



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING**

THURSDAY, MAY 16, 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

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

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

Guests: Joseph Ostroff & Pedro Ledesta, Momentive; Richard Imprescia, Tapan Shah, Polynap

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

Call to Order

T. Riley

Action Items

- *Inducement/Authorizing Resolution: Momentive Performance Materials*
 - S. Porath introduced the project, which involves the applicant's request to further expand its operations at the IRG facility in Pearl River. The applicant, a current IDA project, is seeking sales tax exemption.
 - Joseph Ostroff, representing the applicant, provided a detailed overview of the project, as well as the company's products and operations.
 - Board members asked a variety of questions regarding the project.
 - Following discussion, a motion to approve the resolution was made by R. Amar, seconded by P. Zugibe. All in favor. Motion passed, 3-0.

- *Inducement Resolution: Polynap*
 - S. Porath provided an overview of the project, which involves the applicant locating its manufacturing operation to an existing building in Tappan. The company is requesting sales and mortgage recording tax exemption, and taxable bond financing.
 - Tapan Shah, representing the applicant, provided an overview of the company's operations and need to relocate its facility. The applicant noted they are also considering sites in New Jersey and upstate New York.
 - The board asked a variety of questions. Following discussion, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor. Motion passed, 3-0.

- *Authorizing Resolution: Green Development*
 - S. Porath introduced the matter, which involves the applicant's request for sales tax and mortgage recording tax exemption, and a PILOT, for the construction of a new housing facility in New City.
 - He noted that a public hearing had been held and there was no public comment.
 - Following discussion, a motion to approve the resolution was made by T. Riley, seconded by P. Zugibe. All in favor. Motion passed, 3-0.

- *Resolution – BOCES*
 - S. Porath introduced the matter, which involves the Agency's agreement with BOCES to purchase equipment for the purpose of enhancing the County's workforce.
 - Counsels D. Birmingham and R. Grosser noted that they are working with BOCES counsel to establish a mechanism for the equipment acquisition process.
 - Board members reconfirmed that the anticipated purchases will be specifically for needed equipment that will allow BOCES to enhance and expand its ability to train/educate students, as well as those participating in the adult education programs.
 - A motion to approve the resolution was made by R. Amar, seconded by T. Riley. All in favor. Motion passed, 3-0.

New Business

- The board reviewed the monthly labor reports.
- S. Porath updated the board on the status of updating the Agency logo.

Old Business

- There was no old business.

Treasurer's Report

- Members reviewed and adopted the March and April financial reports.

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

There being no other business, the meeting was adjourned.