

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING  
TUESDAY, NOVEMBER 24, 2020 – 9:15 A.M.  
ZOOM VIDEO CONFERENCE MEETING**

**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.; R. Grosser, Esq.; Dan Birmingham, Esq.

**Guests:** Kristen Gehrlich and Thomas Gorman, Highbury Concrete

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 9:15 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:**

- *Inducement Resolution: Highbury Concrete*
- S. Porath introduced the project, which involves the applicant's request for sales tax and mortgage recording tax exemption, as well as a PILOT, for the construction of a new commercial building in the Village of West Haverstraw. S. Porath noted that the project is eligible for consideration for IDA incentives because it is an attraction project.
- The applicants provided an overview of the company's operations, which involves building foundations for large commercial buildings in the Greater New York Metro region. The company intends to demolish an existing building on the proposed site and build a 55,000 square foot facility that will include warehouse, manufacturing, office and training operations.
- Members asked questions regarding the company's operations, timeframe for construction and completion, as well as investment detail.
- *With no other discussion, a motion was made by H. Hellman, seconded by R. Amar, to induce the project. Motion passed, 4-0, with member P. Zugibe recusing herself from voting due to an anticipated conflict should the applicant seek a PILOT. (Note: Ms. Zugibe is a member of the North Rockland Central School District Board of Education.)*
  
- *Authorizing Resolution: New Antrim Pointe*
- S. Porath provided an update on the status of the project, which involves the construction of a new multi-apartment housing facility in the Village of Suffern.
- S. Porath also noted that a public hearing was held on Monday, Nov. 23, 2020, and there was no public comment.
- *With no other discussion, a motion was made by T. Riley, seconded by P. Zugibe, to authorize the project. Motion passed, 5-0.*

- *Termination Resolution: 155 Corporate Drive*
- Counsel B. Quinn explained the resolution, which involves terminating the existing project with Russo Development (owner of the project facility). B. Quinn further explained that approving the resolution will allow for the facility to be purchased by the facility operator, Bloomberg L.P. and affiliates.
- Members asked further questions regarding the impact of the resolution and were satisfied that the interests of the community were protected.
- *With no other discussion, a motion was made by T. Riley, seconded by H. Hellman, to approve the resolution. Motion passed, 5-0.*

**New Business:**

- There was no new business.

**Old Business:**

- S. Porath provided an update regarding the board's consideration of establishing a grant or loan program as part of the community's Covid-19 economic relief efforts. Mr. Porath circulated an email from County Economic Development Director J. Schulman that provided information on various cost and needs of personal protective equipment.
- Following discussion, the board said it will continue to consider participating in a program should a specific program be brought before the board. (Note: The board agreed that the Rockland IDA does not have the administrative resources to launch and operate an impactful grant or loan program.)

**Executive Session:**

- A motion was made by P. Zugibe, seconded by R. Amar, to enter executive session to discuss a personnel matter. All in favor. Motion passed, 5-0.

**Public Meeting Resumed**

**Treasurer's Report:**

- Members reviewed and approved the Financial Report for October 2020.

Minutes of the meeting were read and approved by members.

Meeting was adjourned.