

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, AUGUST 26, 2021 – 9:10 A.M.
ZOOM VIDEO CONFERENCE MEETING
67 N. MAIN STREET, NEW CITY, NY 10956**

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

Staff: Steven Porath, Executive Director

IDA Counsels: Lino Sciarretta, Esq.; Brian Quinn, Esq.; Ron Grosser, Esq.; Dan Birmingham

Guests: Dr. Richard Peralta, Building Better Dreams; Jacob Reckess, Elliot Markowitz, Friendship Ventures; Mario Lugones, Oak Beverages.

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 9:10 a.m. by Chair E. Dranoff.

Roll Call:

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

Action Items:

- *Amending Resolution: Uneeda Enterprizes*
 - S. Porath introduced the matter, which involves the applicant's request for an increase in both sales tax and mortgage recording tax exemptions related to the previously authorized project. S. Porath noted that the applicant's request, in the form of a formal letter to the IDA, was entirely due to unanticipated increase in projects costs resulting from the Covid-19 pandemic. The board acknowledged that construction and material costs throughout the nation have risen due to Covid-related manufacturing shortages and other related causes.
 - *With no further discussion, a motion to approve the resolution was made by H. Hellman, seconded by R. Amar. All in favor. Motion passed, 5-0.*

- *Inducement Resolution: Building Better Dreams, LLC*
 - S. Porath provided an overview of the project, which involves the applicant's planned acquisition of an existing building in the Village of Haverstraw, and the planned expansion of the building to add two floors to house a full-service medical facility. The project is within an economically-distressed sector and is eligible for IDA incentives. The applicant is seeking sales and mortgage recording tax exemption, as well as a PILOT.
 - The applicant, Dr. Richard Peralta, provided an additional overview.
 - Member H. Hellman asked about the status of the project. Dr. Peralta noted that all the key departments and officials in the Village are aware of the project and the process of permits and approvals is moving forward.

- S. Porath noted that Village Mayor Michael Kohut contacted him directly and voiced his support for the project.
 - Member R. Amar asked if the site would be used for other purposes. Dr. Peralta said the site will be used exclusively for medical purposes.
 - Members asked several other questions regarding the facility, such as parking needs, project timeframes and other details.
 - *With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 5-0.*
- *Inducement Resolution: Friendship Ventures, LLC*
 - Prior to discussion, member H. Hellman announced that he is recusing himself from discussion and board consideration of this project due to a conflict of interest.
 - S. Porath introduced the matter, which involves the acquisition and subsequent replacement of an existing senior assisted living facility with a new, expanded facility. The applicant is seeking sales and mortgage recording tax exemption, as well as a PILOT.
 - Applicants Jacob Reckess and Elliot Markowitz, provided additional detail, including that the project – once completed – will increase the facility’s capacity from 44 to 79 resident beds. He noted that the increase provides a significant to the local community.
 - Members asked a number of clarifying questions.
 - *With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by P. Zugibe. All in favor. Motion Passed, 4-0.*
- *Inducement Resolution: Oak Beverages*
 - S. Porath provided an overview of the project, which involves the applicant’s relocation from an existing Rockland facility to a new facility. He noted that the relocation will result in an expansion of the company’s operations and prevent the applicant from moving outside the State.
 - M. Lugones, representing the applicant, discussed the urgency of the relocation and expansion of their operations. He noted that the company plans to create 20 new, full-time jobs within two years.
 - Counsels noted that the proposed inducement resolution will reflect the 20-job commitment and that the applicant will not seek a PILOT agreement.
 - *With no further discussion, a motion to approve the resolution was made by H. Hellman, seconded by R. Amar. All in favor, 5-0.*

New Business:

- It is noted that, as per Counsel L. Sciarretta’s opinion, REAC and IDA board meetings will start concurrently versus staggering the starts.

Old Business:

- There was no old business.

Treasurer’s Report:

- Members reviewed and approved the July 2021 Financial Report.

Minutes of the meeting were read and approved by members.

Meeting was adjourned.