



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, March 19, 2024

Prior to the meeting there will be a quick “field trip” to inspect our proposed new office space.

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 _____
Heidi Ferrara _____

*Approval of Minutes: November 14, 2023, Board Meeting : _____
February 20, 2024, Board Meeting : _____

Motion: _____, Second: _____; Result: _____

***Treasurer’s Report (Nulk):**

Current financials:	PCIDA checking acct:	\$183,502.40
(PCSB Balances as of 3-19-2024)	Gleneida holding acct:	\$ 21,719.59
	Braemar holding acct:	\$ 5,231.55

Reconciliations: In process; Collateralization: confirmed

***Chairman’s Report:**

Introduction of Heidi – Bookkeeper/Office Admin Contractor

*Chairman's Report(cont.):

March 18th Legislative Econo Dev. approval of reappointments

Update regarding PCIDA future: Arrangements for new office space.

Advertise for vacant Philipstown area Board Member

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 voted on February 27th and tabled the issue pending a full quorum. The Brewster School Board voted again on March 12th, and approved the PILOT 4 to 3. PCIDA will review/decide later – the PILOT will not take effect until after a C of O is approved.

See article in Putnam Times-Press.

Update on Information and recommendations regarding:

Agency Fees:

Updated UTEP: see new language for Clean Energy Enterprises

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. Construction Plans completed, pricing being developed.

Braemar Living/FilBen – Authorization expired 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 – Recent favorable report about fires.

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, April 16, 2024

Adjournment: _____