

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, MARCH 25, 2021 – 9:15 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: Irene Coughlin & Brion Hayman, Patriot Hills Group

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 9:16 a.m. by Chair E. Dranoff.

Roll Call:

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

Action Items:

- *Authorizing Resolution: Chartwell Pharmaceutical*
- S. Porath introduced the project, which involves the applicant's request for sales tax exemption, as well as a PILOT, in regard to a new acquisition and significant renovation of an existing facility at 150 Wells Avenue and expansion of the applicant's existing facility at 77 Brenner Drive, Congers, NY.
- S. Porath noted that a public hearing regarding the project was held, via zoom videoconferencing, on March 23, 2021. There was no public comment.
- *Following discussion, a motion was made by H. Hellman, seconded by T. Riley, to authorize the project. Motion passed, 5-0.*

Authorizing Resolution: Ford Medical

- S. Porath introduced the project, which involves the applicant's request for sales tax and mortgage recording tax exemption, as well as a PILOT, in regard to the applicant's renovation of their existing facility at 33 Corporate Drive, Orangeburg, NY.
- S. Porath noted that a public hearing regarding the project was held, via zoom videoconferencing, on March 23, 2021. There was no public comment.
- *With no other discussion, a motion was made by T. Riley, seconded by R. Amar, to induce and authorize the project. Motion passed, 5-0.*

Inducement Resolution: Patriot Hills Group

- Prior to discussion, board member R. Amar noted that he is a co-partner of the applicant and, as such, a conflict exists requiring his recusal as per State and County ethics requirements. Mr. Amar further submitted a letter confirming same.

- Following his statement, Mr. Amar left the meeting.
- IDA Counsel L. Sciaretta confirmed that the State and County ethics process was properly followed. A motion by H. Hellman, seconded by T. Riley, was made to waive client/counsel privilege in regard to counsel's opinion letter on board member recusals. Motion passed, 3-0 with one member abstaining.
- Member P. Zugibe noted her intent to abstain from discussing and voting on the project due to a conflict of interest as a member of the North Rockland Central School District Board of Education.
- S. Porath introduced the project, which involves the applicant's acquisition of the Town of Stony Point-owned golf course and 20+ acres of adjacent property. As per the application, the applicant intends to renovate the existing golf course and golf-related structures, remove and remediate asbestos-contaminated building on the adjacent property, construct a recreation facility to be utilized by the town as a senior citizen and other municipal uses, and construct a hotel/spa/conference site on the site.
- S. Porath introduced Irene Coughlin, representing the applicant, who would answer board and counsel questions.
- Chair asked if the municipal process for selling the property was complete. Ms. Coughlin indicated that it was her understanding that it had been completed.
- Member T. Riley asked about the applicant's plans to develop retail at the site. It was noted that the site would be eligible for retail as a tourism site (as defined by the State) and the applicant would be bound by local zoning permits and approvals.
- Member T. Riley inquired about the applicant's building timeframe. Ms. Coughlin noted that some renovation/remediation work would start immediately but anticipated at least two years (due to site plan development and approval completion) before significant construction would occur.
- Member T. Riley asked if hotel plans were complete. Ms. Coughlin answered that hotel plans are at the concept stage and anticipated actual site plans to be developed.
- Member H. Hellman inquired regarding the SEQRA process. Ms. Coughlin responded that the town would be lead agency as that process moved forward.
- Member H. Hellman asked for a "breakdown" of expenditures per each element of the proposed project. Ms. Coughlin agreed to provide.
- Chair Dranoff asked IDA counsel if the proposed town recreation center was eligible for IDA incentives. Counsel B. Quinn noted that he plans to review the applicant's contract with the town (once executed) and will respond to the board accordingly.
- Member H. Hellman asked if the applicant was aware of the Agency's prevailing wage policy. Ms. Coughlin indicated that she believe the project was exempt as per the Agency's amended policy, but the applicant intends to conform to the Agency's policy requirements.
- Chair Dranoff noted that the Agency' authorizing resolution would need to define what elements of the project would be subject to prevailing wage. Counsel B. Quinn concurred.
- Member H. Hellman asked if the Board was "in a position" to induce the project at this time or would a vote need to be delayed subject to questions being answered.
- Counsel B. Quinn answered that the board is simply considering an inducement (based on eligibility) and the Agency's authorizing resolution would define and clarify any matters involving IDA incentives and policies.
- *Following discussion, a motion was made by T. Riley, seconded by H. Hellman, to induce the project. Motion passed, 3-0, with one member abstaining.*

With discussion and deliberation of the Patriot Hills Group Project concluded, Chair Dranoff asked S. Porath to contact R. Amar and invite him to rejoin the meeting. R. Amar rejoined the meeting.

Governance Committee:

- A motion was made by T. Riley, seconded by H. Hellman, to open the Governance Committee meeting. All in favor. Meeting opened.
- See attached Governance Committee minutes.

Audit/Finance Committee:

- A motion was made by H. Hellman, seconded by T. Riley, to open the Audit/Finance Committee. All in favor. Meeting open.
- See attached Audit/Finance Committee minutes.

Regular Meeting Resumed

Action Items:

- Resolution to adopt 2021 Mission Statement, Corporate By-laws and Policies, and adopt and authorize the submission of the 2020 PARIS report, 2020 Measurement and Performance report, and the 2020 Audit report to the New York State Authorities Budget Office and Office of the State Comptroller.
- Motion by T. Riley, seconded by H. Hellman. All in favor, 5-0. Motion passed.

New Business:

- There was no new business.

Old Business:

- There was no old business.

Treasurer's Report:

- Members reviewed and approved the February 2021 Financial Report.

Minutes of the meeting were read and approved by members.

Meeting was adjourned.