

1. Chairman Phillips called to order the Rockland Green Board meeting for Thursday, February 26, 2026, at 5:06 p.m.

2. Pledge of Allegiance led by Commissioner Hood

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

Present

Chairman Phillips
Commissioner Hoehmann
Commissioner Hood
Commissioner Hopstein
Commissioner Kohut
Commissioner Malowitz
Commissioner Moroney (via phone)

Present

Commissioner Paul
Commissioner Powers
Commissioner Sheridan
Commissioner Soskin
Commissioner Specht
Commissioner Stamm
Commissioner Tursi

Absent

Commissioner Hofstein
Commissioner Jobson
Commissioner Kenny

Staff

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

Others

Stephanie Kosmos, Steve Torres

4. **Introduced by: Specht/Stamm** **Unan.** **February 26, 2026**

RESOLUTION NO. 15 OF 2026
ADOPTION OF MINUTES, MEETING OF
January 22, 2026

5. **Phillips:** First resolution is authorizing approval of change orders to the contract for the renovations of Rockland Green Administrative Headquarters. We are going to turn this over to our Executive Director to let him explain to us what we have before us.

Damiani: Thank you, Mr. Chairman. There are a total of five change orders I am presenting tonight. Change Order 3 in the amount of \$24,129.40 was incurred as two hydronic hot water supply lines discovered within the existing first floor ceiling during demolition activities would impacted new ceiling heights both lines needed to be relocated into the floor joists.

Change Order 4 in the amount of \$30,816.74 due to existing waste lines discovered within the first-floor ceiling cavity. This will severely impact the new designed theater ceiling heights. New waste lines were relocated into the floor joist as well as rerouted to meet the design criteria.

Change Order 5 in the amount of \$70,309.61 was required due to existing field conditions. When the contractor commenced the excavating activities to construct a new ADA ramp, they encountered three concrete piers supporting the western portion of the building. The structural engineer did not want to undermine the piers or the compacted soil. This required a redesign of the ramp and the canopy required greater separation from the piers, increasing the oversize of the canopy for additional structure support.

Change Order 6 in the amount of \$37,772.09 for replacement of the exterior asbestos waste piping to cast iron soil pipe and associated stormwater and PVC drainpipes. The original contract did not envision replacing any exterior waste pipe or storm water lines.

Change Order 7 in the amount of \$27,479.66 was necessary due to the discovery of water penetrating into the first-floor southern masonry block wall. The change order will provide the necessary waterproofing to protect the new design exhibits space. That will be in the arcade area of the exhibit space.

The overall increase of the contract amount is \$190,507.50 for a total amended contract amount of \$4,559,848.45.

Phillips: Do we have any questions about these change orders? I think it is self-explanatory, the Executive Director did a very good job.

Introduced by: Paul/Powers

Unan.

February 26, 2026

**RESOLUTION NO. 16 OF 2026
AUTHORIZING APPROVAL OF CHANGE ORDERS TO
THE CONTRACT FOR THE RENOVATIONS OF ROCKLAND GREEN
ADMINISTRATIVE HEADQUARTERS**

6. Introduced by: Specht/Soskin

Unan.

February 26, 2026

RESOLUTION NO. 17 of 2026

**AWARD OF SERVICE CONTRACT FOR SOLID WASTE COLLECTION,
TRANSPORTATION AND DISPOSAL FOR
THE VILLAGE OF SLOATSBURG, NEW YORK
RFP- 2025-05 (SB6)**

7. New Business

Philips: Under new business, Mr. Executive Director.

Damiani: I have seven change orders to present under new business. This is specific to the buildout of the new animal shelter. Change Order 7 in the amount of \$83,815.35 for upgraded electrical gear due to the change in the design of the electrical load from 1200 Amps to 1600 Amps. The original design calculated an electrical demand of 1129 Amps the EPA issued the final rule change in December of 2024 which required the phasing out of R410A refrigerant to R32. The switching to R32 equipment necessitated an increase in the electrical demand of 1,321 Amps, the design and electrical engineers required installation of all electrical gear to support the new design and electrical load of 1600 Amps. Just to clarify, there is no standard 1400 Amps. We couldn't go from 1200 Amps to 1400 Amps we had to go to 1600 Amps and that comes with a great cost. That was driven by the EPA issuance of final ruling change related to refrigerant use.

