

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, FEBRUARY 18, 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 Counsel: Brian Quinn, Esq.; Lino Sciarretta, Esq.

Guest: Akiva Goldberger, Ford Medical Supplies

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:

- *Inducement Resolution: Ford Medical Supplies*
- S. Porath introduced the project, which involves the applicant's request for sales tax and mortgage recording tax exemption on financing, as well as a PILOT, in regard to a new acquisition and significant renovation of an existing facility at 33 Corporate Drive, Orangeburg, NY. S. Porath noted that the project is eligible for consideration for IDA incentives because it is an attraction 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.
- Member T. Riley noted that the company had acquired the facility prior to seeking IDA incentives and asked why incentives are necessary. Mr. Goldberger responded that incentives are necessary for the company to go forward with the significant renovation and expansion of the site. If incentives were not provided, the company would significantly reduce the investment at the site, reducing new jobs to be created and economic impact.
- *With no other discussion, a motion was made by H. Hellman, seconded by T. Riley, to induce the project. Motion passed, 5-0.*

- *Amended Inducement Resolution: Chartwell Pharmaceuticals*
- S. Porath introduced the amending resolution, which amends the inducement to include both the acquisition of 150 Wells Avenue and the company's existing site at 77 Brenner Drive. The company is seeking to acquire the new site to accommodate a major business expansion and to significantly renovate and expand its existing facility. The resolution amends both the

sales tax exemption amount requested, as well as to include both sites for PILOT consideration.

- Members asked various questions regarding the applicant's project status and discussions with the taxing entities re: a PILOT.
- *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.*

New Business:

- There was no new business.

Old Business:

- There was no old business.

Treasurer's Report:

- Members reviewed and approved the December 2020 and January 2021 Financial Report.
- Members directed the Executive Director to acquire a business credit card for use for Agency expenses that typically require a credit card.

Minutes of the meeting were read and approved by members.

Meeting was adjourned.