

Agenda – Full Board Meeting

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

Tuesday, July 22, 2025

Call to Order: 6:05 PM –

Roll Call:	William Nulk, Chairman	<u>✓</u>
	Edward Cooke, Vice Chairman	<u>✓</u>
	Joseph Downey, Secretary	<u>✓</u>
	Michael Karlsson, Board Member	<u>✓</u>
	Abby O'Brien, Recording Secretary	<u>✓</u>
	Simon Carey, Board Member	<u>✓</u>
Other Attending:		
	Mike Lewis, CFO	<u> </u>
	Paula Hernandez, PT Exec Director	<u>✓</u>
	Heidi Ferrara, Admin Consultant	<u>✓</u>
	Mike Stephenson, IT Consultant	<u> </u>
	Peter McCue, IT Video Support	<u> </u>
	Mike Liguori, Project Counsel	<u>✓</u>
	Frank Smith, Agency Counsel	<u>✓</u>
	Dan Birmingham – Legislative Liaison	<u>✓</u>
	Robert Schenkel - Counsel	<u>✓</u>
	Dan Tartaglia - Counsel	<u>✓</u>
	David Steinmetz - Counsel	<u>✓</u>
	Dennis Darling – Sage Hall Representative -	<u>✓</u>
	Bancroft Wilson – IT Video Support	<u>✓</u>

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

Motion: _____, Second: _____; Result: _____

Board member Edward Cooke raised a question about the reference to a spitter agreement in the second paragraph of page three of the minutes from June. We will review last month's meeting video to confirm what was discussed.

*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.

Discussed: 303,000 sq. ft. – parcel 4. The compliance of our labor policy is pertinent to the sale. Work Force policy is a set of goals and new owners are to abide and if can't need to submit reasons why. We are hopeful with the new purchaser will hire within Putnam County. To close the deal of sale, need the IDA's approval. With the sale the mortgage is being split into two, amend PILOT into two and new documents. Consent of IDA to remain with PILOT. Potential new owners (SAGE HALL) accept all aspects of sales tax benefits which have been exhausted.

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

*Parcel 5 (619,000 sq. ft.)
Spec buildings are not the norm for IDA's.*

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.

Nothing scheduled for August yet.

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.

Nat Prentice is helping to get someone for this board.

*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 – *have two per month and our goal is to have training for all the board members by the end of the year.*
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.
We have a site visit scheduled for July 29th with the owner of Ahana and the general manager and any board member is encouraged to attend.

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

We will set up site visit to BIO for the board possibly midfall.

New Business: *No new business*

Board Member Comments: *None*

Next regular Board Meeting: Tuesday, August 19, 2025

Adjournment: 7:01 PM