

Agenda – Full Board Meeting

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

Tuesday, July 22, 2025

Call to Order: 6:___ 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 _____
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 _____
Robert Schenkel - Counsel _____
Dan Tartaglia - Counsel _____
David Steinmetz - Counsel _____

* Approval of Minutes: June 17, 2025, Board Meeting

Motion: _____, Second: _____; Result: _____

*Treasurer's Report (Nulk):

Current financials:	PCIDA checking acct:	\$39,592.87
(PCSB Balances as of 7/22/2025)	Gleneida holding acct:	\$22,737.94

Reconciliations: Current through 6-30-2025; Collateralization: confirmed.

***Chairman's Report:**

Commercial Campus at Fields Corner (BIO): Discussion with BIO and 101 Pugsley Rd. 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.

Putnam County Legislature Economic Development & Energy Committee meetings:
June meeting cancelled; no meeting scheduled for July
Bill Gouldman, Chair, Dan Birmingham and Greg Elner, Members.

2026 Putnam County Outside Agencies Budget Package – due 6/27/2025
Submitted 6/25/2025: Requested County allocation of \$75,000.

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.

***Executive Director's Report: (Paula)**
Website upgrades and enhancements
2024 PARIS Report status – Submitted
Scheduling Site Visits in July and August
Compliance: ABO Online Board Training
Business Cards and Office Email addresses

***Status of Current Projects:**

Ace Endico – Resolution 2025-6-17- 1 - RESOLUTION to Merge and Consolidate Multiple Projects of Sincerity +, LLC and Ace Endico Corporation was included in the 2024 PARIS Report and site visit is scheduled for September or October.

Commercial Campus at Fields Corner (BIO): See above

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.

Ahana/Comfort Inn – Site visit report pending convenient schedule arrangement.

*Status of Current Projects (cont.):

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 – final issues pending legal review.

Possible new projects:

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

New Business:

Board Member Comments:

Next regular Board Meeting: Tuesday, August 19, 2025

Adjournment: _____