

1. Chairman Phillips called to order the Rockland Green Board meeting for Tuesday, December 9, 2025, at 5:00 p.m.

2. Pledge of Allegiance led by Commissioner Kohut

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

Present

Chairman Phillips
Commissioner Hoehmann
Commissioner Hood
Commissioner Hopstein
Commissioner Kenny
Commissioner Kohut
Commissioner Malowitz

Present

Commissioner Moroney
Commissioner Powers
Commissioner Sheridan
Commissioner Soskin
Commissioner Specht
Commissioner Tursi

Absent

Commissioner Hofstein
Commissioner Jobson
Commissioner Monaghan
Commissioner Paul

Staff

Jeremy Apotheke, Jerry Damiani, Jeremy Goldstein, Suzanne Haggerty, Ken Murphy

Others

Stephanie Kosmos, Steve Torres, Teno West

4. **Introduced by: Hoehmann/Specht Unan. December 9, 2025**

RESOLUTION NO. 44 OF 2025
ADOPTION OF MINUTES, MEETING OF
NOVEMBER 23, 2025

RESOLVED, that the transcribed Minutes of the Rockland County Solid Waste Management Authority are approved for November 20, 2025, as recorded by the Clerk and are hereby adopted.

5. Introduced by: Moroney/Powers

Unan.

December 9, 2025

RESOLUTION NO. 45 OF 2025
AUTHORIZING THE EXTENSION OF THE INTERAGENCY AGREEMENT FOR
ANIMAL SHELTER SERVICES WITH THE TOWNS OF CLARKSTOWN,
HVERSTRAW, RAMAPO AND STONY POINT

WHEREAS, Rockland Green is a public benefit corporation duly organized and existing under the Rockland County Solid Waste Management Authority Act set forth under Title 13-M of the Public Authorities Law of the State of New York (the “Act”); and

WHEREAS, pursuant to the Act, Rockland Green may operate an animal shelter and provide animal management services on behalf of one or more municipalities located in the County of Rockland pursuant to the New York State Agriculture and Markets Law; and

WHEREAS, pursuant to Resolution 113 of 2022, Rockland Green entered into an agreement dated December 20, 2022 with the Towns of Clarkstown, Haverstraw, Ramapo and Stony Point (collectively the “Towns”) to utilize such service provided by Rockland Green for a term of two years commencing on January 1, 2023 (the “Interagency Agreement”); and

WHEREAS, pursuant to Resolution 63 of 2024, Rockland Green approved an amendment to the Interagency Agreement to extend its term; and

WHEREAS, the Interagency Agreement is now set to expire on December 31, 2025; and

WHEREAS, it is the desire of Rockland Green to further extend the term of the Interagency Agreement for an additional twelve-month period; now therefore be it

RESOLVED, that the Executive Director of Rockland Green is hereby authorized to amend the Interagency Agreement with the Towns to extend its term for a twelve-month period; and be it further

RESOLVED, that such amendment to the Interagency Agreement among Rockland Green and the Towns of Clarkstown, Haverstraw, Ramapo, and Stony Point shall be substantially in the form presented at this meeting, with such amendments, modifications, changes and omissions thereto as the Executive Director of Rockland Green may negotiate and approve as in the best interests of Rockland Green and not inconsistent with the terms of this resolution, and the amendment to the Interagency Agreement among Rockland Green and the Towns of Clarkstown, Haverstraw, Ramapo, and Stony Point shall constitute conclusive evidence of the valid authorization hereunder of any such amendment, modification, change or omission; and be it further

RESOLVED, that the Executive Director is hereby authorized to execute such other documents and perform such other actions as may be necessary to carry out the intent of this resolution.

6. **Introduced by: Hoehmann/Specht****Unan.****December 9, 2025**

**RESOLUTION NO. 46 OF 2025
AUTHORIZING APPROVAL OF CHANGE ORDERS TO
THE CONTRACT FOR THE RENOVATIONS OF ROCKLAND GREEN
ADMINISTRATIVE HEADQUARTERS**

WHEREAS, On July 24, 2025, by Resolution No. 28 of 2025, the Board of Rockland Green authorized award of the Contract (RFP 2025-02) for the renovations of the Rockland Green administrative building at 172 Main Street in Nanuet, NY to Pierotti Corp. (the “Contractor”); and

WHEREAS, modifications need to be made to the original contract to include changes to doors 4 and 7 from aluminum to hollow metal doors and hardware for door 24 is changed from hardware group 2 to hardware group 1. for a credited amount of (\$2,959.05), to be designated as **Change Order 01R1**; and

WHEREAS, additional modifications were made to not replace the hot water heater and vent to for a credited amount of (\$13,100.00), to be designated as **Change order 2**; now be it

RESOLVED, the approval of Change Orders 01R1 & 2 shall result in an overall decrease in the contract price (\$16,059.05), for a total amended contract amount of \$4,369,340.95.

