



**INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING**

**TUESDAY, NOVEMBER 28, 2023 – 11:00 A.M.  
254 S. MAIN ST., SUITE 410, NEW CITY, NY 10956**

**LIVE STREAM: [https://www.youtube.com/channel/UCxB9rFToOYHVNts\\_Rb61uzw](https://www.youtube.com/channel/UCxB9rFToOYHVNts_Rb61uzw)**

**Members Present:** Tim Riley, Raj Amar, Peggy Zugibe, Mark Geller

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

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

**Guests:** Andrew Germansky, 63 Maple LP; Jessica Gilot, Sandra Bleckman, and Yvonne Rosario-Quiroz, Rockland Community College Administration; Shira Afergan, RCC student and 2023 Rockland IDA Scholarship recipient.

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: 14 A.M. by Chair T. Riley.

**Roll Call:**

Present: Tim Riley, Raja Amar, Peggy Zugibe, Mark Geller

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**Call to Order**

Tim Riley

**RCC Scholarship Recipient Introduction**

- Representatives of Rockland Community College administration introduced the first recipient of the IDA's educational scholarship. The recipient shared with the board her educational experiences and goals.

## Action Items

- *Inducement Resolution: 63Maple L.P.*
  - S. Porath introduced the matter, which involves the applicant's request to be authorized for a PILOT for a planned affordable housing project in the Village of Haverstraw.
  - Andrew Germansky, representing the applicant, discussed the project and answered various board questions regarding the project.
  - *A motion to approve the inducement resolution was made by T. Riley, seconded by M. Geller. Motion passed, 3-0, with one recusal due to a conflict of interest.*
  
- *Authorizing Resolution: Regeneron*
  - S. Porath introduced the matter, which involves authorizing the project, which involves the applicant's acquisition and use of an existing building in the Village of Suffern.
  - Porath noted that a public hearing was held. There was no public comment.
  - *Following discussion, a motion to approve the resolution was made by P. Zugibe, seconded by R. Amar. All in favor. Motion passed, 4-0.*
  
- *Authorizing Resolution: Haverstraw Group LLC*
  - S. Porath introduced the matter, which involves authorizing the project. The project is the development of a housing project in the Town of Haverstraw.
  - *Following discussion, a motion to approve the resolution was made by T. Riley, seconded by M. Geller. Motion passed, 3-0, with one recusal due to a conflict of interest.*
  
- *Authorizing Resolution: Oak Tree Apartments*
  - S. Porath introduced the project, which involves authorizing the project. The project involves the construction of market-rate residential apartments, as well as a clubhouse and other related facilities.
  - *Following discussion, a motion to approve the resolution was made by M. Geller, seconded by T. Riley. Motion passed, 3-0, with one recusal due to a conflict of interest.*
  
- *Amending Resolution: Cardiovascular Research Foundation*
  - S. Porath introduced the matter, which involves amendments to existing bond/project agreements.
  - *Following discussion, a motion to approve the resolution was made by T. Riley, seconded by P. Zugibe. All in favor. Motion passed, 4-0.*
  
- *Amending Resolution: PILOT Fee Schedule*
  - The matter involves adopting revisions to the Agency's fee schedule for PILOT agreements.
  - *Following discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 4-0.*
  
- *Terminating Resolution: Assisted Living at Northern Riverview*
  - The matter involves the terminating of the existing project agreements to allow for the restructuring of new agreements for the same facility.

- *Following discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. Motion passed, 3-0, with one recusal due to a conflict of interest.*
- *Authorizing Resolution: Northern Riverview Health Care Center*
  - The matter involves authorizing a new PILOT for the facility.
  - *Following discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. Motion passed, 3-0, with one recusal due to a conflict of interest.*
- *Authorizing Resolution: Assisted Living at Northern Riverview*
  - The matter involves authorizing a new PILOT for the facility.
  - *Following discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. Motion passed, 3-0, with one recusal due to a conflict of interest.*

### **Executive Session**

- The board approved entering into executive session to discuss legal matters with counsel.
- *Revocation Resolution: Admirals Cove II*
  - S. Porath introduced the matter, which involves the revocation of the previous authorization of the Admirals Cove II project.
  - S. Porath noted that the revocation was based upon the applicant's failure to comply with the Agency's local labor policy.
  - *A motion to approve the resolution was made by T. Riley, seconded by R. Amar. Motion passed, 4-0.*

### **New Business**

- *Loewke Brill Labor Reports*
  - The board reviewed the monthly labor compliance reports.
- *2023 Agency Holiday Open House*
  - S. Porath confirmed planning for the annual event.

### **Old Business**

- *Small Business Support Services*
  - Operations Manager H. Vandiver provided the board with an update on activities related to the Agency's pilot program to support the development of small businesses in the County.

### **Treasurer's Report**

- The board reviewed and approved the October financial report.

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

There being no other business, the meeting was adjourned.