

Rockland County



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING**

**THURSDAY, OCTOBER 19, 2023 – 12:30 P.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.; Ron Grosser, Esq.

Guests: Michael Klein, Esq., N. Myrtle Ave.; Marc Pantirer, Haverstraw Group

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 12:45 p.m. by Vice Chair Tim Riley.

Roll Call:

Present: Tim Riley, Raja Amar, Peggy Zugibe

Call to Order

Tim Riley

Action Items

- *Authorizing Resolution: TRHV Sale Tax Exemption Request*
 - S. Porath introduced the matter, which involves a request by TRHV seeking additional sales tax exemption as part of its expansion of their project in Sloatsburg, Town of Ramapo.
 - A public hearing was held on October 18, 2023. No public comment.
 - *A motion to approve the resolution was made by P. Zugibe, seconded by R. Amar. All in favor. Motion passed, 3-0.*

- *Authorizing Resolution: Chartwell 30 Hemlock/150 Wells PILOT*

- S. Porath introduced the matter, which involves a PILOT involving two properties in Congers, Town of Clarkstown. The PILOT will enable Chartwell to expand its campus of buildings in Congers.
 - A public hearing was held on October 16, 2023. No public comment.
 - *A motion to approve the resolution was made by R. Amar, seconded by P. Zugibe. All in favor. Motion passed, 3-0.*
- *Authorizing Resolution: N. Myrtle Mortgage Recording Tax Exemption Request*
 - S. Porath introduced the matter, which involves an increase in Mortgage Tax Exemption due to an increase in mortgage financing.
 - N. Myrtle counsel M. Klein explained the need for additional benefit and answered board questions.
 - *A motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.*
- *Inducement Resolution: Haverstraw Group, LLC*
 - S. Porath introduced the project, which involves the Haverstraw Group, LLC's request for Sales Tax Exemption, Mortgage Tax Exemption, and a PILOT program for the construction of market-rate residential apartments, as well as a clubhouse and other related facilities.
 - Marc Pantirer, representing Haverstraw Group, LLC gave an overview of the scope of the project.
 - 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.*
- *Amending Resolution: Morgan Stanley Project*
 - S. Porath introduced the matter, which involves the extension of the expiration date of the previously authorized Sales Tax Exemption.
 - *Following discussion, 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.
- *Labor Policy Amendments*
 - The board reviewed and accepted the proposed amendments to the County of Rockland Industrial Development Agency Local Labor Policy.

Old Business

- *PILOT Fee Schedule*
 - The board reviewed and unanimously adopted a revised PILOT fee schedule; including a provision which established a cap of \$400,000 for any PILOT fee.

Treasurer's Report

- The board reviewed and approved the September financial report.
- The board reviewed and approved the 5-Year Budget for PARIS.

Small Business Report

- H. Vandiver provided the board with an update on the status of the Agency's "Small Business Boot Camp" program, as well as other activities related to Rockland's small business sector.

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Executive Session

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

Public Meeting Resumed

Board Officer Appointments

- The board unanimously approved the appointment of the following slate of officers for the Agency:
 - Tim Riley, Chair
 - Raj Amar, Vice Chair/Treasurer
 - Peg Zugibe, Secretary

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

There being no other business, the meeting was adjourned.