

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
TUESDAY, MARCH 19, 2019 – 5:00 PM
BON SECOURS CHARITY HEALTH SYSTEM, SUFFERN, NY**

Present:

Judith Bachman, Esq.
Stephen A. Coyle
Sabrina HoSang Jordan
Dr. Mary P. Leahy

Marcelo D. Reggiardo
Sr. Kathleen Sullivan
James. B. Tully
Quinton C. Van Wynen

Jill A. Warner
Stephen Yassky

Absent:

Dr. Karim A. Abood **
Dr. Michael A. Baston
Debra E. Boening *
Hon. Ed J. Day *
Eric Dranoff *
Hon. Toney Earl *
Rafael Espailat
Scott R. Goldstein
William F. Helmer

Jack F. Holt **
Jonathan Kupperman
Marjorie Lang
Dr. Arthur L. Lerner-Lam
John A. Maraia, Jr. *
Dr. Mary Jean Marsico *
Bruce Mason
Dr. Donald T. McNelis **
Malcolm G. McLaren

Thomas M. Rau
Marian Rokeach
Mark D. Rothenberg
Robert Sanchez
Robert E. Seaman, III
Meghan Taylor **
Christine K. Wise-Vazquez

* Denotes Ex-Officio Directors

** Denotes Director Emeritus

Staff: Jeremy L. Schulman, President & CEO, Phyllis W. Tucker, Jayne Nichols, Lin Simeti, Zacha Tuttle

Guests: Eric Warren, Senior Project Manager, Rockland, Westchester & Putnam, Empire State Development

The meeting of the REDC Board of Directors was called to order by Vice Chair Steven Yassky at 5:10 pm and a quorum was present.

► **Motion:** A Motion to accept the Minutes of the January 16, 2019 Board Meeting. Motion by Dr. Mary Leahy and seconded by Jill Warner. Motion passed unanimously.

Welcome by board member, Dr. Mary P. Leahy, CEO of Bon Secours Charity Health System

Treasurer's Report: Chair Quinton Van Wynen presented the

► **Motion:** A Motion to accept the Treasurer's Report. Motion made by James Tully and seconded Dr. Mary Leahy. Motion passed unanimously.

Board Development Committee: Chair Jim Tully discussed briefly the ABO On-Line Member Training and indicated that Phyllis would go into more detail during her reporting.

Governance Committee: Member Stephen Coyle reported that the Governance Committee met regarding the "Director Emeritus" designation in the By-Laws. To avoid confusion with the respect to "Director" it is the recommendation of the committee to remove completely Section 4 vi from the By-Laws. REDC would continue to acknowledge those outstanding board members on the letterhead with whatever recognition is decided.

► **Motion:** A Motion to accept the Governance Committee recommendation. Motion made by James Tully and seconded Dr. Mary Leahy. Motion passed unanimously.

Conversation then focused on how to acknowledge and recognize board members upon their retirement from the board, who have gone above and beyond on the board. One of the suggestions was to identify them as Emeriti” on the letterhead; another was to honor them with a plaque, letter, etc. Discussion followed which suggested that the Governance Committee meet and make a recommendation to the board on appropriate recognition.

► **Motion:** A Motion to accept the recommendation concerning the Governance Committee. Motion made by Jill Warner and seconded Steve Yassky. Motion passed unanimously.

Audit Committee: Chair Marcelo Reggiardo reported: The 2018 Audit, completed by RRC CPA’s P.C.,. He went through the audit and indicated the areas he had some questions that were clarified in the conference call to the auditors. He indicated that the audit went very well and that the auditors did not find any area that needed further clarification.

► **Motion:** A Motion to accept the 2018 Audit. Motion made by Quinton C. Van Wynen and seconded Steve Yassky. Motion passed unanimously.

ABO Compliance: Phyllis W. Tucker addressed the board and the following documents were discussed:

- 2018 Achievements, Measurements and Operations. Motion to accept the report. Motion made by Quinton Van Wynen and seconded by Jill Warner. Motion passed unanimously
- 2019 Mission Statement and Performance Goals. Motion to accept the report. Motion made by Marcelo Reggiardo and seconded by Steve Yassky. Motion passed unanimously.

