



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, October 15, 2024

Full Board Meeting

Call to Order: _____ PM

Roll Call: William Nulk, Chairman _____
Edward Cooke, Vice Chairman _____
Joseph Downey, Secretary _____
Michael Karlsson, Board Member _____
Abby O’Brien, Recording Secretary _____
Simon Carey, 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 _____
Dan Tartaglia, Client Counsel _____

* Approval of Minutes: July 23, 2024, Board Meeting: _____;
August Meeting Not Scheduled; September 17th Meeting Cancelled – No Quorum

Motion: _____, Second: _____; Result: _____

***Treasurer’s Report (Nulk):**

Current financials:	PCIDA checking acct:	\$117,244.29
(PCSB Balances as of 10/11/2024)	Gleneida holding acct:	\$ 22,160.88
	Braemar holding acct:	\$ 5,337.84

Reconciliations: Current through 9-30-2024; Collateralization: confirmed

***Chairman’s Report:**

Brewster Industries Owners (Pugsley Road) –
Review BIO PILOT Lease Agreement
Needs Certificate of Occupancy (pending entrance road?) before PILOT Lease Agreement to start with 2025 Tax Year.

Memorandum of Understanding with Putnam County – 2024: also 2025
In lieu of Contract – No County Allocations asked for.

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

Advertised for vacant Philipstown area Board Member: website, PC Times-Press, PCNR
No Response from ads – Robert Flaherty, Nat Prentice and others are helping search.

Update on Information and recommendations regarding:
Agency Fees: Review approved fees: _____

Pre-Application escrow for consultation services. *See Brewster Crossing below.*

Updated UTEP (Ed, Frank S.): see new language for Clean Energy Enterprises

IT Support and Website operations

Website upgrades and enhancements: Sound quality of meeting recordings – “Speak into the microphone!”

New Streaming service

Website compliance/enhancement Committee – prep for 2025 reports

*Status of Current Projects:

Gleneida Distillery NY –

Project pending revised application. Constructions Plans completed, pricing received by “the team”, revised application probably not needed.

They will provide space for Hudson Valley Bike Tour overnight.

9/13/2024: Molly – “We are still working on the details of the contract with the builder. I hope to have more news soon.”

*Status of Current Projects (cont):

Braemar Living/FilBen –

Reviewing the feasibility of tax-exempt bond financing as current bank financing is non-existent due to the credit market. They are aware that the PCIDA can provide Bond Financing. They renewed their site plan approval with the Town of Carmel for another year. They will keep us advised of any further developments.

Ace Endico – Site visit report overdue. 2023 Expansion is complete. Grand Opening of Food Store is this Sat Oct 26th. Pending 2025 major expansion.

Ahana/Comfort Inn – Site visit report overdue.

Brewster Crossing (Envision Brewster) – pending application – in discussion, seeking bond financing. Harris Beach – proposed Bond Counsel.

Older projects pending closeout:

Brewster Plastics – report on current status (?) in process of foreclosure sale

Possible new projects:

East Point Energy Center – Significant Public opposition

*Compliance Consultant’s Comments (Waivada): PARIS Report completed. (?)

*Office cleaning agreement:

We have hired Advanced Building Solutions, Inc. (ABS Cleaning Services) of Brewster, NY, to clean the office once a month.

*New Business: FYI – NYSEDC IDA Academy, November 7, Ossining – Bill and Heidi

Executive Session – Re: Brewster Plastics, personnel issues

Next regular Board Meeting: Tuesday, November 19, 2024

Adjournment: _____