Phillips: Mr. Executive Director, can you explain to us the change orders.

Damiani: Thank you. Mr. Chairman. Change Order 01R1 a credit in the amount of \$2,959.05 for substituting aluminum doors in the theater area to hollow metal doors including the required door hardware. Change Order 2 is also a credit in the amount of \$13,100.00 by not replacing the hot water heater as Rockland Green replaced that hot water heater in April of 2025. This reduces the contract amount by \$16,059.05 for an amended contract amount of \$4,369,340.95.

7. New Business

Phillips: Mr. Executive Director, do you have any new business?

Damiani: Under new business we have two change orders related to the build-out of the new animal shelter. Change Order 13A in the amount of \$134,682.75 requiring the reconfiguration of the mechanical attics additional ductwork to ensure proper spacing clearance and interconnecting points of eight Daikin oxygen AS dedicated outside air systems split units. Change Order 13B in the amount of \$24,267.60 requiring additional electrical scope conduit wiring, lighting and electrical disconnect panels due to the reconfiguration of mechanical attics. Increase to the contract amount by \$158,950.35

for amended contract amount of \$15,159,133.15.

Introduced by: Hood/Tursi

Unan.

December 9, 2025

**RESOLUTION NO. 47 OF 2025
AUTHORIZING APPROVAL OF CHANGE ORDERS TO
THE CONTRACT FOR THE BUILD-OUT OF A NEW ANIMAL SHELTER LOCATED
AT 427 BEACH ROAD IN HAVERSTRAW, NY**

WHEREAS, by Resolution No. 61 of 2024, the Board of Rockland Green authorized award of the Contract (RFP 2024-01) for the Build-Out of a new Animal Shelter located at 427 Beach Road in Haverstraw, NY between Rockland Green and O'Connor Company of N.C., Inc. (the "Contractor"), dated as of December 10, 2024, (the "Contract"); and

WHEREAS, on June 24, 2025, by Resolution 25 of 2025, Rockland Green approved certain modifications to the Contract in the form of **Change Orders 3 and 4** for an overall price of \$20,406.14; and

WHEREAS, on July 24, 2025, by Resolution 27 of 2025, Rockland Green approved certain modifications to the Contract in the form of **Change Orders 2 and 5** for an overall price of \$108,971.10; and

WHEREAS, on July 24, 2025, by Resolution 30 of 2025, Rockland Green approved modifications to the Contract in the form of **Change Order 1 and 8**, for an overall price of price of \$ 71,997.90; and

WHEREAS, on October 23, 2025, by Resolution 35 of 2025 Rockland Green approved modifications to the Contract in the form of **Change Order 9, 10 and 12**, for an overall price of \$23,907.58; and

WHEREAS, additional work needs to be done to furnish and install additional HVAC ductwork in accordance with ASI-02 and subsequent ductwork shop drawing coordination, and the Contractor has agreed to do the work for a cost not to exceed \$134,682.75, to be designated as **Change Order 13A**; and

WHEREAS, additional work needs to be to furnish and install additional electrical scope due to the reconfiguration of the mechanical attics in accordance with drawings, and the Contractor has agreed to do the work for a cost not to exceed \$24,267.60, to be designated as **Change Order 13B**; now therefore be it

RESOLVED, the approval of Change Orders 13A and 13B shall result in an overall increase in the contract price of \$158,950.35, for a total amended contract amount of \$15,159,133.15.

Phillips: Any other new business?

Damiani: I would like to authorize the Chairman to send a letter to the County Executive's Office memorializing the understanding of the amended agreement for the lease agreement for 65 Firemen's Memorial Drive.

Powers: On a month-to-month basis after December 31, 2025.

Moved: Sheridan

Seconded: Kenny

Phillips: Anything else Mr. Executive Director?

Damiani: A few updates. The annual leaf composting program is currently underway. To date we have accepted over 66,000 vehicles and have processed over 11,000 tons of leaves since October 27. The program will remain in effect until December 19.

Regarding animal management, Rockland Green's TNVR initiative has sterilized over 1,709 feral cats since the initiative was rolled out in August of 2023. This year alone we were able to sterilize 737 feral cats.

8. Commissioner Comments

No comments offered.

9. Public Comment

Phillips: Is there anyone from the public that would like to speak tonight.

