

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, AUGUST 15, 2019 – 8:10 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.; Ron Grosser, Esq.; Lino Sciaretta, Esq.

Guests: Michele Dorry, Avon

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 8:10 a.m. by Chair E. Dranoff.

Roll Call:

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

Action Items:

Authorizing Resolution: Manhattan Beer

- S. Porath introduced the project, which involves the applicant’s plan to expand its existing facility. The applicant is seeking sales tax exemption and the ability to negotiate a PILOT agreement with the local taxing entities. The proposed \$12.5 million project is considered a retention/expansion project. S. Porath reported that a public hearing was held on July 24, 2019, and there was no public comment submitted.
- *A motion was made by T. Riley, seconded by R. Amar, to approve the resolution. All in favor, 4-0. Motion passed.*

Authorizing Resolution: Instrumentation Laboratory

- S. Porath provided an overview of the project, which involves the applicant’s plan to expand its existing facility. The applicant is seeking sales tax exemption and the ability to negotiate a PILOT agreement with the local taxing entities. The proposed \$27 million project is considered a retention/expansion project. S. Porath reported that a public hearing was held on August 7, 2019, and there was no public comment submitted.
- *A motion was made by H. Hellman, seconded by T. Riley, to approve the resolution. All in favor, 4-0. Motion passed.*

Resolution: Avon Amendment

- At the request of Avon, the board considered a resolution authorizing an amendment to the existing project agreement(s) that would, in effect, deed the property known as the “Nail Enamel Lot” back to Avon. In addition, the resolution allows the participating parties to the agreement to consider amending the existing PILOT agreement, with any amendment(s) to the agreement subject to the approval of each of the participating entities.

- *A motion was made by H. Hellman, seconded by T. Riley, to approve the resolution. All in favor, 4-0. Motion passed.*

New Business:

Prevailing Wage Compliance

- The board directed S. Porath and counsel to review and complete a final version of an agreement between the prevailing wage compliance firm, Loewke Brill Consulting Group, Inc.

Old Business:

- Discussion of a proposed project in Haverstraw was tabled because no one representing the project was in attendance.

Treasurer's Report:

- Members reviewed and approved the July 2019 Financial Report.

Members reviewed the July 2019 minutes.

Members approved the meeting minutes.

Meeting was adjourned.