

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
THURSDAY, JUNE 20, 2019 – 8:15 A.M.
67 N. MAIN STREET, NEW CITY, NY 10956**

Members Present: Howard Hellman, Tim Riley, Peggy Zugibe

Staff: Steven Porath, Executive Director

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

Guests: Alex Bergson, Manhattan Beer; Michele Dorry, Seth Mandelbaum, 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 8:15 a.m. by Vice Chair H. Hellman.

Roll Call:

Present: Howard Hellman, Timothy Riley, Peggy Zugibe

Action Items:

Inducement 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 amend an existing PILOT agreement. The proposed \$12.5 million expansion project is considered a retention/expansion project.
- Mr. Bergson provided an overview of the project, which if approved, will allow the company to expand its regional operations and increase the site's financial impact.
- *Following a number of questions from the board, a motion was made by T. Riley, seconded by P. Zugibe, to approve the resolution. All in favor, 3-0. Motion passed.*

New Business:

Avon

- Representatives of Avon provided an overview of the company's intent to subdivide and sell a (mostly unused) portion of its Suffern site. The site currently houses a building that is used for warehousing purposes.
- The company has received subdivision approval from the Village of Suffern.
- Since the Avon site is a current IDA project, the company intends to formally request that the Agency consider and approve resolution(s) allowing the subdivided parcel to be removed from the IDA project.
- The company indicated that it plans to formally request the IDA action later in 2019.
- As such, no action was taken by the IDA board.

Prevailing Wage Compliance

- S. Porath provided an update to the board regarding the Agency's consideration to retain an outside firm to monitor prevailing wage compliance at the Agency's ongoing projects.
- At the request of Acting Chair Hellman, further discussion was tabled until a later meeting when all five members of the board are present.

Treasurer's Report:

- Members reviewed and approved the May 2019 Financial Report.

Members reviewed the May 2019 minutes.

Members approved the meeting minutes.

Meeting was adjourned.