

County of Putnam Industrial Development Agency

Accomplishment and Measurement Report

January 1 to December 31, 2020

Mission Statement:

The mission of the Putnam County Industrial Development Agency is to advance the job opportunities, health, general prosperity and economic welfare of the people of the Putnam County and to improve its recreation opportunities, prosperity and standard of living, through the promotion, development, encouragement and assistance of industrial, manufacturing, warehousing, commercial, research and recreation facilities, educational or cultural facilities, health care facilities and continuing care retirement communities in Putnam County.

Goal 1: Promote private investment for development, job creation and retention.

Support attraction of business, business retention/expansion and job generation through coordination with the Putnam Economic Development Corporation, County Legislature and Economic Development Legislative Committee, and liaison with local governments.

- **Private Investment and Job Creation: A major highlight of 2020 was the opening of the Ahana Project (Comfort Inn) in the Town of Southeast. This project replaced an ill-fated earlier IDA sponsored project and then ran into some new issues as it worked to bring the 1st national franchise hotel to Putnam. Ahana received final approvals to open on March 12, 2020, and then were closed down on March 15th, when NY State shut down for the pandemic. They were able to quickly re-open the rooms for us by essential workers in conjunction with the Putnam County Health Department and Emergency Services.**
- **Provided application and guidance to the sponsor of Assisted Living Residence, planned for 2022 construction start.**
- **Provided information on IDA assistance to a proposed industrial project that is currently being reviewed by the Town of Southeast.**
- **Held telephone (and by Zoom) eligibility conversations with potential applicants interested in bringing a woodworking production facility, a**

- cosmetics production operation, a self-storage facility combined with a gas station-convenience component to Putnam.
- As a result of the pandemic, the Agency approved a request from Gleneida Distillery to extend the date of its inducement by one year.
- Butterfield Project, Cold Spring, NY was closed and title was returned. The building contains various medical services. The project pays full taxes.
- PILOT period ended and title was returned to Seven Sutton Place/Brewster Business Park.

Measurements

- Putnam County Economic Development Corporation (PCEDC): The Chairman of the IDA serves as an ex officio member of the PCEDC. During 2020 attended one in person meeting and four Zoom meetings. Discussion focused on impact of pandemic on local businesses, marketing and attracting development after the pandemic, explained that the Agency's current funds were insufficient to provide a pool of funds for loan making during pandemic, discussed status of industrial development site review and approvals by the Town of Southeast.
- The PCIDA joined with the PCEDC and Putnam Tourism and contracted the Hudson Valley Film Commission to discuss increased usage of Putnam County locations for Television and Film productions.
- The Chairman of the Agency is also a volunteer President of the Putnam County Business Council, and as such, worked with their members and the local Chambers of Commerce to provide up-to-date information regarding COVID regulations and support opportunities for businesses to contend with the difficult and changing circumstances as well as eligibility factors for determining potential for IDA financial assistance.

Goal # 2: Maintain the Agency in Compliance with all New York State requirements

- Annually review and re-adopt policies and operations.
- Monitor economic data utilizing services of the Putnam County Planning Department.
- Board Training: Three Board Member attended a one day 2020 IDA Section and economic development workshops offered by the New York State Economic Development Council to stay abreast of new regulations, best practices and lessons from initiatives in other regions of the state.

- The Chair attended one in-person and six electronic meetings of the Putnam County Legislature to report Agency activities, potential projects, reappointment of board members and discuss institution of hotel tax and presentation of the Agency's budget request for 2021
- Conducted one in person and four Zoom Board Meeting meetings.
- Completed an annual Audit.
- Monitored projects by visiting existing projects.
- Completed PARIS and financial reporting. Submission of 2019 and 2020 submissions were delayed due inability to upload and update required policies and reports on the Agency's website...
- Maintain and update website: Began the process to restructure and update the Agency's website for appearance and to retrieve lost files. Upgraded computer and internet equipment and service to allow for video conferencing and better record access and security. It is anticipated that the update will be finalized in 2021 following institution of a contract for IT services and maintenance.
- Monitored press and the ABO website. Important economic development news is forwarded to the members of the Board.

Project Monitoring:

Highland Group LLC, aka Brewster Plastics has not paid its annual PILOT payments and mortgages, as reported in PARIS, for a number of years.

Highland owes a significant amount of both taxes and PILOT payments. The County attorney has been in talks regarding settling the debt. Continued reports of possible interested purchaser in the property has not been confirmed. The Agency has not placed a lien on the property as the company is delinquent on the both PILOT and non-PILOT property taxes.

As a result of the pandemic, action to foreclose by the mortgage bank was impeded by the NYS action to stay foreclosure action until January 2022. In the interim, the company began to make mortgage payments.

Putnam County will consider tax foreclosure proceeding if settlement talks fail. This action cannot be undertaken until the Governor's Executive order ends in January 2022.