



Agenda – Full Board Meeting

Agency Conference Room, 2 Route 164, Patterson, NY 12563

Tuesday, February 21, 2023

Call to Order: 6:00 PM

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

Other Attending:

- Michael Lewis, Chief Financial Officer _____
- Teri Waivada, Compliance Consultant _____
- Bill Shilling, Legal Counsel _____
- Frank Smith, Legal Counsel _____
- Mike Stephenson, IT Consultant _____
- Daniel Birmingham, Legal Counsel _____
- Michael Liguori, Legal Counsel _____
- Anthony Veneziano, Legal Counsel _____
- _____
- _____
- _____
- _____
- _____

Open Full Board Meeting

*Approval of Minutes: Oct. 18, 2022, Board meeting, Nov. 15, 2022, Board meeting, and Jan. 24, 2023.

Motion: _____, Second: _____; Result: _____

*Approval of Public Hearing Reports: 12/21/2022 – Ace Endico, 2/9/2023 – Braemar Living, 2-17-2023 – Brewster Industrial

Motion: _____, Second: _____; Result: _____

*Review and action on Braemar Living authorization:

Resolution 2023-2-21-1 regarding the Braemar Living-Carmel project

Discussion

Roll Call Vote – (if so moved)

*Review and action on Brewster Industrial Owners authorization:

Resolution 2023-2-21-2 regarding the Brewster Industrial Owners project

Discussion – PILOT acceptance issue, Straight lease authorization w/o PILOT?

*Treasurer’s Report (Cheah/Nulk):

(reconciled 1/31/2023)

Current financials

PCIDA checking acct: \$61,531.62

(PCSB balances)

Gleneida holding acct: \$22,100.63

Braemar holding acct: \$ 5,060.07

Cleanup of QuickBooks-on-Line: in progress with CFO and Auditor

*Chairman’s Report:

Preparation for 2022 PARIS reports

Review of reports, site visits & interviews

Financial Audit for 2022 visit Jan 23, went well.

RFP for next 3 years – to be sent out soon.

IT Support and Website operations

New laptop & set-up completed – still working through the learning process.

Website upgrades and enhancements

Request for replacement of Chairman’s laptop – 5 years old and failing.

Part-Time Office Assistant – Talked with Paul Eldridge, pending talk with new County

Exec/Deputy Exec.

*Status of Current Projects:

Braemar Living/FilBen – Reviewed at this meeting.

Brewster Industrial Owners LLC – reviewed at his meeting.

Gleneida Distillery NY – expecting updated application before mid-year.

Ace Endico – 3rd Expansion project closed 1/19/2023. Moving quickly.

Ahana/Comfort Inn - update

Older projects pending closeout:

Brewster Plastics – pending action by County’s new outside counsel.

Possible new projects:

Brewster Crossings (Envision Brewster) –

Brewster I-Park -

Hudson Valley Shakespeare Festival – New managing Director Kendra Ekelund

Megara – Wonderama (Putnam Valley) – there is another possible project w/ hotel in PV

*Legal Consultant’s Comments (Shilling/Smith):

*Compliance Consultant’s Comments (Waivada): Concentrating on PARIS reports due by end of March.

*Board Member additional comments/issues:

Next regular Board Meeting: Tuesday, March 21, 2023

Adjournment: _____