



Putnam County Industrial Development Agency
2 Route 164, Suite 2B
Patterson, NY 12563
845-808-1031 www.putnamida.com

Agenda – Full Board Meeting

EOHW Conference Room (upper floor), 2 Route 164, Patterson, NY 12563

Tuesday, January 24, 2023

Call to Order: 6:00 PM

- Roll Call: William Nulk, Chairman
Edward Cooke, Vice Chairman
Michael Karlsson, Treasurer
Joseph Downey, Secretary
Simon Carey, Board Member
Ben Cheah, Board Member
Abby O’Brien, Board Member

- Other Attending: Michael Lewis, Chief Financial Officer
Teri Waivada, Compliance Consultant
Mike Stephenson, IT Consultant

\*Approval of Minutes: September 22, 2022, Board meeting
November 15, 2022, Board Meeting
December 13, 2022, Board Meeting

Motion: \_\_\_\_\_, Second: \_\_\_\_\_; Result: \_\_\_\_\_

\*Treasurer’s Report (Cheah/Nulk):

Table with 3 columns: Description, Account Name, Amount. Rows include PCIDA checking acct (\$64,698.76), Gleneida holding acct (\$20,933.03), Braemar holding acct (\$ 5,042.10).

We have received payment for the Ace Endico Project - \$59,837.24
Change over to QuickBooks-on-Line – continuing to “clean-up” transferred records.

\*Chairman’s Report:

- Need for office admin help!
Records needed on file Oath of Office, Fiduciary Responsibilities, ?
Preparation for 2022 PARIS reports

Review of reports, site visits & interviews  
Financial Audit for 2022 and RFP (?) for next 3 (?) years  
We meet with Auditor for “field review” on 1/26/2023

IT Support and Website operations

Website upgrades and enhancements

Application Process

Website compliance/enhancement Committee

Appoint “recording Secretary” to validate Minutes ?

Work on list from March 2022 ABO review

\*Status of Current Projects:

Braemar Living/FilBen – Public Hearing scheduled for 2/9/2023, in Carmel Town Hall

Review updated application, Cost-Benefit Analysis, possible authorization at next Board Meeting – Tuesday, February 21<sup>st</sup>.

Brewster Industries (Northeastern Logistics) – Pugsly Road -Teri is working with them; Dan Birmingham is our Project Attorney for this project.

Review for Public Hearing and possible authorization at next Board Meeting – Tuesday, February 21<sup>st</sup>.

Gleneida Distillery NY – has indicated they will soon be ready to begin.

Ace Endico – Expansion 3 is booked and underway; Expansion 4 is soon to come.

Ahana/Comfort Inn – Good news with Brewster-Danbury Sewer Line agreement.

Older projects pending closeout:

Brewster Plastics – now pending tax lien action by Putnam County.

Possible new projects:

Brewster Crossings (Envision Brewster) – I-Park

Hudson Valley Shakespeare Festival

Megara – Wonderama (Putnam Valley) –

\*Legal Consultant’s Comments (Shilling/Smith): not at this meeting

\*Compliance Consultant’s Comments (Waivada):

Prepare for Omnibus Resolution at March Board Meeting to cover compliance issues and PARIS reports

Next regular Board Meeting: Tuesday, February 21, 2023

Adjournment: \_\_\_\_\_