

## Minutes – Full Board Meeting

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

Tuesday, March 18, 2025

### **Full Board Meeting**

**Call to Order: 6:14 PM**

Roll Call: William Nulk, Chairman ✓  
Edward Cooke, Vice Chairman A  
Joseph Downey, Secretary ✓  
Michael Karlsson, Board Member ✓  
Abby O'Brien, Recording Secretary A  
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 A  
Paula Hernandez, PT Exec Director ✓

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### **Open Regular Meeting:**

\* Approval of Minutes: **February 25, 2025, Board Meeting.**

Motion: **Michael Karlsson**, Second **Simon Carey**; Result: **Approved**

#### **\*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: *Hold off until April*

Discussion of items – Agency Fees & UTEP

Vote of Resolution postponed pending further review

*PARIS is pending on the completion of the website upgrades.*

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

*Waiting for the signature.*

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

Bill Gouldman, Chair, Dan Birmingham and Greg Elner – *Joe may attend.*

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)

*Greg Pagones of Cold Spring Depot for potential board member representing Philipstown*

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”.

*Set up GoDaddy account to have own domain and not with county*

\*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.

*Negotiating with contractors and cleared the Carmel planning board. Scaled down original concept and will maybe expand at later date.*

Braemar Living/FilBen – *Taken off the table because can't get the funding as of now.*  
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.  
*The state of the county address was held at the new building on the 2<sup>nd</sup> floor.*

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. 3,000 sq. feet.

\*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.  
*Brewster planning board reapproved*

Older project closed out:

Brewster Plastics – purchased at foreclosure court approval. May 13<sup>th</sup> upcoming hearing in Poughkeepsie - *No longer our property*

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:** *none at this time.*

**Michael Karlsson** made a motion to end, and **Joseph Downey** seconded.  
*No decisions were made or resolutions passed.*

Next regular Board Meeting: Tuesday, April 22nd, 2025

Adjournment: **6:35 PM**