



**INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING**

**Thursday, June 18th, 2026 – 11:00 A.M.**

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

**LIVE STREAM: [https://www.youtube.com/channel/UCxB9rFTtoOYHVNTs\\_Rb61uzw](https://www.youtube.com/channel/UCxB9rFTtoOYHVNTs_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:** Lino Sciarretta, esq.

**Guests:** Akiva Bomzer and Joseph Brachfeld representing Rella Owner, LLC.

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 11:02 a.m. by Chair T. Riley

**Roll Call:**

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

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**Call to Order**

T. Riley

**Action Items**

- *Inducement Resolution – Rella Owner*
  - *H. Vandiver introduced the project, which is located in the Village of Montebello. The project involves the development of a warehouse and office facility on Rella Boulevard with a total project cost of \$45.8 million. The applicant is requesting IDA assistance in the form of sales tax and mortgage recording tax exemptions and a PILOT.*
  - *A. Bomzer and J. Brachfeld from the project, went over the planning of this project to date.*
  - *The IDA Board asked questions regarding the planning process, traffic study, projected tenants, changes in the scope of the project and need for incentives.*

- *Following discussion, a motion was made by R. Amar, seconded by I. Coughlin, to approve the resolution. Motion passed, 5-0. All in favor.*
- *Authorizing Resolution – Rt. 202 Professional Plaza LLC*
  - H. Vandiver 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 project was induced at the May 7<sup>th</sup> Board Meeting. A public hearing was held by S. Thorat on June 11, 2026, at Ramapo Town Hall following proper notice. No public comments were received.
  - *A motion was made by T. Riley, seconded by M. Geller, to approve the resolution. Motion passed, 5-0. All in favor*

### **New Business**

- Business Relations Report:
  - S. McTasney provided an update on the status of the Agency projects' compliance with the local labor policy as well as our active project reports.
- H. Vandiver presented information regarding the proposed lease of an Agency vehicle and provided the Board with three lease proposals for consideration.
- S. Porath introduced a proposed partnership agreement with the Rockland County Law Enforcement Foundation, Inc. to support a workforce development initiative for the local police departments. A motion was made by T.Riley, seconded by P. Zugibe to approve contingent on additional information being provided to the Board. I. Coughlin disclosed a conflict of interest and recused herself from voting. Motion passed 4 Ayes, 0 Nays, 1 Recusal.

### **Old Business**

- There was no old business.

### **Treasurer's Report**

- The board reviewed the April 2026 Financial Report. Upon motion by T.Riley and seconded by M.Geller, the Board approved the April 2026 Financial Report

### **Executive Session**

- *A motion was made by T. Riley, seconded by P. Zugibe, to enter Executive Session to discuss a personnel matter involving compensation and the investment of IDA funds at 11:34am. Motion passed, 5-0. All in favor.*

*Upon motion by P. Zugibe and second by T. Riley, the Board exited Executive Session and resumed the public meeting at 11:53 a.m. Chair Riley reported that the Board took action during Executive Session concerning personnel compensation.*

The minutes of the June 18th, 2026, meeting were reviewed and approved by the Board

There being no other business, the meeting was adjourned.