

Agenda – Full Board Meeting

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

Tuesday, January 28, 2025

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 _____

PRIOR TO THE REGULAR AGENDA AN EXECUTIVE SESSION WILL BE HELD TO DISCUSS PERSONNEL MATTERS.

Close Executive Session –

Open Regular Meeting:

*** Approval of Minutes: July 23, 2024, Board Meeting;**

August Meeting Not Scheduled; September 17th Meeting Cancelled – No Quorum;

October 15th Meeting; October 29th Special Meeting; November 19th Meeting

Cancelled – No Quorum; December Meeting Not Scheduled.

Motion: _____, Second: _____; Result: _____

*Treasurer's Report (Nulk):

Current financials:	PCIDA checking acct:	\$110,528.01
(PCSB Balances as of 01/28/2025)	Gleneida holding acct:	\$ 22,353.34
	Braemar holding acct:	\$ 5,384.20

Reconciliations: Current through 12-31-2025; Collateralization: confirmed.

*Chairman's Report:

Report of 1/8/2025 Putnam County Executive Meeting with PCEDC, Putnam Tourism, Putnam IDA, and Putnam Planning Dept.

Memorandum of Understanding with Putnam County – 2024: also 2025

In lieu of Contract – No County Allocations asked for.

2025 Putnam County Legislature Economic Development & Energy Committee:

Bill Gouldman, Chair, Dan Birmingham and Greg Elner.

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

Prepare for February Meeting Omnibus Resolution approving PCIDA Policies and Board Member required certifications.

Continued vacancy for 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:

Website compliance/enhancement Committee – prep for 2025 reports

*Status of Current Projects:

Gleneida Distillery NY –

Project pending revised application. Revised plans now with Carmel Building Dept. Will require application review and public hearing.

***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. 2023-2024 Expansion is complete.
Pending 2025 major expansion.

Ahana/Comfort Inn – Site visit report overdue.

Commercial Campus at Fields Corner (BIO) – Project construction completed and leasing up. 101 Pugsley Rd – LesserEvil Snacks entire building.

Brewster Crossing (Envision Brewster) – initial application submitted and then the principal partner passed away – pending corporate decisions to continue.

Older project closed out:

Brewster Plastics – purchased at foreclosure court approval.

Possible new projects:

Some inquiries but none promising.

East Point Energy Center – Not allowed by new Town Law limiting size of BESS (Base Electric Storage System).

***Compliance Consultant's Comments (Waivada):** PARIS Report completed. (?); 2024 begins.

***Office at 2 Route 164:**

We now have an HV/AC system that works in our office.

New Business:

Board Member Comments:

Next regular Board Meeting: Tuesday, February 18, 2025

Adjournment: _____