



**INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING**

**WEDNESDAY, MAY 17, 2023 – 10:30 A.M.  
254 S. MAIN ST., SUITE 410, NEW CITY, NY 10956**

**LIVE STREAM:** <https://www.youtube.com/channel/UCxB9rFTtoOYHVNtsRb61uzw>

**Members Present:** Howard Hellman, Raj Amar, Tim Riley, Peg Zugibe

A handwritten signature in blue ink, appearing to be "EH", with the date "5/17/23" written next to it.

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

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

**Guests:** Yali Ellkin, Chief Financial Officer, Chartwell; Joe Nuebling, General Manager, Asahi Depository; Chris Warner, Director of Finance, Asahi Depository

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 10:45 a.m. by Chair H. Hellman.

**Roll Call:**

Present: Howard Hellman, Raj Amar, Tim Riley, Peg Zugibe

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**Call to Order**

Howard Hellman

**Executive Session**

- *A motion was made by P. Zugibe, seconded by R. Amar, to enter into executive session to discuss legal matters.*
- **Public Meeting Resumed**

**Action Items**

- Inducement Resolution: Chartwell Hemlock
  - Member R. Amar recused himself from the discussion and left the meeting due to a conflict of interest.

- S. Porath introduced the project, which involves the proposed transfer of an existing PILOT at the project site to Chartwell Hemlock upon the applicant's acquisition of the property in Congers, NY.
  - The applicant further explained that the company had been seeking to expand its operations in the County or in another State. He noted that the project site will meet the company's expansion needs.
  - *Following discussion, a motion was made by T. Riley, seconded by P. Zugibe, to induce the project. Motion passed, 3-0, with one recusal.*
- *Member R. Amar returned to the meeting.*
- Inducement Resolution: Sterling Development
    - *The board tabled the matter, subject to continuing discussion regarding board practices for housing projects.*
- Amending Resolution: Northern Riverview
    - IDA Counsel R. Zodda introduced the matter, which involved a procedural step required to establish a PILOT for the project.
    - *Following discussion, a motion was made by T. Riley, seconded by R. Amar, to approve the resolution. Motion passed, 3-0, with member P. Zugibe recused due to a conflict.*
- Amending Resolution: Assisted Living at Northern Riverview
    - IDA Counsel R. Zodda introduced the matter, which involved a procedural step required to establish a PILOT for the project.
    - *Following discussion, a motion was made by T. Riley, seconded by R. Amar, to approve the resolution. Motion passed, 3-0, with member P. Zugibe recused due to a conflict.*
- Authorizing Resolution: Point 72
    - S. Porath introduced the project, which involves the applicant seeking sales tax exemption for equipment to be used at a datacenter in Orangeburg, NY. He noted that a public hearing had been held and there was no public comment.
    - *Following discussion, a motion to approve the resolution was made by R. Amar, seconded by T. Riley. All in favor. Motion passed, 4-0.*
- Authorizing Resolution: Asahi Depository Amendment
    - S. Porath introduced the matter, which involves a request by the existing project to be granted additional sales tax exemptions based on unanticipated project cost increases due to the global economy and supply chain issues.
    - Representatives of the project further explained that the increase is necessary to complete the project as originally planned.
    - *Following discussion, a motion to approve the resolution was made by R. Amar, seconded by T. Riley. All in favor. Motion passed, 4-0.*

- Authorizing Resolution: TRHV Extension
  - S. Porath introduced the matter, which involves extending the expiring pre-closing sales tax exemption to allow the closing process additional time.
  - *Following discussion, a motion to approve the resolution was made by P. Zugibe, seconded by T. Riley. All in favor. Motion passed, 4-0.*
- Authorizing Resolution: Rockland Gardens Extension
  - IDA Counsel D. Birmingham explained the matter, which involves extending the process to allow time for additional volume cap requested to be allocated.
  - *Following discussion, a motion to approve the resolution was made by T. Riley, seconded by P. Zugibe. All in favor. Motion passed, 4-0.*

#### **New Business**

- Loewke Brill Labor Reports
  - The board reviewed the monthly labor compliance reports.
- *Member P. Zugibe excused herself from the meeting due to another schedule commitment.*

#### **Executive Session**

- *A motion was made by R. Amar, seconded by T. Riley, to enter into executive session to discuss legal matters. All in favor. Motion passed, 3-0.*
- **Public Meeting Resumed**

#### **Executive Session**

- *A motion was made by R. Amar, seconded by T. Riley, to enter into executive session to discuss personnel matters. All in favor. Motion passed, 3-0.*
- **Public Meeting Resumed**

#### **Old Business**

- There was no old business.

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

- The board reviewed and approved the April financial report.

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

There being no other business, the meeting was adjourned.