



**INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING  
Tuesday April 26, 2022 – 9:00 A.M.  
254 S. MAIN ST., SUITE 410, NEW CITY, NY 10956  
ZOOM VIDEO CONFERENCE  
MEETING ID: 848 0950 6537  
PASSCODE: 436061**

**Members Present:** Eric Dranoff, Tim Riley, Peggy Zugibe

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

**IDA Counsels:** Brian Quinn, Esq.; Ron Grosser, Esq.

**Guests:** Mark Johnson, Michael Klein, Darius Chafizadeh, J. Drysdale, Lisa Lyng, Will Pasik, M. Ungar

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 9:02 a.m. by Chair Dranoff.

**Roll Call:**

Present: Eric Dranoff, Tim Riley, Peggy Zugibe

---

**Call to Order**

Eric Dranoff

**Action Items**

- 1) *Authorizing Resolution: Manhattan Beer II*
  - a) S Porath reported that a public hearing was held and there was no public comment. Ready to authorize.

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

2) *Inducement Resolution: IV2 Rockland Logistics Center, LLC*

- a) S Porath explained that they are applying for mortgage recording tax, sales tax exemption and a PILOT to: (1) demolish current buildings at the former Novartis campus, and (2) build a state-of-the-art planning/warehouse/distribution campus of 1,000,000+ sq. feet in the Town of Ramapo.
- b) Applicant explained that they are re-developing the former Novartis site and provided the board with a rendering of the development plan, as well as discussed the positive tax impact on the community, traffic considerations and projected employment. He noted that the company's tenants are anticipated to include Fortune 500 e-commerce companies. He explained that the building will be solar capable and have the ability for electric charging stations.
- c) Board member Peg Zugibe asked if there are hazardous materials that need to be removed on the site. The applicant replied that they do not anticipate any hazardous materials at the site.
- d) Following various board questions clarifying elements of the project, Chairman Eric Dranoff recused himself from voting on inducing the project. Counsel will research if there needs to be an additional ratification of the vote at the next board.

With no further discussion, a motion to approve the resolution was made by Peg Zugibe, seconded by Tim Riley. All in favor. Motion passed, 2-0, with 1 recusal.

3) *Inducement Resolution: 26 N. Myrtle, LLC*

- a) S Porath explained that the applicant is applying for mortgage recording tax, sales tax exemption and PILOT to build housing in Spring Valley.
- b) Michael Klein (Applicant Counsel) explained there will be three detached four-story buildings of 20 two-bedroom, 30 three-bedroom and 30-four-bedroom apartments. Fifteen percent of the units will be classified as affordable units. He noted that the lots involved are currently under-utilized. He also stated that there is a need for diverse housing within the Village.
- c) Chairman Dranoff asked about the affordable housing in this application. He asked them to reflect the affordable housing in the application. He also asked how many square feet the four-bedroom apartment would be.
- d) Michael Klein explained the four bedrooms are approximately 2200 sq. ft.
- e) Chairman Dranoff confirmed with the applicant that they have reviewed and agreed to the Agency's local labor policy.

With no further discussion, a motion to approve the resolution was made by Peg Zugibe (noting that the applicant amend their application to reflect the affordable housing element), seconded by Tim Riley. All in favor. Motion passed, 3-0.

4) *Inducement Resolution: 12, 14 & 16 N. Myrtle Ave*

- a) S Porath asked Counsel Klein to also provide an overview of this project (which is directly related to the prior induced project.)
- b) Mr. Klein explained that they are applying for mortgage recording tax, sales tax exemption and PILOT to build housing in Spring Valley. There will be 19 apartments, with 6 designated as affordable housing. There will be mixed sized units.

- c) Board member Peg Zugibe asked how they will determine who can access the affordable housing. Mr. Klein said that the village has a policy in place.

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

#### **New Business**

- 1) None

#### **Old Business**

- 1) S Porath updated the board on the status of various authorized projects, with Counsel B. Quinn providing an anticipated schedule of project closings.

#### **Treasurer's Report**

- 1) Review of the March financial report was deferred to the May board meeting.

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 Peg Zugibe, seconded by Tim Riley. All in favor. Motion passed, 3-0

There being no other business, the meeting was adjourned at 9:41