

County of Putnam Industrial Development Agency

Accomplishment and Measurement Report

January 1 to December 31, 2021

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.

- o **Private Investment and Job Creation: A major highlight of 2021 was the continued operation of the Ahana Project (Comfort Inn) in the Town of Southeast. This project which received final approvals to open on March 12, 2020, and then was closed down on March 15th, when NY State shut down for COVID. They were able to quickly re-open the rooms for essential workers in conjunction with the Putnam County Health Department and Emergency Services. During 2021, they continued operations for essential workers and began some traditional accommodations and reservations for future events as mandated restrictions were eased.**
- o **Ace Endico food services also adapted well during the COVID period and increase employment by 50 while preparing for additional expansion to process new customers and services**
- o **Provided application and guidance to the sponsor of Braemar Living, an assisted living facility, planned for 2022 construction start.**
- o **Provided information on IDA assistance to a proposed industrial project that is current being reviewed by the Town of Southeast.**

- o **Held telephone and 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.**
- o **As a result of the pandemic, the Agency approved a request from Gleneida Distillery to extend date of its inducement by one year.**
- o **Butterfield Project, Cold Spring, NY was closed and title was returned.**
- o **PILOT period ended and title was returned to Seven Sutton Place/Brewster Business Park.**

Measurements

- o **Putnam County Economic Development Corporation (PCEDC): The Chairman of the IDA serves as an ex officio member of the PCEDC. During 2021 attended one in person meeting and three 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 reviews and approvals by the Town of Southeast.**
- o **The PCIDA continued with the PCEDC and Putnam Tourism to contract the Hudson Valley Film Commission to discuss increased usage of Putnam County locations for Television and Film productions.**
- o **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

- o **Annually review and re-adopt policies and operations.**
- o **Monitor economic data utilizing services of the Putnam County Planning Department.**

- Board Training: two Board Member attended the November 16th virtual IDA Section, ABO training, 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.
- Attended four electronic meetings of the Putnam County Legislature to report Agency activities, potential projects, reappointment of board members and discuss the presentation of the Agency's budget request for 2022.
- Conducted five Zoom Board Meeting meetings.
- Completed an annual Audit.
- Monitored projects by visiting existing projects
- Complete PARIS and financial reporting, including submission of 2019 and 2020 reports which were delayed due inability to upload and update required policies and reports due to staff issues related to COVID.
- 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.
- Monitored press and disseminate important economic development news to the members of the Board.

Project Monitoring:

Highland Group LLC, aka Brewster Plastics has not paid its annual PILOT payments and mortgages. 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 is both the PILOT and non-PILOT property taxes . As a result of the pandemic, action to foreclose by the mortgage bank was impeded by the NYS State 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.

Ace Endico continues its strong performance by adapting to on-line household deliveries and well as their traditional institution and restaurant business. They continue to offer on-site market service while complying with COVID regulations.

Ahana/Comfort Inn is using the advantages of its franchise relationship to market to interstate travelers along Interstate I-84. Locally, they have built relationships with area venues such as ice arenas and horse show operators.