



Putnam County Industrial Development Agency

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Patterson, NY 12563

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Minutes – Board Meeting

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

January 14, 2019 – 6:16 PM

Open Board Meeting, 6:45 PM – (after Audit Committee and Governance Committee Meetings)

Roll Call: Bill Nulk, Chairman; Steve Baranowski, Vice Chair; Joe Downey, Secretary; Ed Cooke, Member, were present. Mike Karlsson and Sarina Hawes were absent. Frank Smith, Legal Counsel, was present.

The Minutes of the December 10, 2018 meeting were reviewed and approved.

An applicant for membership to the Board, Peter Porpiglia, did not appear as invited.

Election of Officers for 2019 and appointment of Committees: These agenda items were tabled pending full attendance of the Board and further understanding of the organization of the Putnam County Economic Development Team. (Bill Nulk would be meeting with the Chairman of the PC EDC, the Commissioner of Planning and the County Executive later in the week.)

Report of Audit Committee review of Internal Control Policy and Policies Governing the Use of Authority Discretionary Funds and **Report of Governance Committee** – for a joint Recommendation for Board approval of **Resolution 2019-1-14-1**: See Resolution 2019-1-14-1 document accompanying these Minutes.

The Committees reported in favor of approving the documents included in Resolution 2019-1-14-1. Recommendation was made to review again after proposed reorganization of PC Econ Dev Team is decided.

Ed Cooke will coordinate with Amy Sayegh, Chairwoman of the Legislature Econ Dev Committee, for an open presentation of what how a project labor agreement would affect Putnam's development projects. This Board should attend this presentation because it needs to determine how to address labor issues as part of our agreements.

Brewster Plastics – Frank Smith, Agency Legal Counsel, provided and discussed the proposed Letter of Default of Lease for Brewster Plastics. The Board decided that it is appropriate to commence preliminary action for recapture of benefits provided under the provisions of our agreements with Brewster Plastics/Highlands Group LLC. **See Resolution 2019-1-14-2** document accompanying these Minutes.

Chair report: Alexandrion/Gleneida Distillery NY and Covington Properties have closed on the property acquisition for the project. We anticipate the Gleneida Distillery NY mortgage closing – which will require and include our Resolution of Authorization, will take place in the end of February or early March.

The Ahana Hospitality project was delayed with issues from the Town of Southeast Building Department but is now back on track for opening in March, as soon as the paving can be completed.

We have had an inquiry for benefits participation in a significant assisted living project. I believe other opportunities will be available going forward.

The Putnam County Chamber of Commerce is now the Putnam County Business Council and they are looking forward to assisting the PC Econ Dev Team in attracting new businesses to our area.

Bill Nulk, Joe Downey and Ed Cooke will be joining Teri Waivada at the NYSEDC Conference in Albany that next Wednesday. The agenda promised several sessions of interest for us.

Tabled: information regarding a "private Cloud system". This issue also depends on how the PC Econ Dev Team evolves.

New Business: Joe Downey announced that he has been appointed to the Patterson Planning Board. We determined that he would not be in a conflict unless he was specifically involved with a particular project. We wish him well with his new responsibilities.

Adjournment: 7:57 PM

Next meeting is February 11th.

Submitted by: Bill Nulk