

1. Chairman Phillips called to order the Rockland Green Board meeting for Monday, June 24, 2024, at 4:08 p.m.

2. Pledge of Allegiance led by Commissioner Monaghan

3. Roll call by clerk. There is a quorum.

Present

Chairman Phillips
Commissioner Hoehmann
Commissioner Hofstein via phone
Commissioner Hood
Commissioner Jobson
Commissioner Kenny
Commissioner Kohut
Commissioner Malowitz

Present

Commissioner Monaghan
Commissioner Moroney
Commissioner Paul
Commissioner Powers
Commissioner Soskin
Commissioner Specht
Commissioner Tursi

Absent

Commissioner Sheridan
Commissioner Wieder

Staff

Jeremy Apotheker, Jerry Damiani, Jeremy Goldstein, Suzanne Haggerty, Ken Murphy, Rachel Young

Others

Stephanie Kosmos, Teno West

4. Introduced by: Kohut/Soskin

Unan.

June 24, 2024

**RESOLUTION NO. 30 OF 2024
ADOPTION OF MINUTES, MEETING OF
APRIL 18, 2024**

5. **Introduced By: Moroney/Powers**

Unan.

June 24, 2024

**RESOLUTION NO. 31 OF 2024
AUTHORIZING THE COMMENCEMENT OF NEGOTIATIONS FOR
THE ACQUISITION OF REAL PROPERTY PARCELS
UNDERLYING THE EKLECCO EASEMENTS FROM EKLECCO II LLC**

Phillips: Executive Director, can you give us a brief explanation?

Damiani: In 1989 Eklecco granted the Town of Clarkstown two easements. Easement one consisting of 0.716 of an acre and easement two consisting of 6.08 acres. Both easements were subsequently assigned to Rockland Green under the acquisition of the Clarkstown solid waste facilities in 2009. Both easements were for 25 years and expired on May 29 of 2023. Rockland Green is currently operating a portion for the concrete and asphalt crushing operations and yard waste composting operations under an extension of those assigned easement agreements. Currently we are in our fifth extension which is set to expire August 31, 2024. In accordance with our guidelines for acquisition of real property, Rockland Green has obtained two appraisals the evaluation for all four parcels. In addition to the easement for the interest we already have in real property we are looking to acquire a total of 14.3 acres which encompasses four separate tax parcel I.D.'s. The evaluation for all parcels ranges between \$3.2 million and \$4.3 million. Rockland Green has made an informal offer of \$2.3 million contingent upon Eklecco delivering all four parcels. The concern currently is that two of the parcels are listed on Pyramid's Mall site plan from 1987 and incorporate both requirements for the mall. Pyramid will have to seek approval from the Town of Clarkstown's Planning Board to amend their site plan. How this would impact us is if we could not extend the easement or require the parcels 6.27 acres is the size of the existing compost pad, we currently own half of it, so the balance is part of Eklecco's property.

Phillips: I think that leads us to the point where we need to acquire the land.

6. **Introduced by: Malowitz/Kenny**

Unan.

June 24, 2024

**RESOLUTION NO. 32 OF 2024
AWARD OF CONTRACT FOR JANITORIAL SERVICES AT THE NANUET,
HILLBURN, CLARKSTOWN AND BOWLINE FACILITIES
(RFB 2024-06)**

7. **Introduced by: RG Board**

Unan.

June 24, 2024

**RESOLUTION NO. 33 of 2024
PERMANENT APPOINTMENT OF RACHEL YOUNG
AS CONTROL CLERK I TO ROCKLAND GREEN**

Phillips: Congratulations Rachel, keep doing a good job.

8. New Business

Phillips: Mr. Executive Director, is there any new business?

Damiani: We are awarding to Colennelli Brothers in the amount of \$293,475 to replace the existing stream culvert from a 60-inch to 84-inch round ten-gauge multi-plate round culvert.

Phillips: The location again for this culvert?

Damiani: The West Nyack compost facility.

Introduced by: Monaghan/Specht

Unan.

June 24, 2024

**RESOLUTION NO. 34 OF 2024
AWARD OF CONTRACT FOR REPLACEMENT OF AN EXISTING
STEAM CULVERT AT THE MULCH PROCESSING AREA
AT THE WEST NYACK TRANSFER STATION
RFP NO. 2024-02**

9. Commissioner's Comments

No comments offered.

10. Public Comment

Marianne Riccaldo
Nixie Gueits

Phillips: Would anyone else in the public like to speak? Since there are no other public comments, do we have a motion to adjourn?

Moroney: Moved

Kohut: Seconded

The meeting was adjourned at 4:26 p.m.

Respectfully Submitted,
Suzanne Haggerty