Howard T. Phillips, Jr.
Chairman
Gerard M. Damiani, Jr.
Executive Director
Rockland County Solid Waste Management Authority

Rockland Green Reduce Recycle Recover

1. Chairman Phillips called to order the Rockland Green Board meeting for Thursday, July 16, 2026, at 5:00 p.m.

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2. Pledge of Allegiance led by Commissioner Hood

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3. Board Members Present: Chairman Phillips, Vice-Chairman Specht, Treasurer Soskin (via phone), Deputy Treasurer Kohut, Secretary Moroney, Commissioner Hofstein (via phone), Commissioner Hopstein, Commissioner Hood, Commissioner Jobson (via Phone), Commissioner Malowitz, Commissioner Paul, Commissioner Powers, Commissioner Sheridan, Commissioner Tursi

Absent: Vice-Chairman Hoehmann, Commissioner Kenny, Commissioner Stamm

Staff
Jeremy Apotheker, Jerry Damiani, Jeremy Goldstein, Suzanne Haggerty, Ken Murphy

Others
Eben Ackerley, Steve Torres, Teno West

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4. Introduced by: Specht/Hood Unan. July 16, 2026

RESOLUTION NO. 28 OF 2026
ADOPTION OF MINUTES, MEETING OF
MAY 14, 2026

RESOLVED, that the transcribed Minutes of the Rockland County Solid Waste Management Authority are approved for May 14, 2026, as recorded by the Clerk and are hereby adopted.

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5. Introduced by: Kohut/Moroney Unan. July 16, 2026

RESOLUTION NO. 29 OF 2026
RATIFY AWARD CONTRACT TO FURNISH AND INSTALL
NEW OIL/WATER SEPARATOR, AND ASSOCIATED WORK
AT THE CLARKSTOWN TRANSFER STATION
WEST NYACK, NEW YORK
RFP NO. 2026-03

WHEREAS, on May 12, 2026, Rockland Green issued a Request for Proposal RFP 2026-03 to Furnish and Install a New Oil/Water Separator and associated work at the Clarkstown Transfer Station, West Nyack, New York; and

WHEREAS on June 9, 2026, three proposals were submitted in response to RFP 2026-03. Rockland Green conducted an evaluation of the proposal; and

WHEREAS, after careful consideration and negotiation, it was ultimately determined that it would be in Rockland Green's best interest to award the contract to A-Tech Concrete Co.; and now therefore be it

RESOLVED, that the Rockland Green Board awarded the contract to Furnish and Install New Oil/Water Separator, and associated work at the Clarkstown Transfer Station West Nyack, New York, in an amount not to exceed $147,000.00 and authorized the Executive Director to execute an agreement for the performance of the work specified in the proposal.

Funding Source: Capital Fund

Executive Director Gerard Damiani, Jr. stated RFP 2026-03 includes furnishing and installation of a new oil/water separator and new concrete containment pad, underground gravity sewer lines, new concrete apron in front of the existing maintenance building and a new concrete pad for installation of a new dust mister to assist with odor mitigation.

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6. Introduced by: Tursi/Sheridan Unan. July 16, 2026

RESOLUTION NO. 30 OF 2026
RATIFY APPROVAL OF CHANGE ORDER TO
THE CONTRACT FOR A NEW FABRICATED STEEL PEDESTRIAN BRIDGE
& DEFLECTOR PLATE IMPROVEMENTS AT THE
CLARKSTOWN TRANSFER STATION

RFP NO. 2025-08

WHEREAS, On January 22, 2026, by Resolution No. 13 of 2026, the Board of Rockland Green authorized award of the Contract (RFP 2025-08) for a New Fabricated Steel Pedestrian Bridge & Deflector Plate Improvements at the Clarkstown Transfer Station, NY, to Specialty Construction System. Inc. (the "Contractor); and

WHEREAS, modifications need to be made to provide labor, materials and equipment to fabricate and install new deflector plate stiffeners as shown on revised drawings S-102 and S-106 emailed on 6-9-26, for a not to exceed amount of $13,988.58, to be designated as Change Order 01; now be it

RESOLVED, the approved Change Order 01 shall result in an overall increase in the contract price $13,988.58, for a total amended contract amount of $157,708.58.

