

**MINUTES OF INDUSTRIAL DEVELOPMENT AGENCY  
SPECIAL MEETING  
MONDAY, MARCH 11, 2019 – 8:00 A.M.  
67 N. MAIN STREET, NEW CITY, NY 10956**

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

**Staff:** Steven Porath, Executive Director

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

**Guests:** William Helmer, TZ Vista

Noting that sufficient advance public notice had been given and there being a quorum present, the special meeting of the Rockland County Industrial Development Agency was called to order at 8:00 a.m. by Acting Chair H. Hellman.

**Roll Call:**

Present: Howard Hellman, Timothy Riley, Raj Amar

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**Action Items:**

*Amended Authorizing Resolution: TZ Vista*

- S. Porath provided an overview of the amended resolution. The applicant is seeking an increase in mortgage recording tax exemption on the approved project. The applicant had been previously approved to be exempted from the applicable mortgage recording tax on a \$2 million mortgage; and is now requesting additional exemption on a \$3.5 million mortgage. The applicant, via letter and supporting documentation, explained that the increase was due to unexpected additional costs associated with the outfitting of the facility for use by Rockland Community College's culinary operation. The applicant also confirmed, via letter, that all costs were related to the previously approved project.
- At the meeting and at the request of T. Riley, Mr. Helmer provided an overview of increased project expenditures, which involved primarily an increase in unexpected costs due to the age of the building and safety requirements not in place when the building was originally built.
  - The need to completely replace the air conditioning system serving the RCC space.
  - The need to replace and relocate all utility metering.
  - The need to restructure and/or replace all electrical service serving the RCC space.
  - The need to replace much of the building structural supports.
- Mr. Helmer noted that he did not increase RCC costs despite the increase in construction costs.
- Mr. Helmer also noted that all contractors involved in the site agreed to pay prevailing wage, as per IDA agreements.
- H. Hellman asked how the request for increased benefits pertained to the project (RCC) portion of the building.
- S. Porath noted that the project documents allow for benefits specifically tied to the RCC portion of the building, as well as common areas.

- Mr. Helmer confirmed that all work done was specifically for the RCC space or allowable common areas.
- *With no further questions, a motion to approve the resolution was made by T. Riley, seconded by R. Amar. All in favor, 3-0. Motion passed.*

**New Business:**

- There was no new business.

**Old Business:**

- There was no old business.

Members approved the meeting minutes.

Meeting was adjourned.