



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, February 17, 2022 – 9:00 A.M.
254 S. MAIN ST., SUITE 410, NEW CITY, NY 10956
ZOOM VIDEO CONFERENCE
MEETING I.D.: 854 3019 8453
PASSCODE: 706110**

Members Present: Eric Dranoff, Howard Hellman, Tim Riley, Peggy Zugibe

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

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

Guests: Anthony Veneziano, Ikuya Hirabayashi, Joe Eriole, Robert Schenkel, Douglas Wenger, Judith Garner, Paul Baum, 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 9:03 a.m. by Chair Dranoff.

Roll Call:

Present: Eric Dranoff, Howard Hellman, Tim Riley, Peggy Zugibe

Call to Order

Eric Dranoff

Action Items

- 1) Authorizing Resolution: Asahi Depository, LLC
 - a) S Porath reported that a public hearing was held and there was no public comment. Ready to authorize.
 - i) With no further discussion, a motion to approve the resolution was made by Tim Riley, seconded by Peggy Zugibe. All in favor. Motion passed, 4-0

- 2) Authorizing Resolution: TRHV, LLC
 - a) S Porath reported that a public hearing was held and there was no public comment. Ready to authorize.
 - i) With no further discussion, a motion to approve the resolution was made by Howard Hellman, seconded by Peg Zugibe. All in favor. Motion passed, 4-0
- 3) Authorizing Resolution: Morgan Stanley Services Group
 - a) S Porath reported that a public hearing was held and there was no public comment or attendance. Ready to authorize.
 - i) With no further discussion, a motion to approve the resolution was made by Peggy Zugibe, seconded by Tim Riley. All in favor. Motion passed, 4-0
- 4) Authorizing Resolution: Montebello Gateway, LLC
 - a) S Porath reported that a public hearing was held and there was no public comment or attendance. Ready to authorize.
 - i) With no further discussion, a motion to approve the resolution was made by Howard Hellman, seconded by Peggy Zugibe. All in favor. Motion passed, 4-0
- 5) *Inducement Resolution: RCD Park Landowner, LLC*
 - a) S Porath explained that they are applying for mortgage recording tax exemption, sales tax exemption and to negotiate a Pilot for a proposed 220,000 square foot warehouse in Clarkstown.
 - b) Chairman Dranoff asked about the current taxes on the property and if the PILOT has been discussed yet and what they might be looking for. Mr. Eriele, representing the applicant, replied that their intention is to be a good corporate neighbor and plan to discuss the matter with the local taxing entity. Chairman Dranoff asked about the job creation.
 - c) The applicant explained that the job creation during construction will be over 200 jobs. He also explained that once they have a tenant, they will have a clear idea of the jobs after construction is complete.
 - i) With no further discussion, a motion to approve the resolution was made by Tim Riley, seconded by Peggy Zugibe. All in favor. Motion passed, 4-0

New Business

- 1) Discussion – Small Business
 - a) S Porath explained that one of the gaps of economic development in general is support for small business. He asked the board for its support of staff exploring assistance for small business. The board agreed to move forward to explore more options.

Old Business

- 1) Labor Policy
 - a) Board members continued discussion of amending the Agency's local labor policy.

NOTE: Member H. Hellman left the meeting due to a prior obligation. A quorum still existed.

Executive session

- i. A motion was made to go into executive session by Tim Riley and seconded by P. Zugibe. All in favor. Motion passed, 3-0. Executive session started at 9:51
- ii. A motion was made to leave executive session and resume the meeting at 10:11. All in favor. Motion passed, 3-0.

Treasurer's Report

- a) January Financial Report
 - i) The Board reviewed and approved the report.

Minutes of the meeting were read by L. Santiago and approved by members.

- i) With no further discussion, a motion to approve the meeting was made by Tim Riley, seconded by Peggy Zugibe. All in favor. Motion passed, 3-0

Meeting Adjourned at 10:17