



**INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING**

**Thursday, April 16, 2026 – 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:** T. Riley, Raj Amar, Peg Zugibe, Irene Coughlin

**Staff:** Steven Porath, Executive Director; Heidi Vandiver, Operations Director; Sarah McTasney, Business Relations Manager; Siddhantika Thorat, Operations Analyst

**IDA Counsels:** Dan Birmingham, Esq.; Rudy Zodda, 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 11:05 a.m. by Chair T. Riley

**Roll Call:**

Present: T. Riley, P. Zugibe, I. Coughlin (R. Amar joined meeting in progress.)

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**Call to Order**

T. Riley

**Action Items**

- *Authorizing Resolution – Extension of Sales Tax Exemption for Green Development*
  - S. Porath introduced the matter, which involves the extension of an existing sales tax exemption for the Green Development Project. It was noted that the current exemption was expiring in May 2026. The company has requested the exemption be extended to the end of year, noting that construction had experienced unanticipated delays.
  - *Following discussion, a motion was made by T. Riley, seconded by P. Zugibe, to approve the resolution. All in favor. Motion passed, 3-0*
- *Amended Authorizing Resolution – Coreweave*

- The matter was tabled to allow Coreweave additional time to provide requested information regarding the request for additional sales tax exemption.
- *Amended Authorizing Resolution – North Myrtle Ave.*
  - The motion was tabled to provide an opportunity for a public hearing to be held prior to board consideration of the resolution.

### **New Business**

- *BOCES Partnership*
  - S. Porath asked the board to (informally) approve directing IDA counsel to prepare a formal approval/partnership document. A formal action will be considered by the board at a future meeting.
- *RCC Partnership*
  - S. Porath asked the board to (informally) approve directing IDA counsel to prepare a formal approval/partnership document. A formal action will be considered by the board at a future meeting.
- S. McTasney provided an update on the Agency's Labor Report.

### **Executive Session**

- S. Porath asked the board to enter into Executive Session to discuss legal matters/potential litigation.
  - *A motion was made by P. Zugibe, seconded by I. Coughlin, to enter into Executive Session. All in favor. Motion passed, 3-0.*
  - *A motion was made by P. Zugibe, seconded by I. Coughlin, to resume the public meeting.*
    - It was noted that no votes or action were made by the board.
    - Board member R. Amar joined the meeting while in progress.

### **New Business (cont.)**

- S. Porath discussed with the board the intent to bring the Agency's bookkeeping activity in-house (vs. utilizing an outside vendor).
  - He noted that with the addition of I. Coughlin as board member/treasurer, who is a CFO, and H. Vandiver, who is a certified bookkeeper, and S. Thorat, as a business analyst, the skills exist to bring the operation in-house. The action will increase efficiency and provide operational cost savings.
  - He noted that the Agency's longtime bookkeeper firm, Berard Associates, will be thanked for their many years of service.
  - *A motion to approve the matter was made by T. Riley, seconded by P. Zugibe. All in favor. Motion passed, 4-0.*
- S. Porath introduced a request for the board to consider approval to budget up to \$50,000 towards a 2026 Rockland County marketing campaign involving advertising, social media, and other marketing strategies. He noted that the Agency will partner with the County's Office of Economic Development and Tourism, as well as the Rockland Business Association. He noted that this effort will address the State's direction for IDA's to initiate local information and education programs.
  - *Following discussion, a motion was made by T. Riley, seconded by R. Amar to approve the request. All in favor. Motion passed, 4-0.*

### **Old Business**

- There was no old business.

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

There being no other business, the meeting was adjourned.