



**INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING**

**Thursday, March 20, 2025 – 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:** Raj Amar, Peg Zugibe, Mark Geller

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

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

**Guests:** None

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 11:20 a.m. by Vice Chair R. Amar.

**Roll Call:**

Present: Raj Amar, Peg Zugibe, Mark Geller

---

**Call to Order**

R. Amar

**Action Items**

- *Authorizing Resolution: Schreiner Group*
  - S. Porath introduced the project, which involves the applicant's purchase of an existing facility. The resolution reflects minor legal changes to the original approved authorizing resolution.
  - 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 M. Geller. All in favor. Motion passed, 3-0.*

### **Audit & Finance Committee**

- A motion was made by P. Zugibe, seconded by M. Geller, to convene the Audit & Finance Committee. All in favor. Motion passed, 3-0.
- The committee reviewed the draft 2024 independent draft audit.
- *A motion was made by P. Zugibe, seconded by M. Geller, to accept the draft audit and recommend its adoption by the board. All in favor. Motion passed, 3-0.*
- Meeting adjourned.

### **Action Items**

- *Resolution to Adopt the 2024 Independent Audit Report*
  - *A motion was made by M. Geller, seconded by P. Zugibe, to adopt the audit. All in favor. Motion passed, 3-0.*
- *Resolution to Adopt Agency Policies, Appoint Officers and Submit the Agency Compliance Report*
  - *A motion was made by M. Geller, seconded by P. Zugibe, to approve the resolution. All in favor. Motion passed, 3-0.*

### **New Business**

- The board reviewed the monthly labor reports.
- H. Vandiver presented an overview of the Agency's annual report.

### **Executive Session**

- A motion was made by P. Zugibe, seconded by R. Amar, to enter into executive session to discuss legal matters.

### **Old Business**

- S. McTasney provided an update on the implementation of the partnership with Jawonio and display of Jawonio consumer artwork at the IDA offices.
- S. Porath notified the board that a draft Agency Expenditure Guidelines Report will be available for the next board meeting.

### **Treasurer's Report**

- The February financial report was 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.