



**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING  
MONDAY, NOVEMBER 22, 2021 – 9:00 A.M.  
254 S. MAIN ST., SUITE 410, NEW CITY, NY 10956  
ZOOM VIDEO CONFERENCE MEETING  
MEETING ID: 824-1278-5976  
PASSCODE: 655030**

**Members Present:** Eric Dranoff, Howard Hellman, Tim Riley, Raj Amar

**Staff:** Steven Porath, Executive Director; Lisa Santiago, Administrator

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

**Guests:** Richard Filaski, Braemar/Filben

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 9:01 a.m. by Chair Dranoff.

**Roll Call:**

Present: Eric Dranoff, Howard Hellman, Tim Riley, Raj Amar,

- **Call to Order** Eric Dranoff
- **Action Items**
  - ***Authorizing Resolution: Washington Mews***
    - I. S Porath reported 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, 4-0.*

- ***Authorizing Resolution: Momentive***

- I. S Porath reported 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 R. Amar, seconded by T. Riley. All in favor. Motion passed, 4-0.*

- ***Authorizing Resolution: Spring Valley Preservation***

- I. S Porath reported 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 H. Hellman, seconded by T. Riley. All in favor. Motion passed, 4-0.*

- ***Inducement Resolution: Braemar/Filben***

- I. S Porath provided an overview of the project, which involves the construction of a new, senior assisted living facility. He noted that the project was induced by the board several years ago, but the project was delayed due to various reasons, including the Covid-19 pandemic. Due to the time that has passed, the applicant was asked to re-submit a new application. He noted that the current project essentially remains unchanged from the original project that was induced.
- II. Richard Filaski, representing the project, confirmed that the project had been ready to move forward pre-Covid, but was put on hold during the pandemic. Mr. Filaski said he expects an approximate 24-month construction period and the facility will open during 2023.
- III. Counsel B. Quinn noted that a draft PILOT has been prepared and is being reviewed by the involved taxing entities.
  - *With no further discussion, a motion to approve the resolution was made by R. Amar, seconded by T. Riley. All in favor. Motion passed, 4-0.*

- **New Business**

- S Porath and L Santiago are now working at the new office location.

- **Old Business**

- **Labor/Prevailing Wage Update**

- I. S Porath reported that he has held a conference call with counsels from Harris Beach and has asked them to provide a legal opinion regarding the Agency's ability to implement a local labor and prevailing wage policy.
- II. The board agreed to discuss the matter further at its January meeting

- Minutes of the meeting were read and approved by members.

- Meeting Adjourned