Executive Director Gerard Damiani, Jr. stated Specialty Construction Services is installing an additional eight-inch deflector plate stiffeners for the new fabricated steel pedestrian bridge and deflector plate as part of the improvements at the Clarkstown Transfer Station.

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7. Introduced by: Paul/Malowitz Unan. July 16, 2026

RESOLUTION NO. 31 OF 2026
AUTHORIZING GRANTING OF EASEMENTS AT THE FRENCH FARMS FACILITY

WHEREAS, Rockland Green, also known as the Rockland County Solid Waste Management Authority (hereinafter "Rockland Green"), is a public benefit corporation, duly organized and existing under Title 13-M of the Public Authorities Law of the State of New York; and

WHEREAS, on December 27, 2019 Rockland Green acquired the French Farms Facility, Parcel No. 51.12-3-30.2, ("French Farms"), from the Town of Clarkstown, New York (the "Town"); and

WHEREAS, the Town owns adjacent parcel No. 51.12-3-30.1 (the "Town Parcel"); and

WHEREAS, the Town has contracted with Homeland Towers, LLC, a private corporation, ("Homeland Towers"), to construct and install a wireless telecommunications facility (the "Telecommunications Facility") on the Town Parcel, and pursuant to which Homeland Towers has a leasehold interest in a portion of the Town Parcel; and

WHEREAS, the Town Parcel does not have an unobstructed existing point of ingress and egress for vehicular and pedestrian access to and from the Town Parcel; and

WHEREAS, the Town has requested that Rockland Green grant an easement to the Town for the sum of one dollar ($1.00) and enter into an Access and Utility Easement Agreement with Homeland Towers for (i) pedestrian and vehicular access and egress, and (ii) the construction, improvement, maintenance and repair of utilities over, under and through French Farms for the benefit of the Telecommunications Facility to be constructed, owned, operated and maintained by Homeland Towers on a portion of the Town Parcel; and

WHEREAS, Rockland Green has agreed to grant such easement to the Town and enter into an Access and Utility Easement Agreement with Homeland Towers; now therefore be it

RESOLVED, that the Board does hereby ratify the granting of such easements and entering into the easement with the Town and the Access and Utility Easement Agreement with Homeland Towers, each in the form attached hereto and signed by the Executive Director of Rockland Green; and be it further

RESOLVED, that the Executive Director of Rockland Green is hereby authorized to do and cause to be done any and all acts necessary or proper in connection with or for carrying out this resolution; and be it further;

RESOLVED, that this resolution shall constitute conclusive evidence of their valid authorization hereunder; and be it further

RESOLVED, that such agreements shall not be binding and valid until executed by all parties.

Executive Director Gerard Damiani, Jr. stated Rockland Green is pleased to provide the Town of Clarkstown and their contractor an unobstructed point of ingress and egress to the adjacent parcel though our French Farms Facility in supporting the construction and installation of a wireless communications facility.

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8. Introduced by: Hood/Kohut Unan. July 16, 2026

RESOLUTION NO. 32 of 2026
AWARD OF SERVICE CONTRACT FOR SOLID WASTE COLLECTION, TRANSPORTATION AND DISPOSAL FOR
THE VILLAGE OF HAVERSTRAW, NEW YORK
RFP- 2026-06 (VH6)

WHEREAS, the Rockland County Solid Waste Management Authority a/k/a Rockland Green (hereinafter "Rockland Green") duly organized and existing under the Rockland County Solid Waste Management Authority Act (the "Act") and set forth under Title 13-M of the Public Authorities Law of the State of New York; and

