

**Agenda – Full Board Meeting**

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

**Tuesday, September 19, 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:  
Mike Lewis, CFO \_\_\_\_\_  
Teri Waivada, Compliance Consultant \_\_\_\_\_  
Mike Stephenson, IT Consultant \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*Approval of Minutes: August 15, 2023, Board Meeting \_\_\_\_\_

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

\*Treasurer’s Report (Nulk):

Current financials: PCIDA checking acct: \$213,645.02  
(PCSB Balances as of 9/18/2023) Gleneida holding acct: \$ 21,350.54  
Braemar holding acct: \$ 5,142.66

Reconciliations: In process; Collateralization: confirmed

Fraudulent Check Current Status: PCIDA has been fully credited,  
Fraud case is Unresolved – No Current Action Pending

\*Chairman’s Report:

Report of meeting 9-18-2023, with Deputy County Executive Burpoe regarding PCIDA future.

\*Chairman's Report(cont.):

Approval by County of revised PILOT for Brewster Industrial Owners project;  
PILOT revised again, status of PILOT approval under review.

Issue of compliance with PCIDA Workforce Policy and Agency enforcement.

Letters requesting compliance with records availability were sent.

Ace Endico replied – second visit and review pending.

No reply for Brewster Industrial Owners.

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 not 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. See meeting with Administration

Request for Membership with BCNYS – See offer attachment

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

\*Chairman's Report(cont.):

\*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 newly revised PILOT pending  
Project pending review.

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:

East Point Energy Center  
Brewster Crossings (Envision Brewster)  
I-Park Brewster  
Hudson Valley Shakespeare Festival (Philipstown/Garrison)-

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

\*Compliance Consultant's Comments (Waivada):

\*New Business:

Next regular Board Meeting: Tuesday, October 16, 2023

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