

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, SEPTEMBER 17, 2020 – 9:15 A.M.
HAVERSTRAW TOWN HALL, 1 ROSMAN ROAD, GARNERVILLE, NY 10923**

Members Present: Eric Dranoff, Howard Hellman, Peggy Zugibe, Raj Amar

Staff: Steven Porath, Executive Director

IDA Counsel: Lino Sciarretta, Esq.

Guest: Glenn Livi, Premier Brands of America, Inc.

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 Peggy Zugibe, Raj Amar

Action Items:

- *Authorizing Resolution: Admiral's Cove Holdings, 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 Haverstraw. 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.
- S. Porath noted that a public hearing was held at Haverstraw Village Hall on Monday, Sept. 14, 2020. There was no public comment.
- *With no other discussion, a motion was made by R. Amar, seconded by H. Hellman, to authorize the project. Motion passed, 3-0, with member P. Zugibe abstaining.*

- *Authorizing Resolution: Chartwell Pharmaceuticals*
- S. Porath provided an overview of the project, which involves the applicant acquiring an existing building to expand its operations. The company is seeking a PILOT from the involved taxing entities.
- S. Porath noted that a public hearing was held at Clarkstown Town Hall on Tuesday, Sept. 15, 2020. There was no public comment.
- *With no other discussion, a motion was made by H. Hellman, seconded by R. Amar, to authorize the project. All in favor. Motion passed, 4-0.*

- *Authorizing Resolution: Triangle Squared Realty Hemlock LLC*
- Board Member R. Amar stated that he is a business partner/owner of the applicant and recused himself as per State law and Agency requirements. Mr. Amar then left the room and took no part in the project discussion.

- S. Porath provided an overview of the project, which involves the applicant acquiring and renovating an existing building. The applicant is seeking sales and mortgage recording tax exemption, as well as a PILOT.
- S. Porath noted that a public hearing was held at Clarkstown Town Hall on Tuesday, Sept. 15, 2020. There was no public comment.
- *With no other discussion, a motion was made by H. Hellman., seconded by P. Zugibe, to induce the project. All in favor. Motion passed, 3-0.*
- *Inducement/Authorizing Resolution: Premier Brands of America, Inc.*
- S. Porath introduced the project, which involves the company's plan to expand its operations at its Orangeburg facility. The company has requested sales tax exemption only.
- Glenn Livi, representing the applicant, explained the company's plan to expand its operations to include the manufacture of additional products.
- Members asked questions regarding job creation and retention, as well as schedule for the expansion.
- *With no other discussion, a motion was made by H. Hellman, seconded by R. Amar, to induce/authorize the project. All in favor, Motion passed, 4-0.*

New Business:

- There was no new business.

Old Business:

- S. Porath and Counsel L. Sciarretta discussed an update regarding Crystal Run Healthcare's intent to restructure and be owned by a third party. The action will require the consent of the IDA since it is an existing IDA project. Counsel Sciarretta noted that he and Counsel B. Quinn are reviewing the details of the request for consent and will provide more detail to the board once the review is complete.
- Member H. Hellman asked S. Porath for an update regarding any discussion with the County regarding a loan or grant program to support businesses struggling due to the Covid-19 pandemic. S. Porath noted that he had not yet received an update from County Economic Development Director Jeremy Schulman. Mr. Schulman had requested the IDA consider a loan/grant program at the board's August meeting, at which Mr. Schulman said he would research the demand for PPE. Mr. Porath will follow-up with Mr. Schulman.

Treasurer's Report:

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

Meeting was adjourned.