



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, SEPTEMBER 21, 2023 – 10:00 A.M.
254 S. MAIN ST., SUITE 410, NEW CITY, NY 10956**

LIVE STREAM: https://www.youtube.com/channel/UCxB9rFToOYHVNts_Rb61uzw

Members Present: Raj Amar, Tim Riley, Peggy Zugibe

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

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

Guests: Michael Klein, TRHV and Oak Tree Apartments; Mark Weingarten, Janet Giris, Dale Fanning, Tim Tyrrell, Regeneron; Yali Elkin, Chartwell Pharmaceuticals; Ryan Porter, Arianna Wendt, Jay Cengiz, Dylan Salmons, Pennrose/Haverstraw Chair Factory; Hershey Friedman, Oak Tree Apartments

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 10:15 a.m. by Vice Chair Tim Riley.

Roll Call:

Present: Tim Riley, Raja Amar, Peggy Zugibe

Call to Order

Tim Riley

Action Items

- *Authorizing Resolution: Asahi Depository LLC and Asahi Refining USA*
 - S. Porath introduced the project, which involves a request by Asahi Depository LLC and Asahi Refining USA, Inc. for financial assistance in the form of additional sales tax exemption as part of its ongoing renovation and redevelopment of its project in Blauvelt, NY.

- S. Porath noted that the applicant requested additional assistance due to unanticipated increases in capital expenditures due to global supply/demand issues.
 - *A motion to approve the resolution was made by P. Zugibe, seconded by T. Riley. All in favor. Motion passed, 3-0.*
- *Inducement Resolution: TR-HV, LLC*
 - S. Porath introduced the matter, which involves the applicant seeking additional sales tax exemption as part of its expansion of its project in Sloatsburg, Town of Ramapo.
 - Michael Klein, attorney representing TR-HV, LLC, explained that in addition to an increase in unanticipated costs associated with restoring the original historic building at the site, the project has expanded the scope of the project beyond its original intent.
 - The board asked a variety of questions regarding the status of the project, projected completion date, etc.
 - *With no further questions, a motion to approve the inducement resolution was made by P. Zugibe, seconded by R. Amar. All in favor. Motion passed, 3-0.*
- *Inducement Resolution: Regeneron Pharmaceuticals, Inc.*
 - S. Porath introduced the project, Regeneron, which involves the applicant's request for sales tax exemption and a PILOT as a part of the renovation of an existing building located in Suffern.
 - Mark Weingarten, Janet Giris, Dale Fanning, and Tim Tyrrell, representing Regeneron, 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 P. Zugibe. All in favor. Motion passed, 3-0.*
- *Inducement Resolution: Pennrose, LLC/Haverstraw Chair Factory*
 - S. Porath introduced the project, Pennrose, LLC (Haverstraw Chair Factory), which involves a request for sales and mortgage recording tax exemption, and a PILOT agreement for the construction and redevelopment of residential, retail, recreational and commercial space located in the Village of Haverstraw.
 - Ryan Porter, Arianna Wendt, Jay Cengiz, and Dylan Salmons, representing Pennrose, LLC, presented the scope of the project which includes the construction of 450 affordable, workforce, and market rental apartments, as well as commercial, retail and recreational facilities.
 - The board asked a broad variety of questions about the project.
 - *Following discussion, a motion to approve the inducement was made by R. Amar, seconded by T. Riley. All in favor. Motion passed, 3-0.*
- *Inducement Resolution: Chartwell Property Hemlock, LLC*
 - S. Porath introduced the project, Chartwell Property Hemlock, LLC, which is seeking a PILOT for two properties in Congers, Town of Clarkstown.
 - Yali Elkin, representing Chartwell Pharmaceuticals gave the scope of the Chartwell Pharmaceutical project, noting the project continues the intent of Chartwell to establish a true campus environment of operations in Congers.
 - The board asked a variety of questions regarding the project.

- *Following discussion, a motion to approve the inducement was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.*
- *Inducement Resolution: Oak Tree Apartments*
 - S. Porath introduced the project, Oak Tree Apartments, which involves the application seeking sales tax exemption, mortgage recording tax exemption and a PILOT for the construction of a new market rate housing project in Garnerville, Town of Haverstraw.
 - Michael Klein, counsel representing the applicant, and Hershey Friedman, discussed the scope and timeline of the project, which involves the development of 228 apartment units.
 - *Following discussion, a motion to approve the inducement was made by R. Amar, seconded by T. Riley. All in favor. Motion passed, 3-0.*
- *Bond Resolution: Rockland Gardens*
 - Counsel R. Grosser provided an overview, which involves providing bond financing for the renovation of an existing affordable housing project.
 - S. Porath noted that a public hearing had been previously conducted by H. Vandiver and there was no public comment.
 - *With no further questions, a motion to approve the resolution was made by P. Zugibe, seconded by T. Riley. All in favor. Motion passed, 3-0.*

New Business

- *Loewke Brill Labor Reports*
 - The board reviewed the monthly labor compliance reports.

Old Business

- There was no old business.

Treasurer's Report

- The board reviewed and approved the July and August financial report.

Executive Session

- *A motion was made to enter into executive session to discuss legal matters. The motion was approved, 3-0.*

Public Meeting Resumed

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

There being no other business, the meeting was adjourned.