

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING  
THURSDAY, JUNE 17, 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.

**Guest:** Bruce Fuchs, Uneeda Enterprizes; Joseph Brachfeld & Akiva Bomzer, 59 Owner LLC; Michael Nowicki, Gedalia Klein, Joseph Haspel, Northern Riverview; Ella Rosenkranz, Modou Cham, 511NY Rideshare

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:**

- *Authorizing Resolution: 59 Owner, LLC*
  - S. Porath introduced the project, indicating that the applicants were present to respond to a question from the board re: anticipated tenants for the proposed office facility. He noted that a public hearing was held on June 16 and there was no public comment.
  - Akiva Bomzer, of 59 Owner LLC, explained that they anticipate their tenants coming from outside Rockland. He noted that their market research shows little office inventory available in Rockland. They do not anticipate tenants moving from an existing Rockland facility to their facility.
  - Member H. Hellman asked if the applicant has done any “pre-leasing”. The applicant answered that they are currently in discussion with a potential large tenant who is currently outside the County.
  - *With no further discussion, a motion to approve the resolution was made by H. Hellman, seconded by P. Zugibe. All in favor. Motion passed, 5-0.*
  
- *Authorizing Resolution: Uneeda Enterprizes*
  - S. Porath introduced the project, which involves the significant expansion of the applicant’s manufacturing, office and distribution facility in Chestnut Ridge, NY. He noted that a public hearing was held on June 16 and there was no public comment.
  - *With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 5-0.*

- *Authorizing Resolution: Manhattan Beer/Stef Two Realty*
  - S. Porath introduced the project, which involves the significant expansion of the applicant's existing facility in Montebello, NY. He noted that a public hearing was held on June 16 and there was no public comment.
  - *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: Raymours Furniture Company*
  - S. Porath provided an overview of the project, which involves the company's plan to refinance existing debt, as well as additional debt. He noted that a public hearing was held on June 16 and there was no public comment.
  - S. Porath noted that a discussion with the applicant resulted in an agreement in which the applicant's obligation regarding number of jobs at that facility will be raised from 300 FT jobs to 375 FT jobs. In addition, the applicant's commitment was extended to an additional 5 years.
  - *With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by P. Zugibe. All in favor. Motion passed, 5-0.*
  
- *Inducement Resolution: Northern Riverview/Assisted Living at Northern Riverview*
  - S. Porath introduced the project, which involves the applicant's request to be approved to negotiate a PILOT with the local taxing entities. He noted that the taxing entities and the applicant have agreed to PILOT terms as a means of resolving a tax dispute.
  - Joseph Haspel, of Northern Riverview, confirmed that all parties were in agreement re: the terms of a PILOT.
  - *With no further discussion, a motion to approve the resolution was made by H. Hellman, seconded by R. Amar to induce the project. E. Dranoff and P. Zugibe recused themselves due to conflicts of interest. Motion passed, 3-0, with 2 recusals.*

#### **New Business:**

- Members tabled discussion of consideration of a revised Agency labor policy until its next meeting.
- Representatives of 511NY Rideshare provided a brief presentation of commuting, carpooling, etc. options that promote environmental and economic efficiencies.

#### **Old Business:**

- There was no old business.

#### **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 May 2021 Financial Report.

Minutes of the meeting were read and approved by members.  
Meeting was adjourned.