

Agenda – Full Board Meeting

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

Tuesday, November 18, 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:
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 _____
Dan Tartaglia - Counsel _____
David Steinmetz - Counsel _____
James Hartford - Architect _____

Chair to Motion for Executive Session: Personnel Issue – Open, Close

Re-Open Regular Session - Report/Result of Executive Session

Board Vote to recommend to the PC Legislature, membership of James Hartford from Philipstown, to the PCIDA board.

Motion: _____, Second: _____; Result: _____

Notice of Required Semi-Annual Board Committee Meetings to be held prior to the December 16th, 2025 board meeting.

* Approval of Minutes: June 17, 2025 (amended) and July 22, 2025, Board Meetings:

Motion: _____, Second: _____; Result: _____

*Treasurer's Report (Nulk):

Current financials: PCIDA checking acct: \$16,437.21

(PCSB Balances as of 11/18/2025) Gleneida holding acct: \$23,003.06

Reconciliations: Current through 10-31-2025; Collateralization: confirmed.
Status of CFO: PC Commissioner of Finance, Bill Carlin is aware of PCIDA issue.
Chairman acting as Treasurer pending appointment of a Board Member.

*Chairman's Report:

- Commercial Campus at Fields Corner (BIO):

101 Pugsley Rd.: On August 8th, joined the County Executive for a tour of Lesser Evil Snacks at 101 Pugsley Rd.;

101 Pugsley Owner LLC is the landlord and building owner for **Lesser Evil Healthy Brands, LLC**, which is the company's manufacturing facility and headquarters located in Danbury, Connecticut. There is no indication that 101 Pugsley Owner LLC has an ownership stake in the snack company itself.

Lesser Evil, a company known for organic, "better-for-you" snacks, was purchased by [The Hershey Company](#) in April 2025.

201 Pugsley Rd – ready for leasing, looking for tenants. Attended virtual meeting with Newmark (leasing co.) and EDC to discuss alternative uses.

Discuss re-financing for 201 Pugsley.

- 2026 Putnam County Outside Agencies Budget Meeting with County Executive's Office – 9/5/2025

Requested County allocation of \$75,000.

- Putnam County Legislature Economic Development & Energy Committee meetings: Bill Gouldman, Chair, Dan Birmingham and Greg Elner, Members.

August/September meetings: Short Term Rental (STR) discussion

October meeting: Budget meeting; positive comments on the PCIDA from the Legislative Board.

Submitted request for reconfirmation of Ed and Bill and confirmation of James.

- HVRC & PC Planning Dept Meeting: discussion about tech assistance/resources provided by HVRC and types of assistance or gaps needed to be filled.

***Executive Director's Report: (Paula)**

- Ace Endico Site Visit: Compliance & Update on next phase expansion; Current warehouse space 220K sf; looking to add another 100K sf in 3-5 years
- PCEDC's 4th Annual Breakfast Symposium (attended 9/29)
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- Compliance: ABO Online Board Training
- PCIDA Office Handbook
- Board Member Welcome Packet
- Business Cards and Email address for board members
- **RESOLUTION: Uniform Evaluation and Selection Policy**

***Status of Current Projects:**

Ace Endico: See above

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. No update at this time from Alexandrion.

Brewster Crossing (Envision Brewster) – initial application submitted and then the principal partner passed away – pending corporate decisions to continue. Strong indication that there may be a new entity taking over the project.

Possible new projects:

Big Geyser – distributor of non-alcoholic beverages and snacks; expecting formal application for former site of Hardscrabble Tennis Club (Southeast); Bill and Paula visited the site and met with CFO and VP Ops; Application Preparation Agreement sent and Agency Council notified.

Kinsley Group – Residential and Industrial Power Systems (generators); land purchase and new construction in Southeast (approx. \$7M); add approx. 10 jobs over 3 years

Brewster Senior Housing: no update; Enclave Equities, Sam Mermelstein – Rte 22, Brewster

Older project closed out: (Agency Counsel)

Putnam Hospital – Title removal update

Brewster Plastics – final issues pending legal review.

New Business:

Board Member Comments:

Next regular Board Meeting: Tuesday, December 16, 2025

Adjournment: _____