after any  
11 contract or financial assistance is approved to review such financial  
12 assistance or contract, and if a violation of policy related to the  
13 industrial development agency's uniform tax exemption policy required by  
14 section eight hundred seventy-four of this article, a conflict of inter-  
15 est, or a violation of law is identified during such time period, the  
16 monitor shall notify the industrial development agency in writing. Any  
17 such contract or financial assistance so identified by the monitor shall  
18 not be legally binding or effective, and may not be reconsidered by the  
19 board for at least ten days or until the next board meeting.

20 (g) The board, in consultation with the monitor, shall adopt a  
21 conflict of interest policy, or revise an existing conflict of interest  
22 policy, that complies with all existing applicable laws, rules and regu-  
23 lations, including article eighteen of this chapter. The conflict of  
24 interest policy shall include, but not be limited to:

25 (i) a definition of the circumstances that constitute a conflict of  
26 interest;

27 (ii) procedures for identifying, disclosing and resolving a conflict  
28 of interest to the board;

29 (iii) a requirement that the person with the conflict of interest not  
30 be present at or participate in board deliberations or votes on the  
31 matter giving rise to such conflict, provided that nothing in this para-  
32 graph shall prohibit the board from requesting that the person with the  
33 conflict of interest present information as background or answer ques-  
34 tions at a board meeting prior to the commencement of deliberations or  
35 voting thereto;

36 (iv) a prohibition against any attempt by the person with the conflict  
37 to influence improperly the deliberation or voting on the matter giving  
38 rise to such conflict;

39 (v) compliance with all applicable state laws and regulations; and

40 (vi) a requirement that the existence and resolution of the conflict  
41 be documented in the board's records, including in the minutes of any  
42 meeting at which the conflict was discussed or voted upon.

43 (h) The monitor may advise the board and any industrial development  
44 agency officers, employees or agents to undergo any training as deemed  
45 necessary.

46 4. The monitor shall undertake an enhanced review of the budget deci-  
47 sions and financial assistance agreements of the industrial development  
48 agency.

49 (a) The board shall annually submit the industrial development agen-  
50 cy's proposed budget for the next succeeding fiscal year to the monitor  
51 no later than forty-five days prior to its adoption. The monitor shall  
52 review the budget to ensure that it, to the greatest extent possible, is  
53 consistent with purposes and necessary activities of the Orange county  
54 industrial development agency, and that it does not substantially  
55 conflict with the long term economic interests of Orange county and its  
56 constituents.

1 (b) The board shall provide quarterly reports to the monitor and annu-  
2 al reports to the state inspector general on the operational status of  
3 the industrial development agency. In addition, the monitor shall  
4 provide semi-annual reports to the state inspector general, the gover-  
5 nor, the temporary president of the senate, and the speaker of the  
6 assembly on the fiscal and operational status of the industrial develop-  
7 ment agency. Such semi-annual report shall include a summary of all the  
8 contracts that the board entered into throughout the year. All reports  
9 shall be subject to review by the comptroller.

10 (c) The monitor shall advise the board in the development and revision  
11 of the industrial development agency's goals, implementation of its  
12 priorities and budgetary recommendations.

13 (d) The monitor may recommend, and the board may consider by vote of a  
14 resolution at the next scheduled meeting of the board, cost saving meas-  
15 ures including, but not limited to, shared service agreements.

16 (e) Upon receiving a recommendation, in writing, from the monitor, the  
17 board shall consider such recommendation and, within forty-five days of  
18 receiving such recommendation, hold a vote on accepting such recommenda-  
19 tion. Such recommendation shall only be rejected upon at least five  
20 members of the board voting to reject such recommendation. Such recom-  
21 mendations requiring such a vote shall include, but not be limited to,  
22 recommendations relating to contracts, budget decisions, and financial  
23 assistance agreements.

24 5. The monitor shall, at their discretion, direct the board to recoup  
25 financial assistance, in full or in part, where the recipient of finan-  
26 cial assistance failed to execute and complete the terms of a contract,  
27 agreement or understanding including, but not limited to, job creation  
28 goals and the development of promised facilities or operations.

29 6. The Orange county funding corporation, established by Orange county  
30 resolution number one hundred twenty-five of the year two thousand ten,  
31 shall also comply with the provisions of this section in the same manner  
32 as the Orange county industrial development agency. The monitor shall  
33 also have all the same powers and authority, as enumerated in this  
34 section in relation to the Orange county industrial development agency,  
35 in relation to such Orange county funding corporation.

36 7. Notwithstanding any other provision of law to the contrary, the  
37 monitor may commence an action in any court of competent jurisdiction  
38 against the agency where money is owed by the agency including, but not  
39 limited to, any payments required for the monitor's legal counsel.

40 8. Nothing in this section shall be construed to abrogate the duties  
41 and responsibilities of the board consistent with applicable state law  
42 and regulations.

43 § 3. Subdivision 8 of section 54 of the executive law, as added by  
44 section 2 of part III of chapter 58 of the laws of 2023, is amended to  
45 read as follows:

46 8. Appoint an independent monitor to provide guidance and technical  
47 assistance related to the policies, practices, programs and decisions of  
48 the Orange county industrial development agency, as authorized in subdivi-  
49 sions two, three, four [~~and~~], five, six, seven and eight of section  
50 nine hundred [~~twelve~~] twelve-b of the general municipal law.

51 § 4. Notwithstanding any other provision of law to the contrary, in a  
52 county with a population of at least 390,000 and no greater than 415,000  
53 according to the latest federal decennial census, any privately-owned  
54 project receiving benefits under section 485-b of the real property tax  
55 law or a payment in lieu of taxes agreement from an industrial develop-  
56 ment agency shall be subject to the payment of no less than prevailing

1 wages for all employees of any contractors and subcontractors utilized  
2 for such project, consistent with article 8 of the labor law; provided  
3 however, that any such privately-owned project which utilizes a project  
4 labor agreement and receives either an exemption pursuant to section  
5 485-b of the real property tax law or a payment in lieu of taxes agree-  
6 ment from an industrial development agency shall not be subject to arti-  
7 cle 8 of the labor law.

8 § 5. Section 3 of part III of chapter 58 of the laws of 2023, amending  
9 the general municipal law and the executive law relating to directing  
10 the state inspector general to appoint an independent monitor for the  
11 Orange county industrial development agency, is amended to read as  
12 follows:

13 § 3. This act shall take effect immediately; provided however, that  
14 subdivisions two, three, four and five of section 912 of the general  
15 municipal law, as added by section one of this act, and subdivision 8 of  
16 section 54 of the executive law, as added by section two of this act,  
17 shall expire and be deemed repealed [~~three~~ six years after such effec-  
18 tive date.

19 § 6. This act shall take effect immediately; provided, however, that  
20 the amendments to subdivisions 2, 3, 4 and 8 of section 912-b of the  
21 general municipal law made by section two of this act and the amendments  
22 to subdivision 8 of section 54 of the executive law made by section  
23 three of this act shall not affect the repeal of such subdivisions and  
24 shall be deemed to expire therewith; and provided further, however, that  
25 subdivisions 5, 6, and 7 of section 912-b of the general municipal law  
26 as added by section two of this act and section four of this act shall  
27 expire and be deemed repealed on the same date as subdivisions 2, 3, 4  
28 and 8 of section 912-b of the general municipal law and subdivision 8 of  
29 section 54 of the executive law.