



**Putnam County Industrial Development Agency**

2 Route 164, Suite 2B

Patterson, NY 12563

845-808-1031 [www.putnamida.com](http://www.putnamida.com)

**Minutes – 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 Y

Edward Cooke, Vice Chairman Y

Ben Cheah, Treasurer Y

Joseph Downey, Secretary Y

Simon Carey, Board Member Y

Michael Karlsson, Board Member Y

Abby O'Brien, Board Member Y

Other Attending:

Michael Lewis, Chief Financial Officer Y

Teri Waivada, Compliance Consultant Y

Bill Shilling, Legal Counsel N

Frank Smith, Legal Counsel N

Mike Stephenson, IT Consultant Y

Daniel Birmingham, Legal Counsel Y

Michael Liguori, Legal Counsel Y

Anthony Veneziano, Legal Counsel Y

Dan Tartaglia Y

Harold Lepler Y

Richard Filasky Y

Bob Schenkel Y

**Open Full Board Meeting**

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

Motion: Edward Cooke Motion to table minutes pending formatting ,

Second: Joe Downey; Result: Minutes tabled pending formatting

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

Motion: Edward Cooke, Second: Joe Downey ;

Result: Approved

\*Review and action on Braemar Living authorization:

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

Discussion

Roll Call Vote - Motion to Adopt Resolution: Edward Cooke Second: Joseph Downey: Result: 7 yeas, and 0 noes

Resolution 2023-2-21-1: Adopted

\*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.

Roll Call Vote - Motion to Adopt Resolution: Mike Karlsson, Second: Ben Cheah: Result: 5 yeas, and 2 noes

Resolution 2023-2-21-1: Adopted

\*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:	<u>\$ 5,060.07</u>

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 – 3<sup>rd</sup> 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.  
Searching Article 11 and Title

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: 7:01 PM