



**INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING**

Thursday, May 7, 2026 – 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: T. Riley, Raj Amar, Peg Zugibe, Irene Coughlin, Mark Geller

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: Yisroel Eisenberg, GC, N. Myrtle; Micheal Klein, Counsel, N. Myrte; Avi Niman, Director of Acquisitions, Rt. 202 Professional Plaza; Mel Firer, GC, Rt. 202 Professional Plaza

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: T. Riley, R. Amar, P. Zugibe, I. Coughlin, M. Geller

Call to Order

T. Riley

Action Items

- *Amending Authorizing Resolution – North Myrtle Ave.*
 - S. Porath asked IDA Counsel D. Birmingham to introduce the matter, which involves the applicant requesting additional sales tax and mortgage recording tax exemption on an ongoing project.
 - The applicant explained that the request is due to unanticipated increases in project costs as a result of significant increases in costs of goods, as well as changes to the scope of the project as per Village dictates. It was noted that the increases occurred after the project's initial incentive request.
 - Board members asked a variety of questions, including status of the project, projected completion date, and level of compliance with the Agency's local

labor policy. (Agency staff member S. McTasney said the project is above the compliance requirement level.)

- The applicant noted that the requested new incentives are necessary for the project to go forward.
- *Following discussion, a motion was made by T. Riley, seconded by M. Geller, to approve the resolution. All in favor. Motion passed, 5-0*
- *Amending Authorizing Resolution – Myrtle Gardens*
 - S. Porath introduced the matter, noting that (and board concurred) that the project is related to the previous matter and the questions and answers already posed are applicable to this matter.
 - *A motion was made by M. Geller, seconded by P. Zugibe, to approve the resolution. All in favor. Motion passed, 5-0.*
- *Inducement Resolution – Rt. 202 Professional Plaza LLC*
 - S. Porath introduced the matter which involves the new construction of a multi-tenant warehouse facility. The applicant is seeking sales and mortgage recording tax exemption, as well as a PILOT.
 - The applicant provided an overview of the project, which involves construction of a 231,000 sq. ft. facility on current vacant property.
 - Board members asked a variety of questions about the project.
 - The applicant confirmed that the incentives are necessary for the project to go forward.
 - *Following discussion, a motion was made by R. Amar, seconded by M. Geller, to approve the resolution. All in favor. Motion passed, 5-0.*

Executive Session

- *A motion was made by T. Riley, seconded by R. Amar, to enter into Executive Session to discuss a personnel matter involving compensation. All in favor. Motion passed, 5-0.*

Public Meeting resumed. S. Porath noted that no votes or formal action was taken by the board while in Executive Session.

(Note: Board member M. Geller excused himself from the meeting due to a prior commitment.)

New Business

- Labor Update:
 - S. McTasney provided an update on the status of the Agency projects' compliance with the local labor policy.
- *BOCES Partnership*
 - *A motion was made by I. Coughlin, seconded by T. Riley, to authorize the Agency to enter into a partnership agreement with Rockland BOCES to promote workforce development. Motion passed, 3-0, with P. Zugibe recusing herself due to a conflict of interest.*

- *RCC Partnership*
 - *A motion was made by P. Zugibe, seconded by R. Amar, to authorize the Agency to enter into a partnership agreement with Rockland Community College & RCC Foundation to promote workforce development. Motion passed, 3-0, with I. Coughlin recusing herself due to a conflict of interest.*

Old Business

- There was no old business.

Treasurer's Report

- The board reviewed and approved the March 2026 Financial Report. It was noted that the April and May reports will be reviewed at the Agency's regular June 2026 meeting.
- The board authorized Treasurer I. Coughlin to complete the process of being an authorized signer should the Agency move forward with a new banking relationship.

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

There being no other business, the meeting was adjourned.