



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING**

Thursday, March 28, 2024 – 11:00 A.M.

254 S. MAIN ST., SUITE 410, NEW CITY, NY 10956

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

Members Present: Tim Riley, Raj Amar, Peg Zugibe, Mark Geller

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

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

Guests: Matt Tobin, Hotel Nyack; Patrick Hynes, 1547

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 11:15 a.m. by Chair T. Riley

Roll Call:

Present: Tim Riley, Raj Amar, Peg Zugibe, Mark Geller

Call to Order

T. Riley

Action Items

- *Authorizing Resolution: Schreiner Group*
 - S. Porath introduced the project, which involves the applicant's purchase of an existing facility. The company is requesting sales tax exemption and a PILOT.
 - He noted a public hearing had been held and there was no public comment.
 - A motion to approve the authorizing resolution was made by P. Zugibe, seconded by T. Riley. All in favor. Motion passed, 4-0.
- *Inducement Resolution: Hotel Nyack*
 - S. Porath provided an overview of the project. The company is seeking sales tax exemption and a PILOT.

- Matt Tobin, representing the applicant, discussed the company's plans for the renovation of the facility and answered questions posed by board members.
- Following discussion, a motion to approve the inducement resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 4-0.
- *Inducement Resolution: 1547 Realty*
 - S. Porath introduced the project, which involves the applicant's request for sales tax and mortgage recording tax exemption, and a PILOT, for the expansion of the applicant's existing facility.
 - Patrick Hynes, representing the applicant, discussed the project and provided an update to the board on the status of municipal approvals. Board members asked a variety of questions about the project.
 - Following discussion, a motion to approve the inducement resolution was made by T. Riley, seconded by M. Geller. All in favor. Motion passed, 4-0.
- *Resolution – Pearl River Campus Sales Tax Extension*
 - S. Porath explained to the board that Pearl River Campus, an existing IDA project, has requested an extension of its existing sales tax exemption previously authorized by the Agency. He noted that the company is not requesting any additional benefit, but simply an extension of time period the benefits are valid. He noted that the company had explained that delays in various municipal approvals and other economic factors had delayed their expansion plans.
 - A motion to approve the resolution was made by M. Geller, seconded by R. Amar. All in favor. Motion passed, 4-0.
- *Resolutions – 26 N. Myrtle LLC & Myrtle Corner LLC Sales Tax Extension*
 - S. Porath explained that the two companies, both under common ownership and both current IDA projects, have requested an extension of their respective sales tax exemptions previously authorized by the Agency. He noted that neither entity is requesting any additional benefits, but simply an extension of time period the benefits are valid. He noted that the projects both had explained that delays in various municipal approvals and other economic factors had delayed their expansion plans.
 - A motion to approve the resolution was made by T. Riley, seconded by P. Zugibe. All in favor. Motion passed, 4-0.
- *Resolution – RCC Stipend*
 - Following discussion, R. Amar made a motion to increase the scholarship stipend for Rockland Community College, seconded by M. Geller. All in favor. Motion passed, 4-0.
- *Resolution – Labor Policy Compliance*
 - Board members discussed amending the existing local labor policy.
 - A decision on the matter was tabled to the next board meeting.

Audit & Finance Committee

- A motion was made by P. Zugibe, seconded by R. Amar, to convene the Audit & Finance Committee. All in favor. Motion passed, 4-0.
- The committee reviewed the draft 2022 independent draft audit.

- A motion was made by M. Geller, seconded by R. Amar, to accept the draft report and recommend its adoption by the board. All in favor. Motion passed, 4-0.
- Meeting adjourned.

Action Items

- *Resolution to Adopt the 2023 Independent Audit Report*
 - A motion was made by R. Amar, seconded by P. Zugibe, to adopt the audit. All in favor. Motion passed, 4-0.
- Resolution to Adopt Agency Policies/Submit the Agency Compliance Report
 - A motion was made by P. Zugibe, seconded by M. Geller, to approve the resolution. All in favor. Motion passed, 4-0.

New Business

- The board reviewed the monthly labor reports.

Small Business Program

- Due to time constraints, the board asked that the matter be discussed at the next board meeting.

Executive Session

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

Old Business

- There was no old business.

Treasurer's Report

- The January/February financial reports were reviewed and approved by the board.

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

There being no other business, the meeting was adjourned.