

## Minutes – 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: 6:39 PM**

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

#### Other Attending:

Mike Lewis, CFO	<u>        </u>
Teri Waivada, Compliance Consultant	<u>✓</u>
Mike Stephenson, IT Consultant	<u>✓</u>
Heidi Ferrara, Admin Consultant	<u>✓</u>
Peter McCue, IT Video Support	<u>✓</u>

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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: *The Board quorum voted unanimously to approve the 2023-2022 Audit and the 2023 Investment report.*

#### \*Report of Governance Committee Meeting:

Approval of Resolution 2024-4-16-01 Omnibus Policies and Reports: *The Board quorum voted unanimously to approve Resolution 2024-4-16-1 with required amendments.*

\*Approval of Minutes: March 19, 2024, Board Meeting: skipped

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

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

\*Chairman's Report:

4-2-2024 Legislative approval of re-appointments: *Joe, Mike, Simon, and Abby need to be sworn-in again at the County Clerk's Office; also need to update Fiduciary Responsibility form.*

Advertise for vacant Philipstown area Board Member: *Discussed with County Personnel Director and will post notices in PC Times-Press, PCNR and on County website.*

Discussion of Workforce Policy compliance issues, reporting requirements, proposed revisions. *Provisions for acknowledgment of understanding added to procedures.*

Approval for posting to website and adding to application. *Unanimous approval.*

Discussion of Authorization Resolution for revised Brewster Industrial Owners Project: *Pending Certificate of Occupancy and agreement to guarantee PILOT payments.*

Update on Information and recommendations regarding:

Agency Fees: *Pending additional review and adjustments.*

Updated UTEP: see new language for Clean Energy Enterprises

*Pending review and adjustments for new energy considerations.*

IT Support and Website operations

Website upgrades and enhancements: Sound quality of meeting

Recordings: *using new system going forward*

Website compliance/enhancement Committee

New Logo – Business cards: *pending email and phone # issues.*

Application Process: *Being reviewed for update with revised Workforce Policy and PILOT issues.*

\*Status of Current Projects:

Gleneida Distillery NY – 5<sup>th</sup> Inducement Resolution expires 11-29-2024

Project pending revised application. Constructions Plans completed; pricing being developed.

\*Chairman's Report (cont).:

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 3<sup>rd</sup> expansion and opening this week.

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) – *Finishing final preliminaries.*  
Hudson Valley Shakespeare Festival (Philipstown/Garrison)- *changing plans*  
Brooklyn Cannery: *no additional news*

\*Legal Consultant's Comments (Shilling/Smith): *Not available to attend the meeting.*

\*Compliance Consultant's Comments (Waivada): *PARIS report pending final additions.*

\*New Business:

Next regular Board Meeting: Tuesday, May 21, 2024

Adjournment: 7:15 PM