

Minutes – Full Board Meetings

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

Tuesday, May 20, 2025

Call to Order: 6:17 PM – Governance Committee, Prior to Audit Committee and Regular Full Board Meetings

Call to Order: 6:33 PM – Audit Committee, after Governance Committee and prior to Regular Full Board Meetings

Call to Order: 6:52 PM – Full Board Meeting after Audit and Governance Committee Meetings

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
Paula Hernandez, PT Exec Director ✓
Heidi Ferrara, Admin Consultant ✓
Mike Stephenson, IT Consultant ✓
Peter McCue, IT Video Support A
Mike Liguori, Project Counsel A
Frank Smith, Agency Counsel ✓
Dan Birmingham – Legislative Liaison A

Open Regular Meeting:

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

Will table to next meeting pending further review.

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

Agreed on 10 years as standard with option to extend if needed based on individual projects.

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:

At meetings it was discussed to have the clerks of the neighboring towns to have uniformed fees and permits for filming to come to Putnam.

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

No Response from ads – Checking with Ezra Clementson, Nelsonville

Not available on those nights so unfortunately Ezra will not workout.

IT Support and Website operations

Website upgrades and enhancements: Paula

Showing presentation to board members of the progress of new website to be compliant with the ABO, and allows our staff to upload documents without having to use our IT/Marketing firm to do.

Website compliance/enhancement Committee

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

Board agreed to a generic card, no name on front and to use the information email and on back of card to list all board members to check off who is using.

*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.

Carmel has new zoning. Will need to go back to planning board because of resizing of project.

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.

100,000 sq. ft. facility is still happening, but they are pausing until they have a better grasp on how the new tariffs will affect them.

Ahana/Comfort Inn – Site visit report overdue.

The 13 acres they have they want to do something with and have been bouncing different ideas, possible restaurant.

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).

*600,000 sq. ft. building has LesserEvil now as tenant.
900,000 sq. ft. still vacant. Having to think outside the box to get it rented since large warehouse use has diminished.*

***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.

Looking to have someone take the entire project over or possibly split it up among contractors because the Mayor of Brewster is trying to get it done.

Older project closed out:

Brewster Plastics – purchased with foreclosure court approval; pending May 13th hearing in Poughkeepsie for final clearance.

We are no longer on the title of the property.

Possible new projects:

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

Planning board in Southeast approved.

LDC would need to be created for housing projects, but since the governor opened up housing because the state of New York has shortage we do not have to create a LDC.

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

Teri is no longer with the IDA due to her health, but we wish her well and thank her for her time and expertise.

New Business: *None at this time.*

Board Member Comments:

Joseph Downey motioned to end the meeting and Simon Carey seconded.

Next regular Board Meeting: Tuesday, June 17, 2025

Adjournment: **7:21 PM**

Omnibus Resolution No. 2025-5-20-1

Motion by: Joe Seconded by: Mike

Member	yes	no	abstain	absent
S. Carey	✓			
E. Cooke				✓
J. Downey	✓			
M. Karlsson	✓			
W. Nulk	✓			
A. O'Brien				✓
Vacancy				

Results: Ayes: 4 Nays: 0 Result: 4

Attested to by William H. Nulk Secretary, May 20, 2025
Chairman