

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING  
THURSDAY, JULY 15, 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 Counsels:** Lino Sciarretta, Esq.; Brian Quinn, Esq.; Ron Grosser, Esq.

**Guest:** Daniel Ortega

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:**

- *Authorizing Resolution: United Structural Works Sales Tax Exemption Extension*
  - S. Porath introduced the matter, which involves an extension of the sales tax exemption period for the project. Porath noted that there are no new incentives being provided and the applicant has requested that the existing balance previously approved be extended. The company had explained that the exemption was expiring and the planned project for which the exemption was provided had been delayed due to the Covid-19 pandemic.
  - *With no further discussion, a motion to approve the resolution was made by H. Hellman, seconded by R. Amar. All in favor. Motion passed, 5-0.*
  
- *Authorizing Resolution: 1547 Realty/Ramland Datacenter Sales Tax Exemption Extension*
  - S. Porath introduced the matter, which involves an extension of the sales tax exemption period for the project. Porath noted that there are no new incentives being provided and the applicant has requested that the existing balance previously approved be extended. The company had explained that the exemption was expiring and the planned project for which the exemption was provided had been delayed due to the Covid-19 pandemic.
  - *With no further discussion, a motion to approve the resolution was made by P. Zugibe, seconded by R. Amar. All in favor. Motion passed, 5-0.*
  
- *Authorizing Resolution: Manhattan Beer/Stef Two Realty*
  - S. Porath introduced the matter, which involves authorizing an amount of sales tax exemption to be provided prior to the formal project closing. The company requested

the pre-closing approval due to immediate purchasing requirements involving the previously authorized project.

- *With no further discussion, a motion to approve the resolution was made by R. Amar, seconded by H. Hellman... All in favor. Motion Passed, 5-0.*

**New Business:**

- Treasurer T. Riley notified the board he was amending bookkeeping procedures to further ensure best practice procedures.
- Treasurer T. Riley notified the board that an informal audit of the Agency's annual compliance reporting costs show that retaining the firm Harris Beach resulted in lower costs (versus prior years).

**Old Business:**

- Treasurer T. Riley discussed the matter of considering revising the Agency's labor policy. Following discussion, the board directed Counsel R. Grosser to determine the legality of local labor mandates.

**Executive Session:**

- Members approved a motion to enter into executive session to discuss an office lease.
- Executive session was concluded and the open meeting was resumed.

**Treasurer's Report:**

- Members reviewed and approved the June 2021 Financial Report.

Minutes of the meeting were read and approved by members.

Meeting was adjourned.