

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
SPECIAL MEETING
TUESDAY, AUGUST 31, 2021 – 9:00 A.M.
ZOOM VIDEO CONFERENCE MEETING
67 N. MAIN STREET, NEW CITY, NY 10956**

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

Staff: Steven Porath, Executive Director

IDA Counsels: Ron Grosser, Esq.; Dan Birmingham, Esq.

Guests: Justin Puccio, DataBank Holdings LLC

Noting that sufficient advance public notice had been given and there being a quorum present, the special meeting of the Rockland County Industrial Development Agency was called to order at 9:00 a.m. by Chair E. Dranoff.

Roll Call:

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

Action Items:

- *Inducement Resolution: DataBank Holdings LLC*
 - S. Porath provided an overview of the project, which involves the applicant acquiring an existing, vacant building in Orangeburg, demolishing the building and constructing a new datacenter. The applicant is seeking sales tax exemption and a PILOT.
 - Justin Puccio, representing DataBank, provided additional detail regarding the \$250 million+ project. He described the applicant's current business operations and plans for the proposed site.
 - Chair Dranoff asked the applicant how many datacenters the company operates. The applicant answered: 58. The Chair asked how many involved receiving financial incentives. The applicant answered that incentives were requested whenever the company was building and expanding a datacenter.
 - Chair Dranoff asked the applicant to discuss what benefit the project will provide to the local community. The applicant provided an overview of the planned investment, projected revenues, employees and anticipated construction and trade jobs.
 - S. Porath provided a synopsis of the Agency's cost/benefit analysis, noting in part that the project will generate over 1000 temporary construction jobs and a positive cost benefit ratio of approximately 5:1.
 - Member T. Riley asked if the applicant had contracted with a local construction firm yet. The applicant replied that they had not, adding that the company has historically utilized local labor and that the company normally used full-time, third party tradesmen for ongoing project construction.

- Chair Dranoff noted that the company will be obligated to comply with the Agency's and State's job posting requirements.
- Member R. Amar asked if the company may hire national firms for construction, design and engineering, and who will – in turn – use local labor. The applicant concurred.
- Member P. Zugibe encouraged the company to use local labor and also noted that the property tax benefit to the community is significant.
- *With no further discussion, a motion to approve the resolution was made by P. Zugibe, seconded by R. Amar. All in favor. Motion passed, 4-0.*
- **Executive Session:**
 - S. Porath requested that the board enter into Executive Session to discuss a personnel matter. A motion was made by P. Zugibe, seconded by R. Amar, and approved unanimously. The meeting entered into Executive Session at 9:58 am.
 - Executive Session ended at 10:07 am

Open meeting resumed.

Minutes of the meeting were read and approved by members.

Meeting was adjourned.