

**Agenda – Full Board Meeting**

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

Tuesday, July 23, 2024

**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 \_\_\_\_\_  
Dan Tartaglia, Client Counsel \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* Approval of Minutes: June 18, 2024, Board Meeting: \_\_\_\_\_

Motion: \_\_\_\_\_, Second: \_\_\_\_\_; Result: \_\_\_\_\_

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

Current financials:	PCIDA checking acct:	\$132,154.22
(PCSB Balances as of 7/23/2024)	Gleneida holding acct:	\$ 21,970.08
	Braemar holding acct:	\$ 5291.88

Reconciliations: Current through 6-30-2024;

Collateralization: confirmed

\*Chairman's Report:

Brewster Industries Owners (Pugsley Road) – Pending resolution of Workforce Policy concerns

Review/Act Upon request for Workforce Waiver and PILOT Lease

Needs Certificate of Occupancy (pending entrance road?) before PILOT Lease Agreement to start with 2025 Tax Year.

Memorandum of Understanding with Putnam County – 2024:

In lieu of Contract – No County Allocations asked for.

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

Advertised for vacant Philipstown area Board Member: website, PC Times-Press, PCNR

No Response from ads – Nat Prentice and others are helping search.

Discussion of Workforce Policy compliance issues, reporting requirements, approved proposed revisions, monitoring service. Now posted on website with application form.

Update on Information and recommendations regarding:

Agency Fees: Review approved fees: \_\_\_\_\_

Updated UTEP: see new language for Clean Energy Enterprises

IT Support and Website operations

Website upgrades and enhancements: Sound quality of meeting recordings – “Speak into the microphone!”

New Streaming service

Website compliance/enhancement Committee

\*Status of Current Projects:

Gleneida Distillery NY –

Project pending revised application. Construction Plans completed, pricing received by “the team”, revised application probably not needed.

They will provide space for Hudson Valley Bike Tour overnight.

Braemar Living/FilBen – Authorization extension Resolution 2024-5-21-1 complied with.

\*Status of Current Projects (cont):

Ace Endico – Site visit report overdue.

Ahana/Comfort Inn – Site visit report overdue.

Older projects pending closeout:

Brewster Plastics – report on current status (?)

Possible new projects:

East Point Energy Center – Significant Public opposition

Brewster Crossings (Envision Brewster) – **meeting tomorrow** 2 PM for initial info.

\*Legal Consultant’s Comments (Shilling/Smith): Update on pending litigation (Exec Session)

\*Compliance Consultant’s Comments (Waivada): PARIS Report

\*Office cleaning agreement:

We have hired Advanced Building Solutions, Inc. (ABS Cleaning Services) of Brewster, NY, <https://absandcbs.com/home-2-2/>, to clean the office once a month.

\*New Business: FYI – NYSEDC IDA Academy, July 25, Binghamton, NY – Bill and Heidi

Next regular Board Meeting: Tuesday, August 20, 2024 (tentative, pending need)

Tuesday, September 17, 2024

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