



Putnam County Industrial Development Agency

2 Route 164, Suite 2B

Patterson, NY 12563

845-808-1031 www.putnamida.com

Minutes – Full Board Meeting

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

Tuesday, October 17, 2023

Call to Order: 6:35 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
- ___ Frank Smith, Legal Consultatnt

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

Motion: Ed , Second: Simon ; Result: Approved Unanimously

*Treasurer’s Report (Nulk):

Current financials:	PCIDA checking acct:	\$211,671.63
(PCSB Balances as of 10/15/2023)	Gleneida holding acct:	\$ 21,410.99
	Braemar holding acct:	\$ 5,157.22

Reconciliations: In process; Collateralization: confirmed.

*Chairman’s Report:

Updated regarding PCIDA future: The County will have a new Commissioner of Planning, Economic Development and Transportation, Barbara Barosa.

Our “budget request” was well received by the County Legislature. We did not ask for funding in 2024 and we confirmed that we would not be using the 2023 allocation of \$40,000.

*Chairman's Report(cont.):

Reported on the Oct. 12th meeting with Director of Personnel, Paul Eldridge, and Director of Consumer Affairs, Mike Budzinski, regarding use of the Consumer Affairs Compliance Inspector to work with our Board for on-site workforce compliance visits. They are not averse to the idea, but pointed out many items that need to be considered. Much depends on where we stand in the County organization.

Approval by County of revised PILOT for Brewster Industrial Owners project for the 12-year has been superseded by a 10-year PILOT that was worked out and passed by the Southeast Town Board on Oct. 12th. This new PILOT now needs to be approved by the County and the Brewster School Board.

The issue of compliance with the PCIDA Workforce Policy and Agency enforcement was discussed.

Letters requesting compliance with records availability were sent.
Ace Endico replied, still no reply for Brewster Industrial Owners.

Update on Information and recommendations regarding:
Agency Fees: tabled to November Board Meeting

Updated UTEP: tabled to November Board Meeting

Reminder spoken regarding records needed *to be kept on file*: Oath of Office, Fiduciary Responsibilities, OSC Training

Help Wanted Notice for Office Administrator. Pending reorganization of Planning, Development, and Transportation Department with new Director. Provisions made for 2024 Budget.

Request for Membership with BCNYS – After the presentation given at the PCEDC Symposium on Oct. 3rd, and seeing the information provided by the BCNYS, I believe it would be beneficial for the PCIDA to join that organization.
The Board approved paying the annual membership fee.

We introduced the new PCIDA logo and letterhead – see top of page 1

Preparation for 2023 PARIS and Audit reports starts now

*Chairman’s Report(cont.):

IT Support and Website operations

Website upgrades and enhancements

Website compliance/enhancement Committee

New Logo – (look at the 1st page of this agenda)

Application Process

*Status of Current Projects:

Gleneida Distillery NY – Reported on meeting with Alexandrion Chairman on Monday, Oct. 16th. Revised phased-in Distillery Production facility with adjacent Hotel/Conference Project

Braemar Living/FilBen – Pending re-financing arrangements.

Brewster Industries Owners (Pugsley Road) -applicant’s newly revised PILOT pending Project pending review for workforce compliance.

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

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

Older projects pending closeout:

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

Possible new projects:

East Point Energy Center – a mega-battery storage facility

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: we reviewed request for more aggressive measures regarding compliance of the Brewster Industrial Owners Project with the Workforce Policy. We decided to have our legal council send a letter specifically demanding compliance.

Next regular Board Meeting: Tuesday, November 23rd of 14th

Adjournment: 7:15 PM