

Minutes – Full Board Meeting

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

Tuesday, June 17, 2025

Call to Order: 6:28 PM –

Roll Call:	William Nulk, Chairman	✓
	Edward Cooke, Vice Chairman	✓
	Joseph Downey, Secretary	A
	Michael Karlsson, Board Member	✓
	Abby O'Brien, Recording Secretary	✓
	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	✓
	Frank Smith, Agency Counsel	A
	Bob Shilling, Agency Counsel	✓
	Dan Birmingham – Legislative Liaison	A
	Sue Kotzur – member of public	✓

* Approval of Minutes: March 18, 2025, Board Meeting (Tabled from May 20th Meeting),
May 20, 2025, Audit Committee Meeting,
May 20, 2025, Governance Committee Meeting,
May 20, 2025, Full Board Meeting

Motion: Mike Karlsson, Second: Ed Cooke; Result: Yay

*Treasurer's Report (Nulk):

Current financials:	PCIDA checking acct:	\$46,988.06
(PCSB Balances as of 6/16/2025)	Gleneida holding acct:	\$22,673.74
	Braemar holding acct:	\$ 0.00

Reconciliations: Current through 5-31-2025; Collateralization: confirmed.

*Chairman's Report:

2025-4-14, 5-15 & 6-17 Putnam County Legislature Economic Development & Energy Committee meetings: Chair appeared for April and May Committee Meetings; June meeting cancelled.

Bill Gouldman, Chair, Dan Birmingham and Greg Elner, Members.

Chairman spoke about new website

2026 Putnam County Outside Agencies Budget Package – due 6/27/2025

Will most likely request for \$50,000

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

No Response from ads – Checking with for other candidates with Mayor of Nelsonville, and Nat Prentice, President-Cold Spring Area CofC.

Mayor of Nelsonville Chris Winward, she has been giving names for our vacancy and now proposed James Hartford from Philipstown.

*Executive Director's Report: (Paula)

Website upgrades and enhancements – *up and running, will have training on uploading in office*

2024 PARIS Report status – *now can continue w/ website completed*

Scheduling Site Visits in July and August – *with Brewster Industrial, Ahana, and Ace Endico*

Compliance: ABO Online Board Training – *board member refresher courses available in July*

Business Cards and Office Email addresses

*Status of Current Projects:

Ace Endico – Review history of projects and;

Resolution 2025-6-17- 1 - RESOLUTION to Merge and Consolidate Multiple Projects of Sincerity +, LLC and Ace Endico Corporation (See attached)

Consolidate per ABO for easier PARIS reporting

Commercial Campus at Fields Corner (BIO):

101 Pugsley Rd – LesserEvil Snacks, now part of Hershey Company, is in the process of buying the entire building.

201 Pugsley Rd – ready for leasing, looking for tenants.

Commercial Campus at Fields Corner (BIO) needs to give information for us to Complete the PARIS report for 2024, no formal documentation from BIO.

The Pilot is part of the sale of 101 Pugsley Rd. BIO is selling to SAGE Hall which is the acquisition company for Hershey. The sale will require approval from IDA and we will need to amend and create a splitter agreement for the 10-year pilot. The Pilot will stay the same but will now have Hershey/SAGE Hall having the pilot benefits for their portion of taxes and BIO the other portion of pilot benefits for theirs.

How many jobs will possibly be created within Putnam County on sale, don't have an answer to this question at this time.

Gleneida Distillery NY – Alexandrion Group is pending re-organization after passing of Nawaf Salameh, Chairman/President, in April. His son, expected to be the next President, has stated they plan to go forward with project. The Project pending a revised application which will require application review and public hearing.

Gleneida will need to get permitting again with Carmel because the project will be a smaller version of the original permit. The IDA needs to do another review of a new application when the time comes.

Ahana/Comfort Inn – Site visit report overdue.

*Status of Current Projects (cont.):

Brewster Crossing (Envision Brewster) – initial application submitted and then the principal partner passed away – pending corporate decisions to continue.

Looking for someone to take over project because original company not going forward with it after the pasting of the president of the company. Nothing has been mentioned on a potential company to take over.

Older project closed out:

Brewster Plastics – final issues pending legal review. – *No longer holders of deed.*

Possible new projects:

Brewster Senior Housing: Enclave Equities, Sam Mermelstein – Rte 22, Brewster

New Business:

Board Member Comments:

Next regular Board Meeting: Tuesday, 22nd, 2025

Board member Simon Carey called for the end of the meeting with Michael Karlsson to second it.

Adjournment: 6:54 PM