



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, MARCH 17, 2022 – 9:00 A.M.
254 SOUTH MAIN STREET, SUITE 410, NEW CITY, NY 10956
ZOOM VIDEO CONFERENCE MEETING
MEETING ID: 829 7829 4708
PASSCODE: 271868**

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

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

IDA Counsels: Lino Sciarretta, Esq.; Ron Grosser, Esq.

Guests: Joe Eriole, Judith Garner, Rich Sandor, Rick Tannenbaum

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 9:16 a.m. by Chair Dranoff.

Roll Call:

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

Call to Order

Eric Dranoff

Action Items

- 1) Pre-Closing Sales Tax Exemption Authorizing Resolution: Morgan Stanley Services Group, LLC
 - i) S Porath explained that MSSG is requesting pre-closing sales tax exemption with due to extended delivery lead times necessary for critical pieces of equipment.
 - ii) MSSG Counsel Rich Sandor further noted they are requesting that the pre-closing sales tax exemption expire in August 2022.

- iii) Board member Raja Amar confirmed that the pre-closing amount is part of the original authorized amount and is not a request for additional incentives. IDA counsel confirmed that is correct.
 - iv) Chair Dranoff asked if there have been any issues in the past with other pre-closing sales tax exemptions issued. IDA counsel noted that there have been no issues other than steps that had been taken to ensure the overall project closing took place prior to the pre-closing expiration date.
 - v) With no further discussion, a motion to approve the resolution was made by Howard Hellman, seconded by Raja Amar. All in favor. Motion passed, 4-0
- 2) Authorizing Resolution: RCD Park Landowner, 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 Tim Riley, seconded by Howard Hellman. All in favor. Motion passed, 4-0

Governance Committee

- 1) A motion was made by Howard Hellman, seconded by Raja Amar, to open the Governance Committee meeting. All in favor. Meeting opened.
- 2) See attached Governance Committee minutes.
 - Re-Appointment of Agency Officers
 - Recommendation to Reconfirm/Re-adopt Bylaws, UTEP and all existing Policies
 - a. The Committee approved a resolution to re-appoint Agency officers as currently constituted, and to recommend the Agency reconfirm/re-adopt its By-Laws, UTEP and all existing policies.
 - ii) With no further discussion, a motion to approve was made by Tim Riley, seconded by Raja Amar. All in favor. Motion passed, 4-0
 - iii) With no further discussion, a motion to approve the minutes was made by Tim Riley, seconded by Raja Amar. All in favor. Motion passed, 4-0

Audit/Finance Committee

- 2) A motion was made by Howard Hellman, seconded by Raja Amar, to open the Audit/Finance Committee meeting. All in favor. Meeting opened.
- 3) See attached Audit/Finance Committee minutes.
 - a. The 2021 Audit was reviewed.
 - b. S. Porath explained that the only material difference between the 2021 audit and the prior year's audit were increases in salary, adding Lisa Santiago as a new

employee, and costs related to construction and equipping the Agency's new offices.

- c. The Committee approved the Audit with a recommendation the Agency adopt the Audit for 2021 as presented.
- iv) With no further discussion, a motion to approve the audit and adopt it was made by Howard Hellman, seconded by Raja Amar. All in favor. Motion passed, 4-0
- v) With no further discussion, a motion to approve the minutes was made by Raja Amar, seconded by Tim Riley. All in favor. Motion passed, 4-0

Regular Meeting Resumed

Action Items

Resolution:

- *Adoption of 2022 Mission Statement*
- *Reconfirm/Re-adopt Bylaws, UTEP and New/Existing Policies*
- *Appoint Officers*
- *Adoption of 2021 Audit*
- *Adoption of 2021 Measurement & Performance Report*
- *Authorize Submission of the 2021 PARIS Report*

- i. With no further discussion, a motion to approve the annual compliance resolutions was made by Tim Riley, seconded by Howard Hellman. All in favor. Motion passed, 4-0

New Business

- 1) S Porath noted that he and L Santiago will be meeting with other local Hudson Valley IDAs to share best practices.
- 2) H. Hellman asked where it's being held and who's chairing the meeting; and will it include all the smaller IDAs? S. Porath answered: (a) that he and the Dutchess Executive Director will co-chair the meeting, (b) it will be held in Poughkeepsie with future locations TBD, and (c) the meeting will only include the county-level IDAs (for at least the first meeting).

Old Business

Discussion: Proposed Labor Policy Update

- 1) S. Porath explained that the recent NYSEDC Conference in Albany did not discuss a labor policy, but rather the prevailing wage policy.
- 2) In response to a board question, Counsel L. Sciarretta explained that residency requirements in NYS is common. He concluded that a residency requirement for labor is acceptable. He explained many IDAs in NYS have labor policies in place.

- (a) Chair Dranoff asked who will pay the fee to monitor? S. Porath answered explained that fees will be paid applicant.
 - (b) Board members discussed various elements of the proposed policy, noting specific changes that counsel should include.
 - (c) The board confirmed that the effective date should be April 1, 2022.
- ii) With no further discussion, a motion to approve the Labor Policy was made by Tim Riley, seconded by Howard Hellman. All in favor. Motion passed, 4-0

Treasurer's Report:

- 1) Financials for February 2022 were reviewed by the board.
- 2) With no further discussion, a motion to approve the financials was made by Tim Riley, seconded by Howard Hellman. All in favor. Motion passed, 4-0

Reading and Approval of Minutes

- i. With no further discussion, a motion to approve the minutes was made by Raja Amar, seconded by Tim Riley. All in favor. Motion passed, 4-0

Adjournment

Meeting Ended at 10:14am