



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING**

Thursday, March 9th 2023 – 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, Raj Amar, Tim Riley

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

IDA Counsels: Brian Quinn, Esq.; Rudolph Zodda, Esq.; Ron Grosser, Esq.; Dan Birmingham, Esq.

Guests: Aurelien Paumier, Aptar Group; Kate Wenger, Natixis; Nicholas Hollenbeck, Ben Cohen, Nanuet Tod; Hershey Friedman, SVMP; Cheryl Baun, Rockland County Department of Economic Development & Tourism.

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 H. Hellman.

Roll Call:

Present: Howard Hellman, Raj Amar, Tim Riley

Call to Order

Howard Hellman

Action Items

- *Authorizing Resolution: Admirals Cove II*
 - S. Porath introduced the project, which involves a request by Admirals Cove for additional sales tax exemption 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. He noted that a public hearing had been held and there was no public comment.
 - *A motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.*

- Inducement Resolution: Aptar Group, Inc.
 - S. Porath introduced the project, Aptar Group, Inc., which involves the applicant seeking sales tax exemption as part of an expansion of its operation in Congers, Town of Clarkstown.
 - Aurelien Paumier, representing Aptar, presented an overview of the project and answered questions from board members.
 - *With no further questions, a motion to approve the inducement resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.*

- Inducement/Authorizing Resolution: Natixis
 - S. Porath introduced the project, Natixis, which involves their request for sales tax exemption for equipment as part of a datacenter located in Orangeburg, NY.
 - Kate Wenger, representing Natixis, presented the scope of the project and answered questions from board members.
 - *With no further questions, a motion to approve the inducement was made by R. Amar, seconded by T. Riley. All in favor. Motion passed, 3-0.*

- Inducement Resolution: Spring Valley Marketplace
 - S. Porath introduced the project, which involves the renovation and expansion of a retail shopping center into a mixed retail/office use facility. The applicant is seeking sales and mortgage tax exemption, as well as a PILOT.
 - Hershey Friedman, representing the applicant, provided further details of the project and answered a variety of questions from the board. In responding to questions, Mr. Friedman indicated that the project – as presented – will require IDA incentives.
 - Following a various questions from the board, the board tabled a decision on the matter subject to further discussion.

- Resolution – PARIS Submission Authorization
 - Board members considered an annual resolution authorizing the submission of the New York State compliance PARIS report and related documentation (once complete)
 - *A motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.*

New Business

- Discussion: Transit-Oriented Development
 - Representatives of a proposed transit-oriented housing development project presented an overview in relation to their request for the Agency to consider the eligibility of the project for financial incentives.
 - Following a number of questions and other discussion items, the board agreed to further discuss the matter at a following board meeting.

- Loewke Brill Labor Reports
 - The monthly report was provided to the board.

- NYSEDC Sponsorship
 - Board members tabled discussion due to time constraints.

Agency Presentation

- IDA Administrator H. Vandiver provided an overview of a proposal for the Agency to establish small business support programs.
- Due to time constraints, the board asked that the matter be discussed at the next board meeting.

Old Business

There was no old business.

Treasurer's Report

- 1) The January 2023 financial report was 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 10:45 am.