Also discussed was the ABO on-line board training that is required by all board member’s. Phyllis told the board that what precipitated the email notification of the requirement was the fact that the ABO contacted Jeremy identifying 3 board members whose training lapsed. REDC wanted to be pro-active in its approach to the ABO rather than be reactive. Phyllis explained the process and asked the board to please notify her upon completion of the training.

- **PTAC Program report:** Lin Simeti, PTAC Program Director reported: New contract is in place 3/1/19 – 2/28/20 with the total budget of \$219,174, which is \$5,000 less than last year but an increase in required counseling hours; just attended APTAC Conference in Reno, Nevada - Zacha received her CPP Certification; DLA becoming certification administrators; intense training on SBIR/STTR – Small Business Innovation Research; Small Business Technology Transfer Program to increase engagement of small business w/Federal research projects. Lin was asked about other counties - confirmed continued participation of Orange & Dutchess counties; Lin also talked about trying to get Westchester County to participate with REDC PTAC, stating that they would have to contribute about \$30,000; Lin asked the board if there was anybody that has a relationship with Westchester and might be able to make an introduction at which time Marcelo indicated that he knew somebody and Lin and Marcelo agreed to continue the conversation off line.

- **President’s Report:**

- Programming & Prof. Alliances**

- **Rockland PLUS (Planning and Land Use Student Symposium)** – Recognized by Lamont/Keep Rockland Beautiful/Rockland Conservation & Service Corp. who run this amazing program; Phyllis worked hard on mentor/facilitator letters and logistics with Jayne’s assistance; selected real life case studies with Chair factory site as feature presentation; great way of connecting with the municipalities; next year send out an REDC request for projects for them to feature (geog. connected to area high schools); generates greater interest and awareness among younger demographic and their parents who are important stakeholders in future of county; Brd. Member Yassky has attended (see handout)
 - **Water Conservation Forum** – Held by Legis. Cornell and Margie Turin from Lamont; working session with different stakeholders across private and public sectors; REDC talked to Lamont about development of a future Water Conservation Innovation Lab to translate tech and research into business opportunities (along the lines of what companies like UEP are doing with battery storage power)
 - **Pace Land Use Law Center and Rockland Planning Federation Dept.** – to explore applying for a Hudson River Greenways grant and/or CFA grant that to create an “Econ. Dev. Guidebook of Comp Planning” that would integrate various all concepts as a template tool for municipalities to use to develop Sustainable Economic Development chapters to their comprehensive plans (or update them) and streamline the development process. This would include specific steps they could take or hand to a consultant to achieve stated econ. dev.

goals resulting in points on grants; more predictive development timelines; resiliency and risk mitigation assessments on codes; renewable energy and tech innovation (e.g., NYS Climate Smart Community certification); leveraging national heritage sites for NYS tourism programs and dollars; and repositioning signature properties for targeted development scenarios

