

## Agenda – Full Board Meeting

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

Tuesday, March 18, 2025

### **Full Board Meeting**

**Call to Order:** \_\_\_\_\_

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 \_\_\_\_\_  
Paula Hernandez, PT Exec Director \_\_\_\_\_

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### **Open Regular Meeting:**

\* Approval of Minutes: \_\_\_\_\_

Motion: \_\_\_\_\_ Second \_\_\_\_\_ Result: \_\_\_\_\_

**\*Treasurer's Report (Nulk):**

Current financials:	PCIDA checking acct:	\$70,322.14
(PCSB Balances as of 03/17/2025)	Gleneida holding acct:	\$22,477.99
	Braemar holding acct:	\$ 0.00

Reconciliations: Current through 2-28-2025; Collateralization: confirmed.

\*Chairman's Report: Report of 3/25/2025

2025-3-18-1 Omnibus Resolution:

Discussion of items – Agency Fees & UTEP

Vote of Resolution postponed pending further review

Memorandum of Understanding with Putnam County – Pending return of executed document 2024: also 2025 – delivered for signature of County Exec.

2025-3-24 Putnam County Legislature Economic Development & Energy Committee:

Bill Gouldman, Chair, Dan Birmingham and Greg Elner –

Set-up Chair appearance for April Committee Meeting (to be scheduled)

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. Suggestion for Greg Pagones from County Exec (pending return call)

IT Support and Website operations

Website upgrades and enhancements: Paula

Website compliance/enhancement Committee – form committee prep for 2025 reports

Business Cards and Office Email addresses – pending Website “migration”.

\*Status of Current Projects:

Gleneida Distillery NY –

Project pending revised application. Revised plans now complete; pending contractor/financing talks. Will require application review and public hearing.

Braemar Living/FilBen –

After discussion with the applicant, the decision was made to cancel the project authorization.

Balance of Holding Account was applied to Project Attorney's fees; some balance still due.

Ace Endico – Site visit report overdue. Review history of the project.

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.

**\*Status of Current Projects (cont):**

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. May 13<sup>th</sup> upcoming hearing in Poughkeepsie -

Possible new projects:

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

**\*Compliance Consultant's Comments: 2024 PARIS Report status**

**New Business:** *none*

**Board Member Comments:**

Next regular Board Meeting: \_\_\_\_\_

Adjournment: \_\_\_\_\_