

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
SPECIAL MEETING
THURSDAY, FEBRUARY 13, 2020 – 8:10 A.M.
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: Brian Quinn, Esq., Lino Sciarretta, Esq., Ron Grosser, Esq., Dan Birmingham, Esq.

Guests: Village of Haverstraw Mayor Michael Kohut; County Executive Ed Day (via call-in/speakerphone)

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 8:10 a.m. by Chair E. Dranoff.

Roll Call:

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

Action Items:

- *Authorizing Resolution: GenOn Bowline Power Project.*
- S. Porath introduced the project, which involves the applicant's request for mortgage recording tax exemption on project financing. Porath noted that a public hearing had been held on Wednesday, Feb. 12, at West Haverstraw Village Hall. There was no public comment provided at the hearing.
- Board members discussed and had questions regarding what benefit the applicant's financing will have locally. Since no representative of the applicant was in attendance, the board tabled the resolution. The board asked that a representative of the applicant attend its next meeting to answer questions regarding the project.

- *Resolution: ECD/NY Sales Tax Exemption Extension*
- S. Porath introduced the matter, which involves the company requesting an extension of its authorized exemption from sales tax (on the construction of new facilities in Congers). Porath explained that the previously authorized exemption expires in May 2020. In its request for the extension, the company explained that unforeseen business and planning matters had delayed the new construction; (which is now ready to proceed as originally planned and authorized).
- *With no other discussion, a motion was made by T. Riley, seconded by R. Amar to approve the resolution. All in favor. Motion passed, 5-0.*

Old Business:

- E. Dranoff opened a discussion involving the proposed “Admiral’s Cove” project, located in the Village of Haverstraw.
- Chair Dranoff stated that, given the Agency’s mission to serve the interests of the people of Rockland County, that the board had invited the Mayor and County Executive (and any other community representatives) to appear before the board to offer comment on the matter, noting that it had previously heard from both the developer and trade officials.
- Mayor Kohut explained that the project location is a federally-designated Opportunity Zone location (and explained that the program designates economically-stressed locations). The Mayor stated the Village’s support for the project, the economic benefits resulting from the project, as well as the negative impact on the Village if the project did not proceed.
- The Mayor also requested that the IDA board consider the feasibility of an exemption to its prevailing wage policy. *Note: the developer has publicly indicated an exemption to the Agency’s prevailing wage policy is necessary for the project to proceed.*
- County Executive Day (who was unable to attend the meeting in person and participated via call-in/speakerphone) stated that the proposed project would provide a crucial positive economic benefit to both the Village and North Rockland, and asked that the board review its policy as this project moves forward.
- With no other comment the board closed the discussion.

Members approved the meeting minutes.

Meeting was adjourned.