

Minutes – Full Board Meeting

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

Tuesday, February 20, 2024

Call to Order: 6:15 PM

Roll Call:	William Nulk, Chairman	<u> </u> ✓ <u> </u>
	Edward Cooke, Vice Chairman	<u> </u> ✓ <u> </u>
	Joseph Downey, Secretary	<u> </u>
	Abby O’Brien, Recording Secretary	<u> </u>
	Simon Carey, Board Member	<u> </u> ✓ <u> </u>
	Michael Karlsson, Board Member	<u> </u>
Other Attending:		
	Mike Lewis, CFO	<u> </u> ✓ <u> </u>
	Teri Waivada, Compliance Consultant	<u> </u>
	Mike Stephenson, IT Consultant	<u> </u> ✓ <u> </u>
	Frank Smith, Legal Consultant	<u> </u> ✓ <u> </u>
	Heidi Ferrara, Admin/Bookkeeper	<u> </u> ✓ <u> </u>

Informal meeting, no quorum available

*Approval of Minutes: November 14, 2023, Board Meeting : pending – tabled to next meeting

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.):

- Need to institutionalize the IDA and a collaboration with the county is needed.

Report of response from Brewster Industrial Owners to 11-3-2023 Compliance Demand Letter. Responses were slow and inadequate.

Discussion of Workforce Policy compliance issues, reporting requirements, proposed revisions. Ed Cook has provided updated information on labor laws and information that needs to be available on site.

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 C of O is approved. The PILOT will not take effect until 2025.

Update on Information and recommendations regarding:

Agency Fees: Tabled until next meeting.

Updated UTEP: Tabled until next meeting.

IT Support and Website operations

Website upgrades and enhancements: Sound quality of meeting recordings

Website compliance/enhancement Committee

New Logo – Business cards – QR code to be added to back.

Application Process – table until next meeting

*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.

Pending review at next meeting.

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

Ace Endico – Site visit before report for PARIS.

Moving along nicely and 2025 major expansion planned.

Ahana/Comfort Inn – Site visit before report for PARIS

*Chairman's Report(cont.):

Older projects pending closeout:

Brewster Plastics – report on Putnam County foreclosure action. County attorney has filed judgement dismissing claim against PCIDA.

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):

Discussed voting options for the board.

*Compliance Consultant's Comments (Waivada):

Sent message emphasizing information needs to be put together for PARIS.
Need a full quorum for next meeting for voting.

*New Business:

Next regular Board Meeting: Tuesday, March 19, 2024

Adjournment: 7:00 PM