

Minutes – Full Board Meeting

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

Tuesday, January 28, 2025

Full Board Meeting

Call to Order: 6:12 PM

Roll Call:	William Nulk, Chairman	✓
	Edward Cooke, Vice Chairman	✓
	Joseph Downey, Secretary	A
	Michael Karlsson, Board Member	A
	Abby O'Brien, Recording Secretary	✓
	Simon Carey, Board Member	✓
Other Attending:		
	Mike Lewis, CFO	A
	Teri Waivada, Compliance Consultant	A
	Mike Stephenson, IT Consultant	✓
	Peter McCue, IT Video Support	✓
	Heidi Ferrara, Admin Consultant	✓
	Mike Liguori, Project Counsel	A
	Frank Smith, Agency Counsel	✓

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

Close Executive Session – 6:10 PM

Open Regular Meeting: 6:12 PM

*Ed Cooke; Motion to hire Paula Hernandez as executive director; with 6 month review
Second: Simon Carey.*

* 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: Ed Cooke, Second: Simon Carey ; 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.

- *Ready for audit, all accounts current.*

*Chairman's Report:

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

- *Meeting went well*

Memorandum of Understanding with Putnam County – 2024: also 2025

In lieu of Contract – No County Allocations asked for.

- *All board members in favor of Memorandum of understanding*

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);

- *All appointments and swear in's from 2024 are in.*

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

- *PARIS cutoff is March 31st*

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.

- *Protentional Board Member from town of Southeast, waiting to check on
eligibility because the person is member of state economic committee.*

Update for Information and recommendations regarding:

Agency Fees: Review approved fees: _____

- *Board Members will discuss further at future meetings*

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

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

- *PCIDA needs an updated clean energy UTEP – Ed, Frank will review and come up with proposed changes UTEP for clean energy projects.*

IT Support and Website operations

Website upgrades and enhancements:

Website compliance/enhancement Committee – prep for 2025 reports

- *PCIDA board members business cards – approx. 200 cards per member.*

*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.

- *Project with Town of Carmel planning department*

*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.

- *Awaiting application*

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Ahana/Comfort Inn – Site visit report overdue.

- *No sewer/water*

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.

- *Project is up in air at this time.*

Older project closed out:

Brewster Plastics – purchased at foreclosure court approval.

- *Should be discontinued*

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).

- *Town of Carmel limits size of base electric storage systems.*

*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.

- *Horray!*

New Business:

Board Member Comments:

Next regular Board Meeting: Tuesday, February 25, 2025

Adjournment: **6:40 pm**