Nixie Gueits: I want to continue to thank the board for all the progress on the animal shelter and what RGCares is doing on behalf of the animals. It is amazing what we have been able to accomplish with your support. There are continuing talks, twisted spun stories still continue regarding the new animal shelter. It was brought to my attention that there is another new shelter being built in the Bronx. There are over a million more people in the Bronx than there are in Rockland County. The shelter in the Bronx will hold 70 dogs, 140 cats, 30 rabbits and 20 other animals. One thing they will have that is larger than RGCares is a low-cost veterinarian clinic and it will have a community room for the residents. Their total is \$92,000,000 for a fifty-thousand square foot building. Again, they have a million more residents. Their construction starting in 2023 was slated to be completed in June or July of this year and it is not going to happen until 2026 mid-April. Our shelter is a bargain compared to that and considering the number of animals there is going to be to refresh everybody's memory, 120 dogs, 226 cats and 213 exotic animals which I also want to remind the board, there are days that the shelter will take in 15

animals at a time. Fifteen rabbits or twenty rabbits; it has happened. Thirteen Pitbulls; it does happen. It is also my hope that the conversations will continue to take place regarding stopping pet dealers and “rescues” from coming to the street fairs. The one that I mentioned at a previous meeting has another location in Connecticut and there was a story written about them that the Sheriff’s Office of Dutchess County and local animal control has asked people that have had dealings with this organization that came to our street fairs to send them statements if there were any problems. There were so many complaints with this organization. Lastly, I want to thank the board, I am so used to the glacial pace that this County used to move regarding animal welfare. For being one of the highest taxed counties in the nation, it was really an abomination how animals were addressed. Now regarding the back-yard breeder bill that I went to the board last month, it is amazing the speed at which this is being addressed. It will help us because no matter what there is no way we are going to adopt our way out of this overpopulation of animals we are not going to transfer our way out of this, and we are not going to sanctuary our way out of it. The animals that were done at the clinic prevented tens of thousands of animals from being born. Just because they are not coming to the shelter now, doesn’t mean they are not being born. There is a four-month waiting list for Rockland County residents that want to come to the clinic, and we just don’t have appointments. This overpopulation is not going to stop unless we try to stop it. One of the ways is to continue to prevent outside pet dealers, they are not rescues really, from coming into our county and adding to the problem.

Phillips: It is good to know that our staff is here along with representatives from the County Executive to look into the law and see what we can develop.

Kenny: I got a call from a resident that claimed that he made a donation to Hi-Tor for a brick which I guess is for the new building. I know we have litigation back and forth with them.

Phillips: Do we have any word on the money they raised? Are they required to divulge any of that information to us?

Damiani: I believe that money is being held with Rockland Preservation Fund.

Hoehmann: Rockland Community Foundation. Isn’t Hi-Tor publicly saying they are going to build an animal shelter?

Kenny: I’ll have to tell him he’s going to have to wait for his brick for a long time.

Gueits: When Hi-Tor had the rebuild effort being done there was about \$423,000 in the Rockland Community Foundation regarding these donations. The donations that were given as a fundraiser or a bucket somewhere that is not specified. But there’s well over \$200,000 that was very specifically intended for pavers, kennel sponsorships, cat condos and adoption rooms. One woman that has since passed, donated \$50,000 for a pet adoption room. Another man donated \$25,000 for a nursery. A woman donated \$30,000 in someone’s memory and another \$10,000 for another cat room. A lot of pavers and these sponsorships. What little bit we were able to look into back in the day was that those are very specific restricted donations and they must be used for only that purpose. It has been thirteen years that people have been waiting. This gentleman is waiting thirteen years for a paver. I would like to suggest in the new shelter that a number of people have approached me saying we didn’t get a chance to donate to Hi-Tor we would like to donate to RGCares in memory of a pet or a loved one.

Phillips: I think we talked about that before and everyone was in favor of coming up with something like that. Maybe we'll task our staff to come up with a place where we can create pavers.

Gueits: The only thing I see is that people may say, hey I donated already for a paver. Or I know someone who donated \$50,000 for a cat adoption room.

Hoehmann: Maybe we should refer him to Hi-Tor because they have the money. We moved forward with unfortunately there is a lawsuit and a lot of things back and forth. They should be talking to Hi-Tor.

Phillips: I can't imagine they are going to build anything, so I don't know what they are going to do with that money other than sitting on it.

Hoehmann: But, Hi-Tor or agencies and not for profits have a responsibility if you take money.

Gueits: It is called a violation of a donation if the donation is not used for the purpose it was intended.

Phillips: Before we adjourn, I was remiss Mr. Director of Finance would like to inform the board of some grants we were able to secure.

Goldstein: Yes, Mr. Chairman. We are in receipt of a grant that came out of \$657,537.64 for the purchase of recycling bins that goes back to 2018 to 2023. We received the funds in August of this year. We will be in receipt of \$1,066,785.84 for some capital equipment for the leaf composting site in Clarkstown that I put in for I believe in December of 2017. I expect the funds to come in in the next couple of months. The State takes a long time for some of these grants and at times we were skeptical that they would ever be received. But it looks like the bins have been received and the capital one will be received hopefully shortly.

Phillips: Do we have a motion to adjourn?

Hoehmann: Moved

Specht: Seconded

Phillips: Thank you everyone. Merry Christmas and Happy Hanukkah.

The meeting was adjourned at 5:20 p.m.

Respectfully Submitted,
Suzanne Haggerty