

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, JANUARY 24, 2018 – 8:15 A.M.
67 N. MAIN STREET, NEW CITY, NY 10956**

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

Staff: Steven Porath, Executive Director

IDA Counsels: Brian Quinn, Esq.; Ron Grosser, Esq.; Dan Birmingham, Esq.

Guests: Richard Filaski, Montebello Realty Partners, 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 8:15 a.m. by Chair E. Dranoff.

Roll Call:

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

Action Items:

Authorizing Resolution: Uovo/Storage Deluxe Sales Tax Exemption Extension

- S. Porath provided an overview of a request by Uovo/Storage Deluxe (an existing IDA project) to extend the previously authorized period for sales tax exemption. Porath noted that the project was not requesting additional incentives, but rather intends to use “unused” sales tax exemption towards capital investment at their facility. Porath added that the original exemption period had expired and that the extension will allow the project to continue work at the facility that is within the scope of the original project parameters. *With no further discussion, a motion was made by T. Riley, seconded by P. Zugibe, authorizing the extension of the sales tax exemption period to January 24, 2022. Motion passed, 4-0, with one member recusing due to a business conflict.*

Inducement Resolution: Braemar Assisted Living Facility

- S. Porath provided an overview of the project, which involves the inducement of the proposed Braemar Assisting Living Facility. The project involves the construction and outfitting of a new assisted living facility to be located in the Village of Montebello. The applicant is seeking sales and mortgage recording tax exemption, tax exempt bond financing and a PILOT. Porath noted that the project had originally been induced by the board several years earlier, but the inducement had expired due to delays in the project applicant moving forward at the time.
- Richard Filaski, representing the applicant, provided an overview of the project, which will involve the construction of an approximately \$51,000,000, 130,000 square-foot facility that will be a full-service, assisted care operation.
- Counsel R. Grosser explained to the board that the for-profit project is seeking tax exempt bond financing as an assisted living operation.

- Members of the board asked a variety of questions about the services to be provided at the facility and the status of the project in regard to municipal approvals.
- *With no further discussion, a motion was made by T. Riley, seconded by H. Hellman, to induce the project for the requested incentives. All in favor. Motion passed, 5-0.*

New Business:

Updated Compliance Requirements

- S. Porath reported on information provided at the recent New York State Economic Development Council Winter Conference in Albany, NY. Both he and Counsel B. Quinn attended the two-day conference.
- Both Porath and Quinn provided an overview of presentations by speakers on a broad variety of compliance requirements the State requires of IDAs. Porath noted that the Rockland IDA is largely compliant, but will now review information provided at the conference in regard to any actions necessary to ensure Agency compliance.

Old Business:

- There was no old business.

Treasurer's Report:

- Members reviewed and approved the December 2018 Financial Report.

Members reviewed the December 2018 minutes.

Members approved the meeting minutes.

Meeting was adjourned.