

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING  
THURSDAY, JANUARY 16, 2020 – 8:10 A.M.  
67 N. MAIN STREET, NEW CITY, NY 10956**

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

**Staff:** Steven Porath, Executive Director

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

**Guests:** Darius Chafizadeh, Esq., representing Genon; Jonathan Sacks, SVP, Genon

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

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**Action Items:**

- *Inducement Resolution: Genon Bowline Power Project.*
- S. Porath introduced the project, which involves the applicant's request for mortgage recording tax exemption on project financing.
- John Sacks, of Genon, discussed the company's investment plans at the site, as well as the company's short and longer term energy-providing strategies and capabilities.
- Members of the board asked questions regarding equipment being purchased and the capabilities of the plant.
- Chair Dranoff noted that he has had a professional relationship at times with Mr. Chafizadeh, but there is no conflict of interest in the matter before the IDA.
- IDA Counsel Quinn noted that an existing PILOT agreement with other related entities involving the facility currently exist. He added that any authorization of the exemption request should be subject to his confirmation that there are no issues or conflicts with the existing PILOT.
- *With no other discussion, a motion was made by H. Hellman, seconded by T. Riley to induce the project. All in favor. Motion passed, 4-0.*

**New Business:**

- Board members completed the annual board evaluation forms.

**Old Business:**

- S. Porath proposed purchasing video equipment that would allow the Agency to video and upload board meetings and public hearings as required by NYS statute. The board authorized the purchase, subject to S. Porath attending the annual NYS Economic Development Council (1/29-30, 2020) winter meeting to determine if other vendors may be providing better alternatives.

- S. Porath further confirmed that it is the intent of the Agency to video and upload all meetings as required as soon as feasible. He noted that he does not anticipate any delays once equipment is purchased and delivered.
- E. Dranoff discussed a request of the Mayor of Haverstraw to appear before the board to discuss the proposed “Admiral’s Cove” project, involving the Ginsburg Development Corp., and its impact on the Village.
  - Chair Dranoff noted that the Mayor will further discuss that Haverstraw has been designated as a federal “Opportunity Zone”; (the only such designation in Rockland County).
  - The board agreed, given the Agency’s mission to serve the interests of the people of Rockland County, that it is important for the Mayor and any other community representatives to appear before the board on the matter, noting that it had previously heard from both the developer and trade officials.

**Treasurer’s Report:**

- Members reviewed and approved the December 2019 Financial Report.
- H. Hellman asked if annual costs involving the Agency’s bookkeeping service were fitting.
  - S. Porath responded by noting that the Agency’s use of the bookkeeping company was appropriate to maintaining an independent financial oversight service and that its availability for “extra” services as needed (with no additional charges) is invaluable.
  - The board accepted the response and confirmed that the annual expense is appropriate.

Members reviewed the December 2019 minutes.

Members approved the meeting minutes.

Meeting was adjourned.