

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY  
REGULAR MEETING  
THURSDAY, APRIL 18, 2019 – 8:15 A.M.  
67 N. MAIN STREET, NEW CITY, NY 10956**

**Members Present:** Eric Dranoff, Howard Hellman, Tim Riley, Raj Amar

**Staff:** Steven Porath, Executive Director

**IDA Counsels:** Brian Quinn, Esq.

**Guests:** Rob Varano, Josa Inc./Hi-Tor Lanes

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 8:15 a.m. by Chair E. Dranoff.

**Roll Call:**

Present: Eric Dranoff, Howard Hellman, Timothy Riley, Raj Amar

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**Action Items:**

*Inducement Resolution: Josa Inc. (dba Hi-Tor Lanes)*

- S. Porath introduced the project, which involves the applicant’s plan to expand its existing facility. It was noted that the applicant’s business is a retail operation, and is eligible for consideration for IDA incentives because it is adjacent to an economically distressed area, as designated by Census Tract Data. The company is seeking sales and mortgage recording tax exemption, and consideration for a PILOT by the involved taxing entities. The \$3,855,000 project specifically involves the renovation of the applicant’s existing bowling facility and construction of an attached new “family entertainment” center.
- Rob Varano discussed the current state of the bowling entertainment industry and the need to diversify the business operations to attract customers. He noted that the incentives are necessary to allow for the financial viability of the project and will not be pursued if not induced. He noted that the facility will likely close if the expansion does not occur.
- H. Hellman asked the applicant to discuss the project costs in more detail. Mr. Varano did so (see application for detail.)
- Members asked a variety of questions about the project, including confirmation that the project will both retain and create new jobs.
- *With no further discussion, a motion was made by H. Hellman, seconded by T. Riley, to approve the resolution. All in favor, 4-0. Motion passed.*

**New Business:**

*Compliance Consulting/Monitor Discussion*

- S. Porath reported to the board that he had discussions with firms that perform prevailing wage compliance monitoring (as directed to do so by the board at its March meeting.)

- Following discussion about the firms, the board directed the executive director to request a proposal from two firms based on a project's typical 6-month to 2-year construction period when prevailing wage compliance is prevalent.

**Old Business:**

- There was no old business.

**Treasurer's Report:**

- Members reviewed and approved the March 2019 Financial Report.

Members reviewed the March 2019 minutes.

Members approved the meeting minutes.

Meeting was adjourned.