

Minutes – Full Board Meeting

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

Tuesday, February 25, 2025

Full Board Meeting

Call to Order: 6:16 PM

Roll Call: William Nulk, Chairman ✓
Edward Cooke, Vice Chairman A
Joseph Downey, Secretary A
Michael Karlsson, Board Member ✓
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 A
Heidi Ferrara, Admin Consultant ✓
Mike Liguori, Project Counsel A
Frank Smith, Agency Counsel ✓
Paula Hernandez, PT Exec Director ✓

Open Regular Meeting:

* Introduction: Daniel G. Birmingham, PC Legislator, District 7 POSTPONED – NYSAC
Conference in Albany

* Approval of Minutes: **January 28, 2025, Board Meeting;**

Motion: Simon Carey, Second: Abigail O'Brien; Result: Approved

*Treasurer's Report (Nulk):

Current financials:	PCIDA checking acct:	\$104,236.46
(PCSB Balances as of 02/19/2025)	Gleneida holding acct:	\$ 22,418.74
	Braemar holding acct:	\$ 5,399.95

Reconciliations: Current through 1-31-2025; Collateralization: confirmed.

Accounts are within budgets

*Chairman's Report: Report of 2/25/2025

Memorandum of Understanding with Putnam County – Pending return of executed document 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.

Prepare for March Meeting Omnibus Resolution.
Preparation for PARIS report is on schedule

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. *PCIDA to consider someone who is not on the east side of the county.*

Update for Information and recommendations regarding:
Agency Fees: Review approved fees: *Board members to review draft UTEP policy and updates (Frank Smith provided)*

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

IT Support and Website operations
Website upgrades and enhancements: Paula – *doing a great job on this*
Chairman Nulk expressed the need for board member participation on the website.
Website compliance/enhancement Committee – prep for 2025 reports
Business Cards and Office Email addresses – pending County IT help
IDA member head shots will be updated to website in the near future.

*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.

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. Review of the history of project.

*Status of Current Projects (cont):

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. Issue of Tenant subcontractor work

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:

Brewster Senior Housing: Enclave Equities, Sam Mermelstein, VP Dev't – Route 22, Brewster

*Compliance Consultant's Comments: 2024 begins.

New Business: *None*

Board Member Comments: *None at this time*

Next regular Board Meeting: Tuesday, March 18, 2025

Adjournment: **6:30 PM**