

Rockland County



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING**

THURSDAY, APRIL 20, 2023 – 12:00 P.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, Peg Zugibe

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

A handwritten signature in blue ink, appearing to be "EP 4/20", is written over the staff list.

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

Guests: Seth Mandelbaum, Michele Dorry, Michael Katz, representing Avon; Scott Mikuszewski, representing Point 72; Paul Baum, Kalmish Feischman, Berel K.; representing Montebello Gateway; Hershey Friedman, representing Spring Valley Marketplace; Katie Wheeler, Brian Samson, David Pearson, representing Related Affordable.

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 12:15 p.m. by Chair H. Hellman.

Roll Call:

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

Call to Order

Howard Hellman

Action Items

- Resolution: Tribute to the Memory of Eric Dranoff
 - H. Hellman asked all meeting participants for a moment in silence to remember former IDA Chairman Eric Dranoff, who recently passed away. Mr. Hellman made note that Eric had served for 28 years on the IDA board. In honor of Eric's memory, Mr. Hellman asked the board to consider a resolution naming the IDA's conference room the "Eric Dranoff Conference Room."
 - *A motion was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 4-0.*

- Resolution: Labor Policy Effective Date
 - *Following discussion by the board, a motion by P. Zugibe, seconded by T. Riley, to amend the existing Agency Labor Policy to become effective upon the board's inducement of a project. All in favor. Motion passed, 4-0.*

- Resolution: Avon Termination
 - Counsel B. Quinn reviewed the process for terminating the Avon project as detailed in the Project Agreement. He noted that Avon will fulfill all PILOT commitments.
 - Representatives of Avon further noted that the company is continuing the process of closing the facility and is currently marketing the site to potential buyers.
 - Chair Hellman noted that the site closing will conclude Avon's 100+ years of being a Suffern business. He thanked the company for always being a "good neighbor."
 - *Following discussion, a motion was made by T. Riley, seconded by R. Amar, to approve the terminating resolution. All in favor. Motion passed, 4-0.*

- Amending Resolution: Montebello Gateway
 - S. Porath introduced the project, which involves a request by the applicant for additional sales tax and mortgage recording tax exemption (for the previously authorized project) due to unanticipated global supply chain issues causing delays and significant cost increases.
 - P. Baum noted that costs have increased by approximately 25-30% of above initial budgets due to the supply issues.
 - He noted that the company is still in the site approval process with the involved municipalities.
 - *Following discussion, a motion to approve the amending resolution was made by R. Amar, seconded by T. Riley. Motion passed, 3-1, with member T. Riley voting nay.*

- Inducement 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.
 - The applicant further explained that the company will be leasing space at an existing datacenter at One Ramland Road, Orangeburg, NY.
 - *Following discussion, a motion to approve the inducement resolution was made by P. Zugibe, seconded by T. Riley. All in favor. Motion passed, 4-0.*

- Inducement Resolution: Spring Valley Marketplace
 - S. Porath introduced the project, which involves the applicant seeking a PILOT-only for the renovation and new construction of a retail/office facility in Spring Valley.
 - *Following discussion, a motion to approve the inducement resolution was made by T. Riley, seconded by P. Zugibe. All in favor. Motion passed, 4-0.*

- Inducement Resolutions: Warren Knolls, Walnut Hill West Haverstraw Senior and/or Affordable Housing Projects
 - S. Porath introduced the three projects, noting that the applicant had filed a separate application for each of the three projects.
 - He further noted that the applicant will discuss all three projects, but the board will consider three separate inducement resolutions.
 - Representatives of the company discussed plans to renovate the three facilities, each of which provide affordable housing for seniors, or just affordable housing.
 - The applicant detailed the renovation work that would be done and how the current residents will be temporarily relocated to nearby motel/hotel facilities during the process.
 - *Following discussion, a motion to approve the inducement resolution for the Warren Knolls project was made by R. Amar, seconded by T. Riley. All in favor. Motion passed, 4-0.*
 - *A motion to approve the inducement resolution for the Walnut Hills project was made by P. Zugibe, seconded by R. Amar. All in favor. Motion passed, 4-0.*
 - *A motion to approve the West Haverstraw project was made by P. Zugibe, seconded by T. Riley. All in favor. Motion passed, 4-0.*

New Business

- The board reviewed the monthly labor report.
- Operations Manager H. Vandiver provided an overview of a proposed project to support a workforce development program being initiated by Rockland Community College. She noted that the program would involve providing support to students as well as practical training.
 - Following discussion, the board asked H. Vandiver to continue working with

Old Business

- There was no old business.

Executive Session

- *A motion was made by T. Riley, seconded by P. Zugibe, to enter into executive session to discuss personnel and legal matters.*

Public Meeting Resumed

Treasurer's Report

- The March 2023 financial report was reviewed and approved by the board.
- The board directed S. Porath to determine local CD rates by area banks.

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

There being no other business, the meeting was adjourned at 1:30 p.m.