

1. Chairman Phillips called to order the Rockland Green Board meeting for Thursday, July 24, 2025, at 5:06 p.m.

2. Pledge of Allegiance led by Commissioner Kenny

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

Present

Chairman Phillips
Commissioner Hoehmann
Commissioner Hofstein
Commissioner Hopstein
Commissioner Kenny
Commissioner Kohut
Commissioner Moroney via phone

Present

Commissioner Malowitz
Commissioner Monaghan
Commissioner Powers
Commissioner Sheridan
Commissioner Soskin
Commissioner Tursi

Absent

Commissioner Hood
Commissioner Jobson
Commissioner Paul
Commissioner Specht

Staff

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

Others

Stephanie Kosmos

4. Introduced by: Malowitz/Hopstein Unan. July 24, 2025

RESOLUTION NO. 22 OF 2025
ADOPTION OF MINUTES, MEETING OF
June 24, 2025

5. Introduced by: Kohut/Hofstein

Unan.

July 24, 2025

**RESOLUTION NO. 27 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**

Phillips: Mr. Executive Director, could you state what we are doing here with this change order.

Damiani: Thank you Mr. Chairman. This resolution is associated with the build-out of RG Cares Animal Shelter. Change Order 2 in the amount of \$94,178.70 for excavation and installation of a 612 linear feet of six-inch HDPE drainpipe and the removal and reinstallation of new rigid insulation board along the existing wall and connecting to a twelve-inch HDPE storm pipe. The original change order came in at \$107,292.10 and we were able to negotiate 12% savings. Change Order 5 in the amount of \$14,792.40 to restore the foundation wall at the South exterior side including doweling and installing epoxy and installing #4 rebar into the existing rebar matting to support the large concrete slab. Total change order increase to the contract amount \$108,971.10 and the amended contract price to \$14,904,277.24.

6. Introduced By: Soskin/Tursi

Unan.

July 24, 2025

**RESOLUTION NO. 28 OF 2025
ACCEPTING PROPOSAL AND AWARDED CONTRACT FOR THE RENOVATIONS OF
ROCKLAND GREEN ADMINISTRATIVE HEADQUARTERS AND
CONSTRUCTION OF AN IMMERSIVE THEATER EXPERIENCE**

Phillips: I think most of the members know we used to have a wonderful theater that students throughout Rockland County could go to. They went to Torne Valley and saw great demonstrations. What we are trying to do is recreate that at our new location and we are doing some major renovations. Once again, I think all of us agree that we can capture school age children to learn about recycling and they will get their parents to recycle. It is very important.

Damiani: Rockland Green is seeking authorization to award RFP-2025-02 to Pierotti Corp. in the amount of \$4,385.400 to facilitate substantial modifications to the Rockland Green Administrative Offices. These enhancements will enable the installation of the Rockland experience immersive theater experience with interactive hands-on exhibits and environmental arcade games to support solid waste education and outreach and improving a minimum the following; the exterior, installing a first floor

lobby, an entrance with an ADA ramp, painting the exterior brick façade, new emergency exit ramp on the North side of the building, new nine-inch by thirty-two digital sign to promote programs and events, installation of new emergency generator, on the first floor new lighting, new ADA accessible restroom, miscellaneous doors and matching hardware, new interior finishes, flooring, walls, and ceilings, installation of sound absorbing material, new fire alarm panel and associated heat and smoke heads, and new kitchenette. On the second floor, new conference room, two new offices, new lighting, new interior finishes, floor, walls and ceiling, new kitchenette, complete roof replacement. The roof is over 5,500 square feet with new curbing, new HVAC equipment consisting of one dedicated outside area unit with two VRF's to supply heat and cooling capacity to support over sixteen indoor ceiling cassette units in compliance with the EPA's final ruling and New York State DEC refrigerant use of R32 in lieu of R410A refrigerant. A new solar panel system installed on the roof to achieve a 46% annual billing offset of electrical use. There were seven addendums issued during the procurement where we received two proposers Key Construction Services and Pierotti Corp. The original price came in from Key Construction Services at over \$5.2 million. Their best and final offer was \$4,586,146. Pierotti Corp. initially submitted an original price of \$5,169,400 and their best and final offer was \$4,526,400. The team went back to Pierotti Corp. to get additional clarifications, and they resubmitted on July 21, 2025 in the amount of \$4,385,400.

Monaghan: Executive Director, listening to what you are saying, there is major roof and air conditioning that has to be done for this building. All this work has to be done?

Damiani: Correct.

Monaghan: With just the immerse theater experience, what is the ballpark of that cost?

Damiani: That is a separate contract at about \$580,000.

Monaghan: My concern is it is something we need to educate the students. When I saw the price that high, we are spending that much. My concern thinking the theater, that is a reasonable price for that type of work for that theater?

Damiani: Yes.

Phillips: Just to inform everyone, the attempt here is not to bond for this. The intent is to take it out of our surplus.

Damiani: Correct.

Phillips: That is one of the reasons why we build that fund up is so that we can offset the cost to the taxpayers. We have been very successful with grants also which really makes a big difference, and the revenue comes in especially when we take municipality's from out of County. We have a number of ways that we build up the unrestrictive reserve, so we might as well use that money. I think we are at about \$36 million.

Damiani: Yes; \$36 million.

7. Introduced: Hoehmann Monaghan

Unan.

July 24, 2025

**RESOLUTION No. 29 OF 2025
CANCELTION OF AUGUST 28, 2025, MEETING**

8. New Business

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

Damiani: Yes. For RG Cares we have two additional change orders that we completed the negotiations today. Change Order 1 in the amount of \$69,371.85 for the removal and hauling of additional concrete and soil and the importation and compaction of additional six inches of type 2 subbase. The original change order came in at \$124,423.12 and the team was able to negotiate down to \$69,371.85. Change Order 8 in the amount of \$2,626.05 for repairing five existing manholes penetrations that were not properly infilled when we purchased the property. The original change order was \$9,388.05 and we negotiated down to \$2,626.05. The total change order increases the contract amount by \$71,997.90 and amends the contract price to \$14,976,275.14.

Introduced by: Powers/Sheridan

Unan.

July 24, 2025

**RESOLUTION NO. 30 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**

Phillips: Mr. Executive Director, anything else?

Damiani: Some important dates that I want to bring to everyone's attention. August 3rd we are sponsoring a sharps collection event being held at the Willows of Ramapo Rehabilitation and Nursing

Center at 30 Cragmere Road in Suffern, NY. August 7th is our monthly TNVR program and August 10th is our HHW weekend collection event.

Regarding the animal shelter, current inventory as of July 23, 2025, kittens and cats in our care 280, canines in our care is 56 and there is a total of 50 small animals in our care.

9. Commissioner Comments

No comments offered.

10. Public Comment

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

Arlene Kahn
Robin B
Ralph Bracco
Laura Slavin
Nixie Gueits

Phillips: Motion to close public comments.

Hoehmann: Moved

Tursi: Seconded

Phillips: Do we have a motion to adjourn?

Motion to adjourn?

Hopstein: Moved

Hofstein: Seconded

Phillips: Thank you everyone for coming out.

The meeting was adjourned at 5:57 p.m.

Respectfully Submitted,
Suzanne Haggerty