



Putnam County Industrial Development Agency

2 Route 164, Suite 2B
Patterson, NY 12563
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Minutes – Regular Board Meeting

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

Monday, March 29, 2021

Following Governance and Audit Committee Meetings

Call to Order – 6:20PM

Roll Call

Present: Bill Nulk (Chairman)
Stephen Baranowski (Vice Chairman)
Ed Cooke
Mike Karlsson
Sarina Tamagna (Treasurer)
Also Present: Teri Waivada (Consultant)
Frank Smith
Absent: Joe Downey (Secretary)

Review and Approval of Minutes

Bill Nulk asks for a motion to approve the December 14, 2020 meeting minutes. A motion is made by Mike Karlsson, seconded by Sarina Tamagna. The motion passes unanimously.

Approval and Readoption of Agency Compliance

Bill Nulk asks for a motion to approve the Agency Compliance resolution (Resolution 2021-3-29-1). A motion is made by Sarina Tamagna, seconded by Steve Baranowski. See full resolution below.

Review of Current Projects

Ace Endico: expanding again (without IDA benefits). Now suspected to be the largest employer in Putnam County.

Ahana Hospitality: Continues to be doing well. Is now using all floors and has been full booked on several occasions.

Brewster Plastics: Pending results of bank foreclosure

Broad Reach – Materion: Has extended their lease for an additional 10 years. PILOT has been completed but has a bond that ends 2032 which will continue to be monitored.

Butterfield: Contract has been terminated

Gleneida Distillery: Pending application for full authorization but continues to be moving forward

Seven Sutton Place – PILOT has been completed and is pending project termination

Update of Hardware Improvements and Website

Bill Nulk notes we now have much faster Wi-Fi. We continue to work on updating our website.

NYSEDC Conference

Bill Nulk mentions there will be an upcoming conference most likely via Zoom.

Update on Other IDA Activities

Northeastern Logistics: They are moving forward

Professional Sound Studio: No update

Assisted Living Facility: Continues to move slowly

Chestnut Mart/Fuel: There continues to be talk about updating that spot

Previously Tabled Business

Local Labor Policy: Ed Cooke mentions Westchester County passed this policy but he doesn't feel it will work entirely for Putnam due to the size of the workforce. He explains the policy will protect the county and the workforce from unscrupulous contractors. Bill Nulk states he will send out more information on the matter.

New Business: No new business

Next Board Meeting: Monday, April 19th

Bill Nulk asks for a motion to adjourn. A motion was made by Sarina Tamagna, seconded by Mike Karlsson. Motion passed unanimously.

Adjournment – 6:45PM