

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, MAY 20, 2021 – 9:20 A.M.
ZOOM VIDEO CONFERENCE MEETING
67 N. MAIN STREET, NEW CITY, NY 10956**

Members Present: 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.

Guest: Bruce Fuchs, Uneeda; Alex Bergson, Manhattan Beer; Scott Milnamow, Raymours; Joseph Brachfeld & Akiva Bomzer, 59 Owner LLC.

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 9:20 a.m. by Vice Chair H. Hellman

Roll Call:

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

Action Items:

- *Authorizing Resolution: Corporate Credit Card*
 - As per IDA bylaws, the board considered a resolution authorizing a credit card to be used for normal Agency operational expenses.
 - *A motion was made by R. Amar, seconded by P. Zugibe. All in favor. Motion passed, 4-0.*

- *Inducement 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. The company is seeking sales and mortgage recording tax exemption, and a PILOT.
 - Bruce Fuchs, representing Uneeda, provided an overview of the project. He noted that the planned expansion of the facility (adding 42,000 square feet to the existing 58,000 square foot facility) will allow the company to expand its operations to meet growing demand.
 - Members asked a variety of questions about the project, including how many new jobs will be created (25 new jobs.)
 - *With no further questions, a motion was made by P. Zugibe, seconded by T. Riley. All in favor. Motion passed, 4-0.*

- *Inducement 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. The company is seeking sales and mortgage recording tax exemption, and a PILOT.
 - Alex Bergson, representing Manhattan Beer, provided an overview of the project, which involves a 100,000 square foot expansion of the existing facility.
 - Board members asked a variety of questions regarding the project.
 - *With no further discussion, a motion to approve the resolution was made R. Amar, seconded by P. Zugibe. All in favor. Motion Passed, 4-0*

- *Inducement 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.
 - Scott Milnamow, representing Raymours, explained that the project will allow the company to continue upgrading its operations and maintain its presence in Rockland County. Mr. Milnamow noted that company had exceeded its original commitment at the facility of 300 jobs. The company currently employs 450 at the site.
 - Board members discussed the matter, noting that the project will provide a means to ensure Raymours commitment to Rockland.
 - Following a variety of questions and discussion amongst board member and counsels, it was agreed by members to consider inducement subject to further discussion on job commitments and other requirements the Agency may consider in an authorizing resolution.
 - *With no further discussion, a motion was made by R. Amar, seconded P. Zugibe, to induce the project. Members voted 3 yes votes and 1 no vote. Motion passed, 3-1.*

- *Inducement Resolution: 59 Owner, LLC*
 - S. Porath introduced the project, which involves the construction of a new, 6-story office facility at the site of the former Spring Valley Drive-In Theatre. The company is seeking sales and mortgage recording tax exemption, and a PILOT.
 - Joseph Brachfeld, representing the applicant, provided an overview of the project. He noted that the new facility will provide needed office space in an economically depressed part of the company.
 - Members asked a variety of questions about the project.
 - *With no further questions, a motion was made by R. Amar, seconded by P. Zugibe to induce the project. All in favor. Motion passed, 4-0.*

New Business:

- Members tabled discussion of consideration of a revised Agency labor policy until its next meeting when Chair E. Dranoff will be available to participate.

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 April 2021 Financial Report.

Minutes of the meeting were read and approved by members.

Meeting was adjourned.