WHEREAS, the Village of Haverstraw (the "Village") entered into an intergovernmental agreement with Rockland Green to take responsibility for solid waste collection, transportation and disposal services in the Village; and

WHEREAS, pursuant to its powers granted under the Act, Rockland Green has the power to perform such collection and to impose a fee for such service against the real property owners of the Village; and

WHEREAS, Rockland Green issued a Request for Proposals for Solid Waste Collection, Transportation, and Disposal for the Village of Haverstraw No. 2026-06 on May 27, 2026; and

WHEREAS, on July 8, 2026, a single proposal was received from Robert Hiep Inc. ("Hiep") in response to the RFP; and

WHEREAS, Rockland Green's Evaluation Committee evaluated the proposal and taking into consideration the evaluation factors set forth in the RFP, including qualifications, experience and price, the Evaluation Committee determined that Hiep provided a proposal demonstrating its capability to perform the services sought for a reasonable price, and, as such, is an advantageous proposal; now therefore be it

RESOLVED, that the Executive Director of Rockland Green is hereby authorized to negotiate with Hiep, and, if negotiations prove successful, execute the Service Contract for Solid Waste Collection, Transportation and Disposal Services for the Village of Haverstraw, New York with Hiep or its Assignee, as generally such services are described in the specifications set forth in RFP, subject to review by Rockland Green Counsel; and be it further

RESOLVED, that Rockland Green, in its sole discretion, has the right to discontinue negotiations with Hiep at any time prior to the execution of the Service Contract for Solid Waste Collection, Transportation and Disposal Services for the Village of Haverstraw, New York, and such agreement shall not be binding and valid until executed by the parties.

Commissioner Powers stated a correction in the resolution needed to be updated.

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9. Introduced by: Hopstein/Powers Unan. July 16, 2026

RESOLUTION NO. 33 OF 2026
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

WHERERAS, 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, on December 9, 2025, by Resolution 47 of 2025 Rockland Green approved modifications to the Contract in the form of Change order 13A and 13B, for an overall price of $158,950.35; and

WHEREAS, on January 22, 2026, by Resolution 12 of 2026 Rockland Green approved modifications to the Contract in the form of Change order 15, for an overall price of $$29,396.76; and

WHEREAS, on February 26, 2026, by Resolution 18 of 2026 Rockland Green approved modifications to the Contract in the form of Change Orders 07, 17, 18, 19, 20, 21 and 22 and shall result in an overall increase in the contract price of $251,461.82; and

WHEREAS, additional work miscellaneous masonry work needs to be done to upgrade the electrical gear, and the Contractor has agreed to do the work for a proposed cost of $4842.26, to be designated as <u>Change Order 23</u>; and

WHEREAS, additional work needs to be done to furnish and install condenser mounting and supports, and the Contractor has agreed to do the work for a proposed cost of $33,392.68, to be designated as Change Order 24; and

WHEREAS, additional work needs to be done to install the Torro irrigation system, and the Contractor has agreed to do the work for a proposed cost of $5,829.81, to be designated as Change Order 25; and

RESOLVED, the approval of Change Orders 23, 24 and 25 shall result in an overall increase in the contract price of $44,064.95, for a total amended contract amount of $15,484,056.98; and be it further

RESOLVED, that the Executive Director of Rockland Green is hereby authorized to negotiate with O'Connor, and, if negotiations prove successful, execute the change orders for such services are described.

Executive Director Gerard Damiani, Jr. stated the change orders include additional power circuits for the stacked washers and dryers. Installing additional 2x8 blocking, additional 3-inch pipe stub columns, additional pipe boots and kennel drains.

