



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING**

Thursday, October 27, 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:

Safe Harbor Haverstraw: Doug Domenie, Brian Sinsabaugh

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 9:05 a.m. by Acting Chair H. Hellman.

Roll Call:

Present: Howard Hellman, Tim Riley, Raj Amar

Call to Order

Howard Hellman

Action Items

1) Authorizing Resolution – ACG Acquisitions LLC

a) S. Porath reported that a public hearing was held on Oct. 19th and there was no public comment.

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) *Authorizing Resolution – Cambridge Security Seals*

- a) S Porath reported that a public hearing was held on Oct. 19th and there was no public comment.
 - 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 – Haverstraw Marina/Safe Harbor Haverstraw*

- a) S Porath provided an overview of the project, noting that the applicant intends to purchase the existing facility from the Town of Haverstraw. He further noted that the applicant is seeking sales and mortgage recording tax exemptions, as well as a PILOT.
- b) Representatives of the project provided a specific overview of the project (see online application for detail).
- c) Board members asked a variety of questions, including current vs. future cost of boat slips, status of existing restaurant operators, timeframe for the project, status of the marina boat facilities, and status of agreement with the town.
- d) Following discussion, a motion was made by R. Amar, seconded by T. Riley, to table the matter until the applicant provides specific answers to questions raised.
- e) S. Porath confirmed that he will compile board questions and provide to the applicant.

4) *Amending Resolution – RCD Park Landowner, LLC*

- a) S Porath stated that the applicant had withdrawn a request that would have necessitated the board considering an amending resolution.

New Business

- 1) S Porath reviewed the 5-year budget and requested that the board authorize the budget be submitted to the State as required for State compliance purposes.
 - a. Motion was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.
- 2) S. Porath reviewed the project labor report with board members and noted that the project labor report will be included in all regular board meetings going forward.

Old Business

- 1) None

Treasurer's Report

- 1) September financials were reviewed and approved by the board.
- 2) S. Porath notified the board of the response so far to 'Request for Proposal' from firms to secure independent auditor.

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

There being no other business, the meeting was adjourned at 9:46 am.