- **Village of Haverstraw** – Reached out to Haverstraw to assemble an ad hoc committee to prep for the NYS DRI funding by summarizing several new developments as part of a pr campaign and to highlight to state officials: Robin Rosenberg as MHREDC council member; Ginsburg Phase II; impending agreement on Walison project, Brick Museum reopening, Chair Factory site plans, LWRP, Forward/Adelante rebrand, etc.; Pattern for Progress may be advising
- **Clarkstown Business Advisory Committee** – Attended first meeting; Jeremy Schulman, Phyllis Tucker and Steve Yassky are members; next step is breaking into subcommittees (e.g., permitting, retail)
- **Audi of Nyack** – Linked them up with Blue Hill Plaza regarding a potential auto showcase and test drive (previously done with BMW and Tesla); they are coming out with their first all-electric SUV; finding ways to create b2b and new job opportunities as they are hiring new employees and looking to expand
- **Grants**
 - **USDA RBDG Sloatsburg Grant** – Heard from the USDA regional office in Middletown that a “letter of conditions” for the grant funding we found for Sloatsburg will hopefully be issued by the end of the month meaning that an official announcement can be made regarding \$250k that was set aside for a Gateway Plaza at the Train Station to help small business
 - **Heritage Designations** – Spearheaded effort to collectively push for Rockland historic sites to get on the HRV National Heritage Area list of designated historic sites to raise their profile, yield tourism dollars, access grant and program opportunities at the state level; traveled up to Hyde Park (FDR House and Wallace Visitor Center) with a contingent including Vince Altieri head of the Rockland Drainage Agency and Rockland rep on the Greenways Council and Peter Bush from the Jacob Sloat House-Harmony Hall to present agenda item; item held but 2 committee members now coming down to Rockland
- **Business Development**
 - **Positive Econ. Indicators**
 - Unemployment rate for Rockland as of January 2019 was 3.7%, lowest in the Hudson Valley
 - According to the **Hudson Valley Regional Council** which released a draft of its Comp. Econ. Dev. Strategy for 2018-2022 (regional advocacy and environmental org. funded by US Dept. of Commerce and EDA; partners with NYS DEC):
 - Rockland saw a 30% increase from 2009-2017 in Transportation & Warehousing jobs (highest in the region aside from Sullivan County), a 23% increase in Real Estate, Rental & Leasing jobs (highest in the region) and a 15% increase in Prof., Sci., & Tech Services (highest in the region) and a 120% increase in Unclassified Industry; 18% loss in Government jobs (fiscally responsible and “doing more with less”) (see handout)
 - **NYS Mid Hudson Regional Econ. Dev. Council** - REDC congratulates Robin Rosenberg on her appt. to the council as Rockland’s second representative, in addition to Al Samuels of the RBA. I feel REDC played a big part in putting GARNER Historic District of NY on the map as we recognized the vision and value of the incredible complex she runs in naming her “Entrepreneur of the Year” in 2017 and got her in to the prestigious Pattern for Progress Community Builders Program, which then led to a successful charrette and CFA engineering grant. GARNER is the embodiment of the “live, work, play” mantra codified in the council’s strategic plan (the live part is in the works) “where art, commerce and history intersect;” she will be a great advocate for the county’s interests and we look forward to working together to advance econ. dev. efforts
 - **Business News & Openings:**
 - **American Planning Association Great Places in America** – REDC submitting nomination
 - **Stack Street Coffee** - 7,000 SF space for production, tours and a retail experience soon;
 - **Kojiya Organic Juice Co.** - 6,300 SF for production and tastings; and
 - **Hudson Mill** - the district’s first restaurant, which will extend the campuses business hours with a whole new audience

- **Industrial Arts Brewing Company** - L.A.B. (Live Arts Beer), an “Immersive Arts & Craft Beer Festival” afternoons of May 18-19 featuring up to 40 NY and regional breweries and funded by another CFA grant (visit <https://www.labfestny.com/beer>)
- **Signature Properties**
 - **Avery Dennison Building** – 60,000 sf warehouse sold to Guardian Booth, a local manufacturer
 - **Mount Ivy/Parkway Plaza Site** – Working with property owner and McBride Realty on data center prospect
- **B, R & E**
 - **Java Love Coffee Co.** – Heard by Suffern Planning Board agenda for site plan approval last night
 - **Gentle Giant Brewery** – Looking to acquire adjacent building for expansion
 - **2 Large Food Manufacturers from NJ** – Working with company owners on recruitment efforts on 2 industrially-zoned sites (one with Jim Tully); would consolidate multiple smaller buildings into a 100,000+ build-to-suit facility, respectively; hundreds of jobs; positioning as “Thruway Corridor Culinary Hub” along with strong, existing food manuf. cluster
 - **Metro/Natural Health Group** – Working with Valley Cottage company looking to buy vacant property and build new facility to expand (5,000 sf-10,000 sf); showed 2 sites owned by Palisades Center (1-2 acres)
 - **50 Holt Drive** – Effort with property owner and KW Realty to reactivate cargo rail spur as an attraction to lure companies and invest in the county’s transp. infrastructure; connecting with Sen. Carlucci’s office as member of Transp. Committee
 - **Letchworth** – Submitted site as a candidate for a 400,000 sf “Chelsea Piers-like” facility via JLL Realty

Old Business: None

New Business: Steve Yassky discussed inviting people to sit in on board meetings relevant to issues of the day; James Tully agreed and mentioned with the closing of Indian Point, is Rockland County positioned to meet all the “electric” issues?; invite SUEZ to sit at the table; possible Supervisors Roundtable.

► **Motion:** A Motion to adjourn. Motion by James B. Tully and seconded by Dr. Mary Leahy. The motion passed unanimously. Meeting was adjourned at 6:30 pm.