

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, OCTOBER 15, 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.

Guests: Paula O’Neill, George Brandt, representing New Antrim Pointe LLC; Douglas Sansted, Lisa Card, representing Crystal Run Healthcare

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

Action Items:

- *Inducement Resolution: New Antrim Pointe, LLC*
- S. Porath introduced the project, which involves the applicant’s request for sales tax and mortgage recording tax exemption on project financing, as well as a PILOT, for the construction of a new rental housing project in the Village of Suffern. S. Porath noted that the project is eligible for consideration for IDA incentives since it is located within an economically-depressed area as per US Census Tract Data.
- Ms. O’Neill and Mr. Brandt provided an overview of the project, which involves the construction of a 52-unit, market rate housing project. In discussing the project, the applicant noted that a discount will be provided to teachers and first-responders.
- Members asked questions regarding the demand for housing, status of approvals and need for incentives.
- *With no other discussion, a motion was made by T. Riley, seconded by R. Amar, to induce the project. Motion passed, 5-0.*

New Business:

- There was no new business.

Old Business:

- Mr. Sansted and Ms. Card provided an update to the board regarding Crystal Run Healthcare’s intent to restructure its ownership and the need for the board to approve an amendment to an existing IDA project.
- The board directed Mr. Sansted to discuss with Executive Director and IDA counsel the necessary information and documentation so the board can formally consider an assignment and consent action.

Treasurer's Report:

- Members reviewed and approved the Financial Report for September 2020.
- Members reviewed the proposed 2021 Budget and Financial Plan. A motion was made by H. Hellman, seconded P. Zugibe, to approve the 2021 Budget and Financial Plan, and authorized the Executive Director to submit the plan to New York State as required. All in favor. Motion passed, 5-0.

Minutes of the meeting were read and approved by members.

Meeting was adjourned.