

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, OCTOBER 21, 2021 – 9:10 A.M.
ZOOM VIDEO CONFERENCE MEETING
67 N. MAIN STREET, NEW CITY, NY 10956**

Members Present: Howard Hellman, Tim Riley, Raj Amar

Staff: Steven Porath, Executive Director

IDA Counsels: Lino Sciarretta, Esq.; Brian Quinn, Esq.; Ron Grosser, Esq.; Dan Birmingham, Esq.

Guests: Dagan Lacorte, Don Brennan, Washington Mews; Michael Hennessy, Joseph Ostroff, Paul Viama, Momentive.

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 Vice Chair H. Hellman

Roll Call:

Present: Howard Hellman, Tim Riley, Raj Amar

Action Items:

- *Authorizing Resolution: Building Better Dreams*
 - S. Porath provided an overview of the project, which involves the acquisition and expansion of an existing building in the Village of Haverstraw for the purpose of establishing a medical facility. The applicant is seeking sales tax and mortgage recording tax exemption, as well as a PILOT. He noted that a public hearing was held 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, 3-0.*

- *Authorizing Resolution: Oak Beverages*
 - S. Porath provided an overview of the project, which involves the applicant relocating its operations to a leased facility in West Nyack. The applicant is seeking sales tax exemption for new equipment. He noted that no public hearing was required since the requested net benefit is below \$100,000.
 - *With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.*

- *Inducement Resolution: Washington Mews LLC*
 - S. Porath introduced the project, which involves the construction of a market rate housing facility within the Village of Suffern. He noted that the project is eligible for incentives because it is within an economically depressed district, as per census tract

data. The applicant is seeking sales tax and mortgage recording tax exemption, as well as a PILOT.

- Don Brennan, the applicant, provided an overview of the proposed project. The project will be a 60-unit, four-story building.
 - Member T. Riley asked if the site has plans for parking. The applicant explained that the facility will have 108 parking spots (54 in a garage below the building and 54 outside parking.)
 - Member T. Riley asked if there was planned an allocation or discount for “first-responders”. The applicant answered the matter is currently being discussed.
 - In regard to questions regarding when construction is planned to begin and number of permanent jobs, the applicant noted that they plan to begin site work in November 2021 and anticipate 6 permanent jobs. He also noted that market studies show that a strong demand for rental housing exists in the village.
 - *With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.*
- *Inducement Resolution: Momentive Performance Materials*
 - S. Porath introduced the matter, which involves the applicant’s plan to lease and renovate an existing building at the Pearl River Campus site in Pearl River. The company is seeking sales tax exemption.
 - The applicant explained that the company plans to use the new facility for research and development purposes.
 - The applicant also noted that they plan to leave the current leased site in Westchester due to the site’s future uncertainty. The company had considered relocating to Connecticut and New Jersey prior to making the Rockland site a priority.
 - Members asked various questions regarding the specific location at the Pearl River site.
 - Member R. Amar asked why the company is leasing vs. buying a new site. The applicant responded that their business model determined that leasing is more cost-effective.
 - *With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.*

New Business:

- There was no new business.

Old Business:

- *Labor/Prevailing Wage Policy Discussion*
 - Member T. Riley provided an update on the continuing discussion regarding amending the Agency’s labor and prevailing wage policies. He noted that he and the Executive Director had met with both labor and legal experts at the New York State Economic Development Council’s recent annual meeting to better understand both the State’s position and what other IDA’s are doing in this matter.
 - Following discussion, all members agreed to continue exploring the matter with an anticipated draft proposed policy to be provided at the November 2021 board meeting.
 - The board directed the Executive Director to work with both counsel and labor experts to develop a draft policy.

Treasurer's Report:

- Members reviewed and approved the September 2021 Financial Report.

Minutes of the meeting were read and approved by members.

Meeting was adjourned.