



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: 6:25 PM

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

Other Attending:

Mike Lewis, CFO	<u> </u>
Teri Waivada, Compliance Consultant	<u> </u>
Mike Stephenson, IT Consultant	<u> ✓ </u>
Heidi Ferrara	<u> ✓ </u>
Frank Smith, legal counsel	<u> ✓ </u>
Peter McCue	<u> ✓ </u>

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

Motion: Ed Cook , Second: Mike Karlsson ; Result: 4 Yay

*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

Mike Karlsson attended meeting and the Econo Development committee approved all current board members for 3 years. At the April full legislative meeting the appointments will be official for Mike, Abby, Simon, and Joe.

Update regarding PCIDA future: Arrangements for new office space.

The room known as the library in the current building will be the new office space for the PCIDA. The proposed start date is April 1st and the rent will be \$1000 which includes utilities and use of conference room.

Advertise for vacant Philipstown area Board Member

To continue our geographic representation for board members ad will be listed in the Putnam news and recorder and Putnam press.

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

Ed Cook discussed the revisions to the work force policy and will be reviewed by the board and acted upon/approved at the next meeting.

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: Acted upon/approved at next meeting.

Updated UTEP: see new language for Clean Energy Enterprises

Pending update for next meeting to include Clean Energy Enterprises, Ed Cook will work on this.

IT Support and Website operations

Website upgrades and enhancements: Sound quality of meeting / recordings
Presentation given by Peter McCue of Brim & Brand for the upgraded audio-visual equipment. Board approved \$2200 package.

Website compliance/enhancement Committee

Pending reorganization

New Logo – Business cards

Bill ordered his set of approved business cards. Other members pending phone number and email clarification.

Application Process - Tabled to next meeting

***Status of Current Projects:**

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

Project pending revised application. Constructions 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

All three taxing entities have now approved the revised 3rd PILOT

Ace Endico – Site visit before report for PARIS - Pending

Ahana/Comfort Inn – Site visit before report for PARIS - Pending

Older projects pending closeout:

Brewster Plastics – report on Putnam County foreclosure action. – Still pending

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): Frank discussed pending judicial actions

*Compliance Consultant’s Comments (Waivada): none at this time.

Preparation underway for PARIS reports

*New Business: None

Next regular Board Meeting: Tuesday, April 16, 2024

Adjournment: 7:55 PM