



**Putnam County Industrial Development Agency**

2 Route 164, Suite 2B

Patterson, NY 12563

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## Minutes – Board Meeting

Lower Level Conference Room, 2 Route 164, Patterson, NY 12563

Monday May 13, 2019, 6-8 pm

Call to Order – 6:06 pm

Roll Call: Ed Cooke, Serena Tamagna Hawes, Joe Downey, Bill Nulk, Steve Baranowski, Mike Karlsson (joined the meeting at 6:14 pm)

Bill Shilling, Frank Smith (joined the meeting at 6:25 pm), *Counsel*

Teri Waivada, *Compliance Consultant*

**Review and Approval of Minutes of March 25, 2019 meeting:** *A motion is made by Edward Cooke, and seconded by Steve Baranowski. The motion is adopted unanimously.*

**Report of interview with Jack Goldstein for position on the PC IDA Board:** William Nulk and Steve Baranowski conducted informal, pre-interview with Jack Goldstein to gauge his interest; J. Goldstein declined the offer to join the PC IDA Board of Directors, as he didn't feel he was the right fit for the position.

**Review of 2018 PARIS Reports:** William Nulk reports that the 2018 PARIS reports have been completed, and accepted by the Comptroller. William Nulk to find out how to get access to the reports for all Board members – in the meantime, the reports will be downloaded and available to Board Members on the Cloud System.

**Review of current Projects:** William Nulk reports on status of current projects

**Ace Endico:** In progress, considering another expansion. William Nulk suggests that the IDA Board promote the development of a solar- covered parking area to be used as a power source for future projects who are eligible for IDA benefits

**Ahana Hospitality:** Estimated Comfort Inn hotel opening date of July 1, 2019, to capitalize on summer business. William Nulk has been in touch with project owner Shelley who reported that the building materials (flooring, fixtures) and furniture are to be delivered this week. William Nulk notes that the timeline of this project might require an ST-60 extension, which would cover the project's Sales Tax benefits

**Brewster Plastics:** Partial payment received (lease payment), which includes the penalty interest accrued – IDA now paid through 2019. Project fees not yet paid include: Attorney's fees (Bill Shilling), PILOT, school taxes. The County is now following up on the status of their payments due, as well as Tompkins Mahopac Bank who holds their mortgage. Teri Waivada suggests that the IDA have another discussion with the school, and request a written statement that the IDA is to hold off from any further outreach to Brewster Plastics on behalf of the County. Edward Cooke asks if the IDA should request a suggestion of how to move forward from the taxing agencies, and Teri Waivada agrees that the IDA attorneys should reach out to the taxing agencies, Brewster Plastics and their attorneys, and request a

written statement of how the IDA should proceed with this project

*Edward Cooke makes a motion to accept, seconded by Serena Tamagna Hawes. The motion is adopted unanimously*

**Broad Reach – Materion:** Site visit available; expansion considered, which might be eligible for IDA benefits. PILOT ends in 2020; bond in effect through 2032

**Butterfield:** Need to present petition to IDA Board to get out of their current straight lease, detailing the developments that have occurred since their approval.

**Gleneida Distillery, NY:** Ongoing project; currently preparing design, implementation, and foreign money exchange. Inducement stands for 1 year.

**Seven Sutton Place:** Projected expected to be completed next year. Currently leasing part of their building to other companies.

**Discussion of “Putnam County Economic Development Team”:** William Nulk currently working with the Putnam EDC to develop a team. Richard Weiss (PEDC Chairman) considering CFA for feasibility study, and hiring part-time Executive Director. William Nulk and Richard Weiss to attend the Economic Development & Energy Committee meeting on Thursday May 16, 2019

#### **Update on other IDA activities**

**Project inquiries: Northeastern Logistics:** Ongoing project; NE Logistics to go in front of Southeast Planning Board shortly. IDA cannot promise project benefits on spec; 2 buildings expected to be developed

**Update for options for “private Cloud Service system”:** Serena Tamagna Hawes researched additional Cloud Systems to compare, and ultimately approved of the Synology DiskStation system. IDA plans to use 2 systems with one for backup. Board members will have their own private login information to access the files, will be able to collaborate on and share documents. The cost for this item falls within the \$5,000 Procurement budget.

*Edward Cooke makes a motion to accept the purchase, seconded by Mike Karlsson. The motion passes unanimously. Motion amended to include purchase of ancillary devices required for system*

**Local Labor Policy presentation with Legislature (Ed Cooke):** Edward Cooke reports that the NYS Governor’s labor policy counter proposal has been rejected, now open to the floor. Teri Waivada suggests that the IDA create a policy which states that the construction trades threshold be determined by the size of the project. Edward Cooke suggested that 30 percent should be County residents, with the remaining from the region. Edward Cooke will provide language that will protect construction workers from wage abuses Teri Waivada to draft a policy to be voted by the Board

**Previously Tabled business:**

**Election of Officers and assignment of Committees:** It is the recommendation of the Nominating Committee to continue IDA operations running as is for the next term, with respect to the assignment of Officers.

Officers

Bill Nulk – Chair

Steve Baranowski – Vice Chair

Joe Downey – Secretary

Bill Carlin – Chief Financial Officer

Treasurer – Serena T. Hawes *nominated; nomination accepted*

*\*Note: Teri Waivada suggests that Serena Tamagna Hawes become an alternate signatory on the IDA’s bank account. S.T. Hawes agrees to sign up at bank\**

Additionally, a nomination is made to reappoint the officers of the following committees:

Audit/ Finance

Governance

*A motion to accept the recommendations of the Nominating Committee is made by Edward Cooke, seconded by Joe Downey. The motion passes unanimously.*

**New Business:**

**Teri Waivada consultant activities and payment Jan – Nov 2018:** *William Nulk makes a motion to accept the consultant’s fees, seconded by Steve Baranowski. The motion is accepted unanimously.*

Adjournment: 7:24 pm

*William Nulk makes a motion to adjourn, seconded by Steve Baranowski. The Motion passes unanimously.*

**Next regular scheduled Board Meeting is Monday, June 10<sup>th</sup>.**

	<b>yes</b>	<b>no</b>	<b>abstain</b>	<b>absent</b>
<b>W Nulk</b>	✓			
<b>S Baranowski</b>	✓			
<b>J Downey</b>	✓			
<b>M Karlsson</b>	✓			
<b>S Hawes</b>	✓			
<b>E Cooke</b>	✓			