

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING  
THURSDAY, DECEMBER 17, 2020 – 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 Counsel:** Brian Quinn, Esq.; Lino Sciarretta, Esq.; R. Grosser, Esq.; Dan Birmingham, Esq.

**Guests:** Navin Advani, ADH Healthcare Products; Jorge Valdivia, Brian Henry, NY Produce; Anthony Montalbano, John Finnegan, Richard Sarajian, MC&F

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

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**Action Items:**

- *Inducement/Authorizing Resolution: ADH Healthcare*
- S. Porath introduced the project, which involves the applicant's request for mortgage recording tax exemption on financing regarding an expansion of the company's manufacturing operation. S. Porath noted that the project is eligible for consideration for IDA incentives because it is an expansion project.
- The applicant provided an overview of the company's operations and expansion plans.
- Members asked questions regarding the company's operations, timeframe for construction and completion, as well as investment detail.
- *With no other discussion, a motion was made by H. Hellman, seconded by R. Amar, to induce and authorize the project. Motion passed, 5-0.*
  
- *Inducement/Authorizing Resolution: New York Produce*
- S. Porath introduced the project, which involves the company leasing and significantly renovating an existing Rockland facility. The company intends to establish a wholesale food distribution operation. The project will create 65 new employees in the County. The applicant is seeking sales tax exemption on the capital investment to renovate the facility. The project is considered an attraction project.
- Members asked various questions regarding the applicant's operation.
- *With no other discussion, a motion was made by P. Zugibe, seconded by R. Amar, to induce and authorize the project. Motion passed, 5-0.*

- *Authorizing Resolution: Highbury Concrete*
- S. Porath provided an update of the project, which involves the applicant's acquisition of property in West Haverstraw and construction of a 50,000+ square foot facility to house the company's warehouse, assembly, office and training operations. He noted that a public hearing was held on 12/16/20 and there was no public comment.
- *With no other discussion, a motion was made by T. Riley, seconded by H. Hellman, to approve the resolution. Motion passed, 4-0, with member P. Zugibe recusing herself due to a conflict of interest.*
  
- *Amending Resolution: Northern Manor Multi-care*
- S. Porath introduced the resolution, which involves an amendment to the existing IDA agreements involving terminating conditions.
- Counsel R. Grosser explained that the resolution allows the existing PILOT to continue rather than automatically terminate upon bond closure.
- *With no other discussion, a motion was made by T. Riley, seconded by R. Amar, to approve the resolution. Motion passed, 4-0, with Chair Dranoff recusing himself due to a conflict of interest.*

**New Business:**

- Counsels Anthony Montalbano, John Finnegan and Richard Sarajian, members of the law firm Montalbano, Condon & Frank, P.C. made a presentation requesting that the IDA utilize the firm as counsel on future projects.

**Executive Session:**

- A motion was made by P. Zugibe, seconded by H. Hellman, to enter into Executive Session to discuss legal matters. All in favor. Motion passed, 5-0.

**BACK IN OPEN SESSION AT 9:47 AM**

**Old Business:**

- There was no old business.

**Executive Session:**

- A motion was made by P. Zugibe, seconded by H. Hellman, to enter executive session to discuss a personnel matter. All in favor. Motion passed, 5-0.

**BACK IN OPEN SESSION AT 10:07 AM**

**Treasurer's Report:**

- Members reviewed and approved the Financial Report for November 2020.

Minutes of the meeting were read and approved by members.

Meeting was adjourned.