



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, April 16, 2024

Meeting of the PCIDA Audit Committee – see Agenda

Meeting of the PCIDA Governance Committee - see Agenda

Full Board Meeting

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 _____

Regarding PCIDA Committees: It was decided previously that the Audit and Governance Committees would consist of the entire PCIDA Board membership. Committee Chairs would be selected and confirmed separately from the Board Chair.

Report of Audit Committee Meeting:

Approval of 2023 Audit Report

Report of Governance Committee Meeting:

Approval of Resolution 2024-4-16-01 Omnibus Policies and Reports

*Approval of Minutes: March 19, 2024, Board Meeting: _____

Motion: _____, Second: _____; Result: _____

*Treasurer's Report (Nulk):

Current financials:	PCIDA checking acct:	\$175,556.88
(PCSB Balances as of 4-16-2024)	Gleneida holding acct:	\$ 21,782.97
	Braemar holding acct:	\$ 5,246.81

*Treasurer's Report – cont. (Nulk):

Reconciliations: Current through 3-31-2024;
Collateralization: confirmed

*Chairman's Report:

4-2-2024 Legislative approval of re-appointments

Advertise for vacant Philipstown area Board Member

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

Approval for posting to website and adding to application. _____

Discussion of Authorization Resolution for revised Brewster Industrial Owners Project:

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) – pending PILOT Authorization Resolution and Certificate of Occupancy (pending entrance road?) before 2025 Tax Year

Ace Endico – completed 3rd expansion and opening this week.

*Chairman’s Report (cont).:

Ahana/Comfort Inn – Site visit before report for PARIS

Older projects pending closeout:

Brewster Plastics – report on Putnam County foreclosure action.

Possible new projects:

East Point Energy Center – Significant Public opposition

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, May 21, 2024

Adjournment: _____