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10. Introduced By: Specht/Hood Unan. July 16, 2026

RESOLUTION No. 34 of 2026
AUTHORIZING DISPOSAL OF SURPLUS EQUIPMENT

WHEREAS, in the course of its operations, Rockland Green accumulates unneeded, worn-out or obsolete equipment, computers, furniture, machinery, tools, parts and vehicles for which it has no need; and

WHEREAS, upon occasion, Rockland Green deems such property to be "Surplus Equipment;" and

WHEREAS, Rockland Green has recently determined that certain pieces of equipment identified on the attached "Schedule A" are Surplus Equipment; and

WHEREAS, Rockland Green has the discretion to dispose of Surplus Equipment by various methods, including sale, auction, competitive bidding, and private negotiation, as set forth in its Guidelines for Disposal of Rockland Green Real and Personal Property ("Property Disposal Guidelines"); and

WHEREAS, it may be desirable for Rockland Green to negotiate disposition of pieces of Surplus Equipment with municipalities that need such equipment in a manner that may benefit the taxpayers of Rockland County, provided that such disposition is consistent with the Property Disposal Guidelines; now therefore be it

RESOLVED, that the Executive Director or his staff are hereby authorized to dispose of the Surplus Equipment listed in the attached "Schedule A".

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11. Introduced by: RG Board Unan. July 16, 2026

RESOLUTION NO. 35 OF 2026
ACCEPTING RESIGNATION OF SR. ACCOUNT CLERK TYPIST
TO ROCKLAND GREEN

WHEREAS; Eden Goldman has been employed by Rockland Green since December of 2004 as a Sr. Account Clerk-Typist; and

WHEREAS; Eden Goldman has tendered her resignation from the position of Sr. Account Clerk-Typist for Rockland Green, effective March 14, 2026, therefore it is hereby

RESOLVED; the resignation of Eden Goldman as designated Sr. Account Clerk-Typist for Rockland Green is hereby accepted; and be it further

RESOLVED; the Executive Director is hereby authorized to sign and file all necessary forms, returns and documents as may be required statutorily in connection with the above matter and to take all such actions and do all such things from time to time in this regard.

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12. Introduced by: RG Board Unan. July 16, 2026

RESOLUTION NO. 36 OF 2026
ACCEPTING RESIGNATION OF MEO III
TO ROCKLAND GREEN

WHEREAS; Adam Alpert has been employed by Rockland Green since June of 2019 as an MEO III; and

WHEREAS; Adam Alpert has tendered his resignation for the position of MEO III for Rockland Green, effective July 15, 2026, therefore it is hereby

RESOLVED; the resignation of Adam Alpert as designated MEO III for Rockland Green is hereby accepted; and be it further

RESOLVED; the Executive Director is hereby authorized to sign and file all necessary forms, returns and documents as may be required statutorily in connection with the above matter and to take all such actions and do all such things from time to time in this regard.

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13. Introduced: Malowitz/Tursi Unan. July 16, 2026

RESOLUTION NO. 37 OF 2026
CANCELATION OF AUGUST 27, 2026, MEETING

WHEREAS, the Chairman may elect to cancel or reschedule any single regular monthly meeting for lack of any business to be transacted or anticipated lack of a quorum, therefore be it

RESOLVED, that the regular monthly meeting, originally scheduled for August 27, 2026, shall be canceled.

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14. New Business

Executive Director Gerard Damiani, Jr. stated Rockland Green's summer interns are working on education and outreach through the Feet on the Street program and to date, they have tagged over 260 recycling bins with our "oops tags" for improper set out. The purpose of the program is to increase the quality and quantity of recyclables that are set out.

The New York State Department of Conservation approved Rockland Green's permit renewal application with the issuance of a new five-year Solid Waste Management permit for our Household Hazardous Waste Facility. Sunday, August 2nd between the hours of 8 a.m. and 1 p.m. there will be a weekend Household Hazardous Waste collection. Our indirect contract with PaintCare year to date for 2026 Rockland Green has saved over $100,000.

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15. Commissioner Comments

No questions or comments offered.

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16. Public Comment

No public comment offered.

At 5:15 p.m. with no further business, a motion was made by Commissioner Moroney, seconded by Commissioner Powers, and passed to adjourn the meeting.

Respectfully submitted.
Suzanne Haggerty