

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, SEPTEMBER 23, 2021 – 9:10 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: Lino Sciarretta, Esq.; Brian Quinn, Esq.; Ron Grosser, Esq.; Dan Birmingham, Esq.

Guests: Jennifer White, Todd Singer, Matt Moses, Justin Puccio, Jason Volk, Todd Raymond, Stephen Friedberg, Michael Curley, Daniel Ortega

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, Peggy Zugibe, Raj Amar

Action Items:

- *Inducement Resolution: Champlain Hudson Power Express*
 - S. Porath introduced the project, which involves the construction of an electric transmission line that will, in part, be constructed and pass through the Rockland County towns of Stony Point, Haverstraw and Clarkstown. He further noted that the applicant is seeking only authorization to negotiate a PILOT agreement with the involved taxing entities. He added that he has received letters of support for the project from the supervisors of each town and the mayors of affected villages. Further he noted that he had received a phone call from State Senator James Skoufis, who supports the proposed IDA action (following his earlier discussions with the applicant regarding which incentives he would support.)
 - J. White, of Champlain, further provided an overview of the project, noting that over 1400 construction jobs will be created.
 - Members asked a number of questions, including – from member T. Riley – why is the project being undertaken? Ms. White explained that the project is in response to a New York State law establishing renewable energy requirements and reductions in fossil fuel emissions.
 - Member P. Zugibe noted that she is a member of the North Rockland School Board, an impacted taxing entity that will consider the proposed PILOT. As such, Ms. Zugibe asked to be recused from the matter due to a conflict of interest.
 - *With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. Motion passed, 3-0, with 1 recusal.*

- *Authorizing Resolution: Friendship Ventures, LLC*
 - S. Porath introduced the matter, which involves the applicant's acquisition and subsequent replacement of an existing senior assisted living facility with a new, expanded facility in the Town of Clarkstown. The applicant is seeking sales and mortgage recording tax exemption, as well as a PILOT. He noted that a public hearing was held and there was no public comment.
 - Counsels noted that the applicant's environmental report showed no adverse environmental impact.
 - Vice Chair noted that he was recusing himself due to a prior relationship with the applicant.
 - *With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by P. Zugibe. Motion passed, 3-0, with 1 recusal.*

- *Authorizing Resolution: DataBank Holdings Ltd.*
 - S. Porath provided an overview of the project, which involves the applicant constructing a new datacenter in Orangeburg. The company is seeking sales tax exemption and a PILOT. He noted that a public hearing was held and there was no public comment.
 - Counsel B. Quinn noted that the applicant had contacted him to review their Environmental Short Form. The board acknowledged that Mr. Quinn is not representing the IDA in this matter and there is no conflict of interest.
 - Counsel R. Grosser said that the applicant had submitted the required environmental form and there was no adverse environmental impact.
 - Member T. Riley asked if the applicant had any comment re: anticipated labor for the project. Mr. Puccio responded that the company will be hiring local labor for the project.
 - *With no further discussion, a motion to approve the resolution was made by P. Zugibe, seconded by R. Amar. All in favor. Motion passed, 4-0.*

- *Authorizing Resolution: Ramland Holdings, LLC*
 - B. Quinn provided an overview of the matter, which involves a resolution authorizing the assignment and assumption of benefits to a new ownership entity.
 - Mr. Quinn noted that there are no new incentives being provided.
 - *With no further discussion, a motion to approve the resolution was made by P. Zugibe, seconded by R. Amar. Motion passed, 3-0, with 1 recusal (due to a conflict of interest involving T. Riley.)*

New Business:

- There was no new business.

Old Business:

- S. Porath provided an update on Avon's effort to sell a parcel that (currently) is part of an ongoing IDA project.
- Michael Curley, a Suffern resident, asked the board to consider the well-being of the village prior to any decisions involving incentives or other obligations of the company.
- Both S. Porath and board members noted that the IDA will follow the legal procedures detailed in the project PILOT agreement.
- On a different matter, Member P. Zugibe noted that she intends to initiate further board discussions regarding the Agency's labor policy. She added that she believes the policy

should be “strengthened” to require companies’ receiving IDA incentives to be required to hire local labor.

- Member T. Riley added that both he and S. Porath will be meeting next week with both labor lawyers and firms specializing in IDA labor matters.

Treasurer’s Report:

- Members reviewed and approved the August 2021 Financial Report.

Minutes of the meeting were read and approved by members.

Meeting was adjourned.