



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING**

**Thursday, January 19th – 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: Eric Dranoff, Howard Hellman, Raj Amar, Peg Zugibe

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

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

Guests: Andy Maniglia, Admirals Cove Holdings LLC

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 Chair E. Dranoff.

Roll Call:

Present: Eric Dranoff, Howard Hellman, Raj Amar, Peg Zugibe

Call to Order

Eric Dranoff

Action Items

1) Inducement Resolution Amendment: Rockland Gardens

- a) S. Porath and Counsel R. Grosser explained that the amendment resolution is necessary to reflect changes in tax law language. The project had been previously induced by the board.
 - i) With no further discussion, a motion to approve the amendment was made by H. Hellman, seconded by R. Amar. All in favor. Motion passed, 4-0.

2) Inducement Resolution: Admirals Cove II

- a) S. Porath introduced the project, which involves a request by the original project – Admirals Cove – for additional sales tax exemptions associated with the construction of the project, as well as authorization to amend the existing PILOT to reflect the

construction of a restaurant at the site. Porath noted any amendment to the PILOT requires the approval of the involved taxing entities.

- b) A. Maniglia, representing Admirals Cove Holdings LLC, further discussed the request, noting that the request for additional sales tax exemption reflects unanticipated higher costs for materials due to global supply issues.
 - i) Following various questions by the board, a motion to approve the inducement was made by H. Hellman, seconded by R. Amar, with member P. Zugibe recusing due to a conflict. Motion passed, 3-0, with 1 recusal.

New Business

- 1) Labor Report:
 - a. Members reviewed the most recent labor report on project labor compliance.
- 2) TZ Vista request:
 - a. S. Porath provided an overview of a request by current project TZ Vista to amend its agreement with the IDA to utilize (expired) allocated sales tax exemption at the project site for use not included in the original project.
 - b. Following discussion amongst the board and legal counsel, it was determined the request would require a new application be provided by TZ Vista (vs. amending the existing project agreement.) S. Porath confirmed he will notify TZ Vista accordingly.
- 3) Year 2023 board officer appointment:
 - a. Members of the board considered the slate of officers for the Year 2023:
 - b. The slate includes Chair Howard Hellman; Vice Chair/Treasurer Tim Riley; Secretary R. Amar.
 - c. A motion to adopt the slate as proposed was made by P. Zugibe, seconded by E. Dranoff. All in favor. Motion passed, 4-0.

Old Business

There was no old business.

Executive Session

- 1) A motion was made by E. Dranoff, seconded by P. Zugibe to enter into Executive Session to discuss legal matters. All in favor, motion passed, 4-0.
- 2) Board returned to the open meeting at 9:50 am.

Treasurer's Report

- 1) November and December financials were reviewed and approved by the board.

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

There being no other business, the meeting was adjourned at 10:00 am.