



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, May 21, 2024

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 _____
Peter McCue, IT Video Support _____
Heidi Ferrara, Admin Consultant _____
Mike Liguori, Project Counsel _____
Frank Smith, Agency Counsel _____

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

Approval of Minutes: April 16, 2024, Board Meeting: _____

Motion: _____, Second: _____; Result: _____

***Treasurer’s Report (Nulk):**

Current financials:	PCIDA checking acct:	\$148,639.11
(PCSB Balances as of 5-21-2024)	Gleneida holding acct:	\$ 21,844.48
	Braemar holding acct:	\$ 5,261.63

Reconciliations: Current through 4-30-2024;

Collateralization: confirmed

*Chairman’s Report:

Confirm Audit Committee and Governance Committee Chairmanships.

Committees were confirmed to be made-up of All board members at the 4/16/2024 Board Meeting

Verify 4-2-2024 re-appointments swear-in and conflict of interest forms

Advertised for vacant Philipstown area Board Member: website, PC Times-Press

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

<https://putnamida.com/wp-content/uploads/2024/05/1-a-PCIDA-Workforce-Policy-4-16-2024-1.pdf>

<https://putnamida.com/wp-content/uploads/2024/05/1-aa-Workforce-Policy-Letter-of-Understanding-4-16-2024.pdf>

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 office phone system

Application Process

*Status of Current Projects:

Gleneida Distillery NY –

Project pending revised application. Constructions Plans completed, pricing received by “the team”, revised application pending.

Braemar Living/FilBen – Authorization expired 2-21-2024

See Request for extension of Authorization Resolution.

Vote for Resolution 2024-5-21-1

Results _____

*Chairman's Report (cont).:

Brewster Industries Owners (Pugsley Road) – pending PCIDA PILOT Authorization Resolution and Certificate of Occupancy (pending entrance road?) before PILOT Lease Agreement to start with 2025 Tax Year.

*Chairman's Report (cont).:

Ace Endico – completed 3rd expansion.

Ahana/Comfort Inn – Site visit before report for PARIS

Older projects pending closeout:

Brewster Plastics – report on current status

Possible new projects:

East Point Energy Center – Significant Public opposition

Brewster Crossings (Envision Brewster) –

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

*Compliance Consultant's Comments (Waivada):

*Approval for office cleaning agreement: Night Owl Cleaning service. _____

*New Business:

Next regular Board Meeting: Tuesday, June 18, 2024

Adjournment: _____