



**INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING  
THURSDAY, JANUARY 18, 2024 – 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, Peg Zugibe, Mark Geller

**Staff:** Steven Porath, Executive Director

**IDA Counsels:** Lino Sciarretta, Esq.; Dan Birmingham, Esq.

**Guests:** Daniel Freeman, 19X Broadway Holdings; Robert Mayer, Autopro; Chip Lee, Daniel Bambrick, JPMC

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

**Roll Call:**

Present: Tim Riley, Peg Zugibe, Mark Geller

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**Call to Order**

Tim Riley

**Action Items**

- *Amended Inducement Resolution – IV2 Rockland Logistics*
  - S. Porath provided an overview of the action, noting that the applicant has requested an extension of the expiration date of the original Inducement Resolution.
  - *Following discussion, a motion to approve the resolution was made by T. Riley, seconded by M. Geller, to approve the resolution. All in favor. Motion passed, 3-0.*

- *Amended Authorizing Resolution – TRHV*
  - Counsel L. Sciarretta explained to the board that the resolution is only a written formal resolution confirming the verbal approval confirmed by the board at its December 2023 board meeting.
  - *Following discussion, a motion to approve the resolution was made by P. Zugibe, seconded by M. Geller. All in favor. Motion passed, 3-0.*
  
- *Authorizing Resolution – Pennrose*
  - S. Porath introduced the matter, noting that a public hearing had been held as required. There was no public comment.
  - *Following discussion, a motion to approve the resolution was made by P. Zugibe, seconded by M. Geller. All in favor. Motion passed, 3-0.*
  
- *Inducement Resolution – 19X Broadway Holdings*
  - S. Porath introduced the new project, which involves the construction of a new, multi-use building in the Village of Haverstraw. The applicant has proposed to build a retail/residential building. The applicant is seeking sales and mortgage recording tax exemption, as well as a PILOT.
  - Board members asked a variety of questions about the project. In response to board questions, the applicant noted that he anticipates all local approvals to be in place in the near term, with construction starting once all approvals are formalized and weather permits construction.
  - *With no further discussion, a motion to approve the resolution was made by T. Riley, seconded by M. Geller. All in favor. Motion passed, 3-0.*
  
- *Inducement/Authorizing Resolution – Autopro LLC*
  - S. Porath introduced the new project, which involves the applicant requesting sales tax exemption for new equipment. The company is expanding its warehouse/distribution operation.
  - S. Porath also noted that the project falls within the Agency’s “small business” process. As such, the board is required to consider a single approving resolution and no public hearing is required.
  - *Following discussion, a motion to approve the resolution was made by T. Riley, seconded by P. Zugibe. All in favor. Motion passed, 3-0.*
  
- *Inducement Resolution – JPMC Datacenter II*
  - S. Porath introduced the project, which involves the applicant seeking sales tax exemption and a PILOT for a new datacenter, to be located adjacent to the applicant’s first datacenter in Orangeburg, NY.
  - The applicant noted that the project will involve almost \$1 billion in new investment. Subject to approvals, the company intends to begin construction during 2024.
  - *Following discussion, a motion to approve the resolution was made by P. Zugibe, seconded by M. Geller. All in favor. Motion passed, 3-0.*

### **New Business**

- *Loewke Brill Labor Reports*
  - The board reviewed the monthly labor compliance reports.
- *NYSEDC Conference(s)*
  - S. Porath reconfirmed that representatives of the Agency will be attending the NYSEDC's conference; to be held during February 2024.

### **Old Business**

- There was no old business.

### **Treasurer's Report**

- The board reviewed and approved the December financial report.

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

There being no other business, the meeting was adjourned.