

Minutes – Full Board Meeting

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

Tuesday, October 15, 2024

Full Board Meeting

Call to Order: 6:10 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 —

Public observer, Sue Kotcur from Town of Kent

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

Motion: Ed Cooke, Second: Simon Carey; Result: Aye

*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. –

Lawyer for BIO requested to do closing by Friday, more then likely it will not be this week.

BIO have a new tenant set for the small building, no other information as of yet.

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) –
Joeseh Downey advised he will complete oath.

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: *pending – being worked on by our counsel Frank Smith*

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

Updated UTEP (Ed, Frank S.): see new language for Clean Energy Enterprises –
should have for review by December as per Frank Smith

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

Brim & Brand will work on upgrading our website, other IDA websites our board members commented on as sites they like, Sullivan County and Livingston.

*Status of Current Projects:

Gleneida Distillery NY –

Project pending revised application. Construction 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.”

Will need to have public hearing when they give us the full application once they have the finances set.

*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 informed 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

Discussed implications of future e-waste.

*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.

Ed Cooke brought motion to approve the change in monthly cost from \$50 to \$80 , Joe Downey seconded

*New Business: FYI – NYSEDC IDA Academy, November 7, Ossining – Bill and Heidi Ed Cooke and Frank Smith may attend.

Ed motion to suspend meeting to go into Executive session, all members aye.

Executive Session – Re: Brewster Plastics, personnel issues

No actions were taken

Executive session closed

Next regular Board Meeting: Tuesday, November 19, 2024

Adjournment: 7:05 pm