



Putnam County Industrial Development Agency

2 Route 164, Suite 2B

Patterson, NY 12563

845-808-1031 www.putnamida.com

Agenda – Full Board Meeting

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

Tuesday, February 20, 2024

Call to Order: _____ PM

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

Other Attending:
Mike Lewis, CFO _____
Teri Waivada, Compliance Consultant _____
Mike Stephenson, IT Consultant _____

*Approval of Minutes: November 14, 2023, Board Meeting : pending

Motion: _____, Second: _____; Result: _____

*Treasurer’s Report (Nulk):

Current financials:	PCIDA checking acct:	\$186,529.35
(PCSB Balances as of 2-19-2024)	Gleneida holding acct:	\$ 21,660.47
	Braemar holding acct:	\$ 5,217.31

Reconciliations: In process; Collateralization: confirmed

*Chairman’s Report:

Introduction of Heidi – Bookkeeper/Office Admin Contractor

Update regarding PCIDA future: The meeting with the County Exec., Deputy Cnty. Exec., Cnty. Planning, Cnty. Personnel, Cnty. Finance, and Pres. PCEDC, was held on Friday, Jan 26th. The PCIDA Chair requested this meeting, stating that the agency needed support staff and better office arrangements.

*Chairman's Report(cont.):

Report of response from Brewster Industrial Owners to 11-3-2023 Compliance Demand Letter.

Discussion of Workforce Policy compliance issues, reporting requirements, proposed revisions.

The revised PILOT for Brewster Industrial Owners project for the 10-year PILOT was worked out and passed by the Southeast Town Board on October 12th, the County Legislature approved it on February 6th, and the Brewster School Board will vote on February 27th. PCIDA will review and approve later – the PILOT will not take effect until after a CofO is approved.

Update on Information and recommendations regarding:

Agency Fees:

Updated UTEP:

IT Support and Website operations

Website upgrades and enhancements: Sound quality of meeting recordings

Website compliance/enhancement Committee

New Logo – Business cards ?

Application Process

*Status of Current Projects:

Gleneida Distillery NY – 5th Inducement Resolution expires 11-29-2024

Project pending revised application.

Braemar Living/FilBen – Authorization expires 2-21-2024

Project pending new financing, perhaps new application required

Brewster Industries Owners (Pugsley Road) – Compliance and PILOT issues

Ace Endico – Site visit before report for PARIS

Ahana/Comfort Inn – Site visit before report for PARIS

Older projects pending closeout:

Brewster Plastics – report on Putnam County foreclosure action.

*Chairman's Report(cont.):

Possible new projects:

East Point Energy Center

Brewster Crossings (Envision Brewster) –

Hudson Valley Shakespeare Festival (Philipstown/Garrison)-

Brooklyn Cannery

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

*Compliance Consultant's Comments (Waivada):

*New Business:

Next regular Board Meeting: Tuesday, March 19, 2024

Adjournment: _____