

Agenda – Full Board Meetings

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

Tuesday, May 20, 2025

Call to Order: 6:00 PM – Prior to Governance Committee and Regular Full Board Meetings

Call to Order: 6:___ PM – After Audit Committee and prior to Regular Full Board Meetings

Call to Order: 6:___ PM – after Audit and Governance Committee Meetings

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 _____
Paula Hernandez, PT Exec Director _____
Heidi Ferrara, Admin Consultant _____
Mike Stephenson, IT Consultant _____
Peter McCue, IT Video Support _____

Mike Liguori, Project Counsel _____
Frank Smith, Agency Counsel _____
Dan Birmingham – Legislative Liaison _____

Open Regular Meeting:

* Approval of Minutes: **March 18, 2025, Board Meeting;**

Motion: _____, Second: _____; Result: _____

*Treasurer's Report (Nulk):

Current financials:	PCIDA checking acct:	\$52,408.90
(PCSB Balances as of 5/7/2025)	Gleneida holding acct:	\$22,607.59
	Braemar holding acct:	\$ 0.00

Reconciliations: Current through 4-30-2025; Collateralization: confirmed.

*Chairman's Report: Report of 5-20-2025

2025-5-20-1 Omnibus Resolution:

Discussion of items – Agency Fees & UTEP

Vote of Resolution – See **Resolution 2025-5-20-01** Omnibus Resolution attached.

Memoranda of Understanding with Putnam County - Contract for 2026

2025-4-14 & 5-15 Putnam County Legislature Economic Development & Energy Committee:

Bill Gouldman, Chair, Dan Birmingham and Greg Elner

Chair appearance for April and May Committee Meetings:

Continued vacancy for Philipstown area Board Member: website, PC Times-Press, PCNR

No Response from ads – Checking with Ezra Clementson, Nelsonville

IT Support and Website operations

Website upgrades and enhancements: Paula

Website compliance/enhancement Committee

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

*Status of Current Projects:

Gleneida Distillery NY – Chairman past away, son now new Chairman.
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 applicant, 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 projects.

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 (not covered in ST-60).

*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 with foreclosure court approval; pending May 13th hearing in Poughkeepsie for final clearance.

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:

Board Member Comments:

Next regular Board Meeting: Tuesday, June 17, 2025

Adjournment: _____