

Agenda – Full Board Meeting

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

Tuesday, August 15, 2023

**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:

Teri Waivada, Compliance Consultant \_\_\_\_\_  
Mike Stephenson, IT Consultant \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*Approval of Minutes: June 20, 2023, Board Meeting \_\_\_\_\_  
July 18, 2023, Board Meeting \_\_\_\_\_

Motion: \_\_\_\_\_, Second: \_\_\_\_\_; Result: \_\_\_\_\_

\*Treasurer’s Report (Nulk):

Current financials:	PCIDA checking acct:	\$216,030.30
(PCSB Balances as of 8/15/2023)	Gleneida holding acct:	\$ 21,289.23
	Braemar holding acct:	\$ 5,127.89

Reconciliations: In process; Collateralization: confirmed

Fraudulent Check Current Status: PCIDA has been fully credited,  
Fraud case is Pending response from TD Bank – bank of 1<sup>st</sup> deposit

\*Chairman’s Report:

Report of meeting with Deputy County Executive Burpoe regarding PCIDA future.

\*Chairman's Report(cont.):

Approval by County of revised PILOT for Brewster Industrial Owners project;  
Issue of compliance with PCIDA Workforce Policy and Agency enforcement.  
Letters requesting compliance with records availability.

2024 County Budget Allocation request and reports –

Funding allocation requested, but not expected to be needed. Administration preparation takes place in September for Legislative review in October.  
PCIDA will ask for \$40,000, with the understanding that we may no use it.

Status of PARIS Reports:

Review of PARIS report by OSC had 4 questions which were responded to by the Chairman with the extensive assistance from our Compliance Consultant, Teri.

Update on Information and recommendations regarding:

Agency Fees:

Updated UTEP:

Records needed *on file*: Oath of Office, Fiduciary Responsibilities, OSC Training

Help Wanted Notice for Office Administrator.

Preparation for 2023 PARIS and Audit reports

Review of reports, site visits & interviews

IT Support and Website operations

Website upgrades and enhancements

Website compliance/enhancement Committee

New Logo

Application Process

\*Status of Current Projects:

Gleneida Distillery NY – Still pending design-build contract

Braemar Living/FilBen – Pending re-financing arrangements

Brewster Industries Owners (Pugsley Road) -applicant's revised PILOT pending acceptance from Town and School District.

\*Chairman's Report(cont.):

Ace Endico – Expansion 3 is well underway; Expansion 4 is soon to come.

Ahana/Comfort Inn –appears to be doing well – need site visit.

Older projects pending closeout:

Brewster Plastics – report on Putnam County foreclosure action stalled by State.

Possible new projects:

Brewster Crossings (Envision Brewster)

I-Park Brewster

Hudson Valley Shakespeare Festival (Philipstown/Garrison)-

Megara – Wonderama (Putnam Valley) –

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

Brewster Plastics – Notice of Claim regarding 2021 accident – 50-H hearing

\*Compliance Consultant's Comments (Waivada):

\*New Business:

Next regular Board Meeting: Tuesday, September 19, 2023

Adjournment: \_\_\_\_\_