Change Order 17 in the amount of \$3,412.33 due to design change associated with the second floor drains and sinks associated with the second floor.

Change Order 18 in the amount of \$6,303.48 associated with the redesign of the HVA system under Change Order 13A. As the work was already completed by the time the redesign was approved and issued on July 15, 2025 under the ASI-02. Basically, an extension of the shear wall required duct modification relocation of some piping in the first-floor women's restroom.

Change Order 19 in the amount of \$36,012.06 was required by the local utility provider as they would only issue the required approval to commence work associated with the new electrical service if there was one point of disconnect of power supply into the two smaller structures on the parcel, could not be serviced by another power or riser pole. Right now, there are two power riser poles. One feeding the two smaller structures on the parcel and then additional power riser pole with three pole mounted transformers feeding 10 Ecology Lane feeding nine separate meters in that building as originally constructed by the prior owner.

Change Order 20 in the amount of \$100,433.63 was driven by local utility provider again as they would not allow Rockland Green to utilize existing street pole mounted transformers that currently supplies power into the new animal shelter as originally intended. The original contract procurement design

drawings utilized 1200 Amp service off the three-transformer pole mounted that currently supply into the new animal shelter as originally intended. With the issuance of the projects Red Book the utility provider required Rockland Green to seek electrical service through a pad mounted transformer which required changes to the electrical design with over 300 feet of PVC piping and over 2,040 feet of 600MCM cable and over 570 feet of #2 KB cable as well as additional changes to exterior lighting and installation of one pull box with cover.

Change Order 21 in the amount of \$31,745.85 is the labor associated with Change Order 7.

Change Order 22 in the amount of \$2,696.97 is required for one additional circuit which is required in each of the canine and feline isolation rooms #158 and #159. The overall increase to the contract is \$264,419.67 for a total amended contract amount of \$15,714,672.28.

Introduced by: Hoehmann/Malowitz

Unan.

February 26, 2026

RESOLUTION NO. 18 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**

Phillips: We are also authorizing you to go back and see if you can negotiate.

Damiani: Correct. That is the way the resolution is written.

Phillips: What are your feelings on that? Are you going to be able to reduce this; or are you not confident?

Damiani: I am not confident on Change Order 7 or Change Order 20. Change Order 17 there is some room there. Change Order 18 there may be some room. Change Order 21 I will seek guidance from the electrical consulting engineer.

Phillips: It is very unfortunate because there was a lot in here that was beyond our control and we had to change things, and some things changed just as we were going out to bid and some things that changed after the bid.

Paul: You mentioned isolation rooms, is that in case of infections?

Damiani: Yes. There are two one for canines and one for felines.

Phillips: The Bronx facility has just come in at \$50 million for their shelter. Regulations that have changed the way in which you are supposed to operate an animal shelter are amazing. It is great for the animals and the people that work there and the volunteers, but it just always means additional money.

Anything else Mr. Executive Director?

Damiani; Just some important dates. March 3rd we are hosting our monthly TNVR clinic for feral cats. Saturday March 7th we are hosting our first of ten scheduled weekend Household Hazardous Waste collection event from 8 a.m. to 1 p.m. Saturday, March 21 we are hosting our first paper shredding event in the Town of Ramapo located at 171 Spook Rock Road. We just completed and submitted our annual reports to the New York State DEC and to let you know in 2025 we accepted over 507,000 tons into our facilities to be processed.

19. Commissioner Comments

Phillips: Do any of the Commissioners have any comments?

Kohut: I just want to say I received the Household Hazardous Waste flyer in the mail this past week and it is always very informative and keeps us up to date.

Damiani: We did something different this year, Debbie Samuels was instrumental on working with Trainor to achieve it. When you go on our website instead of just seeing the flat page of half of the brochure and the other half of the brochure on the bottom, it now turns. If you go on the website RocklandGreen.com under facilities and click the HHW brochure the pages will turn.

20. Public Comment

Phillips: Is there anyone from the public that would like to bring any comments before us?

No comments offered.

Phillips: Do we have a motion to adjourn?

Specht: Moved

Hoehmann: Seconded

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

Respectfully Submitted,
Suzanne Haggerty