Howard T. Phillips, Jr.
Chairman

Gerard M. Damiani, Jr.
Executive Director
Rockland County Solid Waste Management Authority

1. Chairman Phillips called to order the Rockland Green Board meeting for Thursday, September 25, 2026, at 5:00 p.m.

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2. Pledge of Allegiance led by Commissioner Powers

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

Absent: Commissioner Jobson, Commissioner Malowitz

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

Others
Eben Ackerley, Teno West

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4. Introduced by: Hoehmann/Specht **Unan.** **September 25, 2026**

RESOLUTION NO. 38 OF 2026
ADOPTION OF MINUTES, MEETING OF
JULY 16, 2026

RESOLVED, that the transcribed Minutes of the Rockland County Solid Waste Management Authority are approved for July 16, 2026, as recorded by the Clerk and are hereby adopted.

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5. Introduced by: Kohut/Moroney Unan. September 24, 2026

RESOLUTION NO. 39 OF 2026

RECOMMENDING THE SELECTION OF CLEAN HARBORS ENVIRONMENTAL SERVICES, INC. FOR OPERATION AND MAINTENANCE OF THE HOUSEHOLD HAZARDOUS WASTE FACILITY

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

WHEREAS, Rockland Green requires operation and maintenance services for the household hazardous waste facility in Pomona, New York (the "Facility"); and

WHEREAS, the current agreement is set to expire in October of 2026; and

WHEREAS, Rockland Green issued a Request for Proposals (RFP 2026-01) for operation and maintenance of the Facility on June 24, 2026 (the "RFP") that was subsequently supplemented by one addendum issued on August 6, 2026; and

WHEREAS, on August 17, 2026, two proposals were received from the following firms: Clean Harbors Environmental Services, Inc. (Clean Harbors); Tradebe Environmental Services, LLC (Tradebe); and

WHEREAS, Rockland Green's Evaluation Committee evaluated each of the proposals, and based on that evaluation, members of the Evaluation Committee found that the proposal submitted by Clean Harbors was the most advantageous for Rockland Green, taking into consideration the evaluation factors set forth in the RFP; now therefore be it

RESOLVED, that the proposal of Clean Harbors was found to be the most advantageous for Rockland Green, taking into consideration the evaluation factors set forth in the RFP; and be it further

RESOLVED, that the proposal of Clean Harbors for the prices submitted during the procurement process is hereby accepted; and be it further

RESOLVED, that Rockland Green hereby authorizes the Executive Director to negotiate with Clean Harbors, and if negotiations prove successful, execute a service agreement for the operation and maintenance services at the Facility as such services are described in the specifications set forth in the RFP, as further negotiated, 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 Clean Harbors at any time prior to the execution of a service agreement and such agreement shall not be binding and valid until executed by the parties.

Executive Director Damiani, Jr. stated that Rockland Green is seeking authorization to negotiate a service agreement with Clean Harbors, the incumbent provider of services and operational support for the Household Hazardous Waste Facility.

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6. Introduced by: Hood/Soskin Unan. September 24, 2026

RESOLUTION NO. 40 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, on July 16, 2026, By Resolution 33 of 2026 Rockland Green approved modifications to the contract in the form of **Change Orders 23, 24 and 25** and shall result in an overall increase in the contract price of $44,064.95; and

WHEREAS, additional work to the finishes within the kennel passageways as per BRB Ceramic, and the Contractor has agreed to do the work for a proposed cost of $8,018.85, to be designated as **Change Order 26**; and

RESOLVED, the approval of Change Order(s) 26 shall result in an overall increase in the contract price of $8,018.85, for a total amended contract amount of $15,492,075.83; 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 Damiani, Jr. explained that the change orders totaled $8,018.85 and covered the installation of additional tiles in the first-floor kennel passageway.

Chairman Phillips asked whether the work had been included in the original plans.

Executive Director Gerard Damiani, Jr., responded that it had not been included in the original plans.

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7. New Business

Executive Director Damiani, Jr. stated that Rockland Green granted the New York State Department of Transportation a temporary easement at the West Nyack Facility. A resolution is required for Rockland Green to receive the assessed compensation of $40.

Introduced By: Stamm/Kenny **Unan.** **September 24, 2026**

Board Resolution No. 41 of 2026
AUTHORIZING TEMPORARY EASEMENT AGREEMENT WITH STATE DOT

WHEREAS, the New York State Department of Transportation (hereinafter "**State DOT**") is undertaking a public project known as **NJ State Line – Congers, Part 1 S.H. #1898**; and

WHEREAS, the State DOT has identified a need to acquire a portion of real property owned by Rockland Green, located at 166 S. Rt 303, Tax Lot 65.14-2-4.2; also identified as Map 106, Parcel 133

WHEREAS, the proposed Temporary Easement Agreement is necessary for the State DOT to complete crucial public safety, utility, highway, or infrastructure improvements; and

WHEREAS, the State DOT has agreed to provide just compensation valued at $40.00 for the specified real property interest, and the Rockland Green Board has determined this agreement serves a vital public interest; and

WHEREAS, the Rockland Green Board has reviewed the proposed "Explanation of Acquisition / Offer of Settlement" and has determined that accepting compensation is in the best interest of Rockland Green; **NOW, THEREFORE, BE IT**

RESOLVED BY THE Rockland Green Board **THAT:**

1. **Approval of Agreement:** The grant of the Purchase Agreement to the State DOT for the real property described is hereby officially approved.
2. **Authorization to Execute:** The Executive Director is authorized, empowered, and directed, on behalf of Rockland Green, to sign and execute the agreement along with any ancillary documents required to finalize the transaction.
3. **Receipt of Funds:** The designated financial officer is authorized to accept and deposit the compensation sum of $40.00 from the State DOT, allocating it to the appropriate infrastructure or general funds.
4. **Effective Date:** This Resolution shall take effect immediately upon its adoption.

Chairman Phillips asked if there was more new business.

Executive Director Damiani, Jr. reported that RG CARES Animal Shelter was again recognized by Best Friends Animal Society for achieving and maintaining a save rate of at least 90% for the dogs and cats in its care. Best Friends' review of 2025 data confirmed a 97% save rate. This recognition reflects the efforts of Rockland Green's Commissioners and staff, along with operator Four Legs Good, to give vulnerable animals a second chance through a strong foster network and the cat TNVR program.

Staff will return to the Nanuet Administrative Offices on October 14, and the October 22 Board meeting will be held in the new conference room.

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8. Commissioner Comments

No questions or comments offered.

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9. Public Comment

Commissioner Hoehmann motioned to open the public comment seconded by Commissioner Specht.

No public comment offered.

At 5:08 p.m. with no further business, a motion was made by Commissioner Hoehmann, seconded by Commissioner Specht, and passed to close public comments and to adjourn the meeting.

Respectfully submitted.
Suzanne Haggerty
Clerk to the Board of Commissioners
Rockland Green