



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING**

THURSDAY, JUNE 15, 2023 – 11:30 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, Peg Zugibe

Staff: Steven Porath, Executive Director; Heidi Vandiver, Operations Manager

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

Guests: Nicholas Hollenbeck, Director of Development, Sterling Development

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 11:45 a.m. by Chair H. Hellman.

Roll Call:

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

Call to Order

Howard Hellman

Executive Session

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

Public Meeting Resumed

Action Items

- Authorizing Resolution: Chartwell Hemlock Realty
 - 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.
- He noted that a public hearing had been held and there was no public comment.
- *Following discussion, a motion was made by T. Riley, seconded by P. Zugibe, to authorize the project. Motion passed, 3-0, with one recusal.*
- Member R. Amar returned to the meeting.
- Inducement Resolution: Nanuet Redevelopment
 - S. Porath introduced the project, which involves the construction of transit-oriented, market rate housing in Nanuet, Town of Clarkstown.
 - He noted that the project has the support of the Town of Clarkstown.
 - T. Riley asked the applicant if the project provided any special provision for emergency "first responders". The applicant responded that the project allows for an affordable housing component consistent with town and county guidelines.
 - *Following discussion, a motion was made by T. Riley, seconded by R. Amar, to induce the project. All in favor. Motion passed, 4-0.*

New Business

- Small Business Development Program
 - Operations Manager Heidi Vandiver gave an overview of the Small Business Development Program, and discussed a proposed an initial program that would provide educational seminars for 7-8 small businesses. The businesses would be designated by each of the County's local chambers of commerce.
 - Following a discussion of the various elements of the program, the board was asked to approve the implementation of the proposed program and allocation of a budget to underwrite the cost.
 - *A motion to approve the program and allocate up to \$10,000 to implement the program was made by T. Riley, seconded by P. Zugibe. All in favor. Motion passed, 4-0.*
- Loewke Brill Labor Reports
 - The board reviewed the monthly labor compliance reports and status of non-compliance by participating projects.

Old Business

- There was no old business.

Treasurer's Report

- The board reviewed and approved the May financial report.

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

There being no other business, the meeting was adjourned.