



**Putnam County Industrial Development Agency**

2 Route 164, Suite 2B

Patterson, NY 12563

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

## **County of Putnam Industrial Development Agency**

### **Measurement and Accomplishment Report**

**January 1 to December 31, 2022**

#### **Agency's Mission enabled by Article 18A of the New York State**

##### **General Municipal Law**

The mission of the Putnam County Industrial Development Agency (PCIDA) 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 for industrial operations, manufacturing, warehousing, commercial, research new businesses and recreation facilities, educational or cultural facilities, health care facilities and continuing care retirement communities, in Putnam County.

The Putnam County Industrial Development Agency was formed under Article 18 B Title 937-F of the NYS General Municipal Law as a public benefit corporation. It can provide financial assistance consistent with the aforementioned law. It is subject to compliance with the Public Authorities Accountability Act of 2005 and Public Authorities Reform Act of 2009 and all subsequent and applicable regulations and laws of the State of New York.

##### **Stake Holders:**

Putnam County and Local Governments

School Districts

Citizens and businesses of Putnam County

The Mid-Hudson Region

#### **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 Tourism, County Legislature and Economic Development Legislative Committee, and liaison with local governments.

Ace Endico continues to be an example of the success for the Town of Southeast, the County and region. Ace Endico submitted an application for a third expansion of its existing building and a realignment of its office and retail space for \$18,500 for construction of a two story, 60,000 square foot extension to the south side of the existing building and will create 18 jobs. A cost benefit analysis was completed, and a public hearing was held by the Agency in December 2022.

The Braemar Living – Carmel (FilBen Project) . The 124 room Assisted Living facility was induced in 2022, the project, received approval for a PILOT from the taxing entities. NOTE: In late December the project advised the Agency that by its Silicon Valley Mortgage Bank suspended operations and the project was seeking new financing.

The Brewster Industrial Owners LLC (aka Pugsley Road), Town of Southeast submitted an application in June 2022 that was revised in November for development a commercial campus consisting of two buildings of 921,100 square feet of transportation/warehousing/logistical sectors to be leased to end users, at a cost of \$192,215,000. The project is estimated to create 75 jobs. The project and PILOT will be finalized in 2023.

\*Putnam County Economic Development Corporation (PCEDC): The Chairman of the IDA serves as an ex officio member of the PCEDC. The Chairman was able to attend each of the by-monthly board meetings. The combined efforts of the PCIDA, the PCEDC , and Putnam County Tourism facilitated marketing of Putnam locations and assistance to municipalities to formulate local regulations as well as expansion of potential public and private locations.

\*Putnam County Business Council: The Chairman of the Agency also serves as volunteer Vice President for Government Affairs of the Putnam County Business Council, and as such, worked with their members, local elected offices and Chambers of Commerce to identify potential IDA assistance eligible projects and changes in zoning to facilitate development opportunities addition this source for local development opportunities.

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

The Board annually reviews and amends or re-adopts policies and operational procedures.

The Board monitors economic data utilizing services of the Putnam County Planning Department and regional Department of Labor reports.

Members of the Board participated in the April 2022 NYSEDC Virtual Spring IDA Academy, which on Tuesday included informative and timely subjects such as a review of the 2022 NYS Budget and Legislative session, recovery from COVID period, IDA best practices, housing, PILOTs and the UTEP. The Wednesday segment was ABO Training Session that several Board Members participated in.

In 2022, the PCIDA Board held 2 virtual meetings due to COVID restrictions and then returned to in-person meetings for 8 monthly meetings. Board Meetings are live-streamed on Facebook, recorded and then a link is posted to our website for viewing later.

The Chair logged in to County Legislative Committee Meetings that were held virtually until COVID restrictions were lifted and attends the Legislature’s Economic Development Committee Meetings and meeting of other committees when related issues are discussed.

The 2021 Financial Audit was completed satisfactorily and reported to the County and posted on our website. In addition, the Agency readopted its policies and reports as required for PARIS reporting.

The Chair and members visit existing projects as well as potential sites and during application reviews.

Upgraded software applications with the County thereby proving free access to WINDOW applications. QuickBooks-on-Line to allow better monitoring by the Agency ,Treasurer and our CFO.

## **Project Monitoring/Potential Projects:**

Highland Group LLC, aka Brewster Plastics PILOT has not paid PILOT payments and mortgages for several years. The PILOT expired in 2020. Highland owes a significant amount of both taxes and PILOT payments. The County will hire a special counsel in 2023 to begin foreclosure proceedings. It should be noted that that the County makes whole the taxing entities.

With the relaxing of COVID restrictions, the 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. They eagerly await the infrastructure development (sewer line from Danbury to Brewster) that was recently advanced by the City of Danbury and Putnam County. That will allow further development of the 12 acres of property available at the site.

The Gleneida Distillery (Alexandria Project) has required modifications due to circumstances of the pandemic and international financing. They are preparing an updated application.

Brewster Crossings (previously known as Envision Brewster): This Main Street project in downtown Village of Brewster and is now in its final design/plan phase, clearing property acquisitions and transfers. It is a Private-Public project with component development that may be eligible for IDA benefits.

The Town of Putnam Valley has projects in early development for entertainment facilities with training and hotel components.

The Hudson Valley Shakespeare Festival has acquired a major property in Philipstown for production facilities and may include a dormitory. The project may include a PILOT to its taxing entities.