



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING**

**Thursday, September 30th, 2022 – 9:00 A.M.
254 S. MAIN ST., SUITE 410, NEW CITY, NY 10956**

LIVE STREAM: https://www.youtube.com/channel/UCxB9rFToOYHVNts_Rb61uzw

Members Present: Howard Hellman, Tim Riley, Raj Amar

Staff: Steven Porath, Executive Director; Heidi Vandiver, Administrator

IDA Counsels: Lino Sciarretta, Esq.; Rudy Zodda, Esq., Ron Grosser, Esq., Dan Birmingham, Esq.

Guests:

Rockland Gardens: Steven Yassky, Scott Lang, Frank Hagen
Northern Manor MultiCare, Inc – Michael Nowicki
ACG Acquisitions LLC – Akiva Bomzer
Cambridge Security Seals – Lorie Bilinski
Haverstraw Chair Factory – Ryan Porter

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 9:15 a.m. by Acting Chair H. Hellman.

Roll Call:

Present: Howard Hellman, Tim Riley, Raj Amar

Call to Order

Howard Hellman

Action Items

1) Inducement Resolution – Rockland Gardens

- a) S. Porath noted that the applicant is requesting sales tax exemption, mortgage recording tax exemption, a PILOT, and tax-exempt bond financing. The project involves the acquisition and renovation of an affordable housing project in Nyack.

b) Representatives of the project provided an overview of the project and answered questions posed by the board.

i) With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.

2) *Inducement Resolution – Northern Manor MultiCare, Inc.*

a) S. Porath stated that the project involves a longtime assisted living nursing facility in the Town of Clarkstown. The applicant is seeking mortgage recording tax exemption.

b) M. Nowicki, representing the applicant, explained that the financial transaction will allow new capital to be invested in the facility and staffing.

c) Members of the board asked questions regarding staffing levels and site improvements.

i) With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.

3) *Inducement Resolution – ACG Acquisitions LLC*

a) S. Porath stated that the applicant is proposing to construct a warehouse/distribution facility in the Village of Montebello.

b) A. Bomzer, representing the applicant, discussed the project. Mr. Bomzer noted that the proposed 200,000 sq. ft. facility is currently being reviewed by the Village. Mr. Bomzer responded to questions by the board.

i) With no further discussion, a motion to approve the resolution was made by R. Amar, seconded by T. Riley. All in favor. Motion passed, 3-0.

4) *Inducement Resolution – Cambridge Security Seals*

a) S. Porath stated the company is seeking sales tax exemption and a PILOT as part of its proposed expansion plans. He noted that the company had originally been an IDA project when it located to its current Town of Haverstraw site and fulfilled its project obligations.

b) L. Bilinski, representing the applicant, explained that the company is seeking to first acquire new manufacturing equipment to expand its operations, and then will undergo to expand the physical plant. She noted that virtually all of the company employees are local residents.

c) S. Porath noted that the applicant has already had initial discussions with the town regarding a PILOT.

i) With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.

New Business

- 1) Developer Ryan Porter provided an overview of his firm's plan to redevelop the former "chair factory" site in the Village of Haverstraw. Mr. Porter provided preliminary details of the planned development, the company's history elsewhere and anticipated timing of when the firm would seek IDA and other incentives.

Old Business

- 1) None

Treasurer's Report

- 1) June/July/Aug. financials were reviewed and approved by the board.
- 2) S. Porath notified the board of a 'Request for Proposal' going out to firms to secure independent auditor.
 - a. Members made a motion to enter into Executive Session to discuss legal matters involving the RFP.
 - b. Following the executive session, the public meeting resumed.

Minutes of the meeting were read by S. Porath and approved by members.

There being no other business, the meeting was adjourned at 10:20 a.m.