

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING  
TUESDAY, AUGUST 18, 2020 – 9:15 A.M.  
CLARKSTOWN TOWN HALL, 10 MAPLE AVE., NEW CITY, NY 10956**

**Members Present:** Eric Dranoff, Howard Hellman, Tim Riley, Peggy Zugibe, Raj Amar

**Staff:** Steven Porath, Executive Director

**IDA Counsels:** Brian Quinn, Esq., Lino Sciarretta, Esq.

**Guests:** Andrew Maniglia, Admirals Cove, Holdings, LLC; Emily Dominguez, Deputy Mayor, Village of Haverstraw; Jack Goldenberg, Chartwell Pharmaceuticals; Yali Elkin, Chartwell Pharmaceuticals; Irene Coughlin, Triangle Squared Realty Hemlock LLC; Jeremy Schulman, Rockland County Office of Economic Development and Tourism.

Noting that sufficient advance public notice had been given and there being a quorum present, the regular meeting of the Rockland County Industrial Development Agency was called to order at 9:15 a.m. by Chair E. Dranoff.

**Roll Call:**

Present: Eric Dranoff, Howard Hellman, Timothy Riley, Peggy Zugibe, Raj Amar

---

**Action Items:**

- *Inducement Resolution: Admiral's Cove Holdings, LLC.*
- S. Porath introduced the project, which involves the applicant's request for sales tax and mortgage recording tax exemption on project financing, as well as a PILOT for the construction of a new rental housing project in the Village of Haverstraw. S. Porath noted that the project is eligible for consideration for IDA incentives since it is located within an economically-depressed area as per US Census Tract Data.
- Andrew Maniglia, representing the applicant, provided an overview of the project, which involves construction of 251 apartment units.
- T. Riley asked the Executive Director and IDA counsels if the State had provided details regarding its new labor law, as well as other questions regarding the status and other implementation matters of the new law and how it relates to the Agency's recent amendment of its labor policy.
- Following a brief discussion, a motion to go into Executive Session was proposed to discuss legal matters with IDA counsels. Motion passed 5-0.

**Executive Session**

**Regular Meeting Resumed**

**Actions Items Continued:**

- Discussion regarding the Admiral's Cove project resumed.

- *With no other discussion, a motion was made by R. Amar, seconded by H. Hellman, to induce the project. Motion passed, 3-1, with one member abstaining.*
- Emily Dominguez, Deputy Mayor of the Village of Haverstraw, thanked the board for its action.
- *Inducement Resolution: Chartwell Pharmaceuticals*
- S. Porath provided an overview of the project, which involves the applicant acquiring an existing building to expand its operations. The company is seeking a PILOT from the involved taxing entities.
- Jack Goldenberg, representing the applicant, discussed the company's operations and plans to expand its operation into the new facility, subject to a PILOT being provided.
- Members asked questions regarding the applicant's planned expansion plans.
- *With no other discussion, a motion was made by T. Riley, seconded by H. Hellman, to induce the project. Motion passed, 5-0.*
- *Inducement Resolution: Triangle Squared Realty Hemlock LLC*
- Board Member R. Amar stated that he is a business partner/owner of the applicant and recused himself as per State law and Agency requirements. IDA counsels provided an opinion letter confirming the recusal requirements as defined by New York State. Mr. Amar then left the room and took no part in the project discussion.
- S. Porath provided an overview of the project, which involves the applicant acquiring and renovating an existing building (that is currently owned by a non-profit organization and, as a result, is not subject to property tax). The applicant is seeking sales and mortgage recording tax exemption, as well as a PILOT.
- Irene Coughlin, representing the applicant, discussed the applicant's plans and operations. She explained that the company was currently leasing space in another part of Rockland County and the lease is expiring shortly. The company is considering relocating to New Jersey and other sites outside Rockland County. The company's plan is to purchase a facility (versus lease) and locate its operations, which involves the wholesale purchase and distribution of primarily phone and electronic accessories.
- Ms. Coughlin noted that the company's acquisition of the proposed site will create new property tax revenues for the involved town and school district, as well as the County, and will both retain existing and create new jobs.
- Members asked a variety of questions regarding the company's operations and expansion plans.
- *With no other discussion, a motion was made by T. Riley, seconded by H. Hellman, to induce the project. Motion passed, 4-0.*

### **New Business:**

- Jeremy Schulman, director of the County's office of economic development and tourism, presented a request for the Agency to consider establishing and/or participating in a loan and/or grant program to assist local small business impacted by the Covid-19 pandemic.
- Note: Earlier in the year, the State had authorized IDA's to operate loan/grant program if they chose to do so.
- Following a discussion of various program options, needs and administrative matters, the board requested that Mr. Schulman research the amount of assistance needed to potentially provide/underwrite the cost of PPE grant program for small businesses.
- The matter was then tabled for further future discussion.

**Old Business:**

- There was no old business.

**Treasurer's Report:**

- Members reviewed and approved the Financial Reports for the months February 2020 through July 2020.

Meeting was adjourned.