

Agenda – Full Board Meeting

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

Tuesday, March 24, 2026

Call to Order: ___ PM – Prior to Governance Committee and Regular Full Board Meetings: Audit Committee Meeting

Call to Order: ___ PM – After Audit Committee and prior to Regular Full Board Meetings: Governance Committee Meeting

Call to Order: ___ PM – after Audit and Governance Committee Meetings

Call to Order: ___ 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 _____
James Hartford, 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 _____
Bonnie Feinzig, Project Counsel _____
Frank Smith, Agency Counsel _____
Laura Russo – Legislative Liaison _____
Jacob D'Angelo – Legislator, District 5 _____

1) Approval of Minutes:

February 17, 2026 Regular Board Meeting

Motion: Ed Cooke , Second: Joe Downey; Result: 5 Ayes

2) Treasurer's Report (Nulk):

Current financials: PCIDA checking acct: \$ 14,145.20
(Beacon Bank as of 3/24/2026) Gleneida holding acct: \$ 23,231.76
Kinsley holding acct: \$ 10,000.00
Apap holding acct: \$ 8,650.00

Reconciliations: Current through 2/28/2026 ; Collateralization: 2/28/2026 .

Status of CFO: PC Commissioner of Finance, Bill Carlin is aware of PCIDA issue. Chairman acting as Treasurer pending appointment of a Board Member.

RFPs out for new auditor to lower price

3) Chairman's Report:

(i) Inducement Resolution: Apap Land Management LLC

(ii) Status of Current Projects: NO UPDATES

- Ace Endico: Continues to excel as our premier private employer.
- 101 Pugsley Owner LLC (SageHall): PILOTs begin for the School Taxes in September 2026 and Town/County Taxes in 2027
- Brewster Industrial Owners LLC (201 Pugsley Road): Same as 101 Pugsley – PILOTs begin for School Taxes in September 2026 and Town/County Taxes in 2027
- Gleneida Distillery NY: No Update. 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. Request for updated information has been sent to our contact here in the USA.

(iii) Pending/Possible Projects:

- Brewster Crossing (Envision Brewster) – No update. Initial application was submitted and then the National Resources principal partner passed away. Status of project unknown currently.
- Kinsley Group: Next step to schedule Public Hearing
- Apap Land Management: Upon Inducement, next step to schedule Public Hearing

(iv) Older Projects Closed Out: (Agency Counsel)

Putnam Hospital – Title removal update

Brewster Plastics – final issues pending legal review

4) Executive Director’s Report: (Paula)

- New Cost Benefit Analysis Calculator
- Update on PARIS/Compliance
- Pattern for Progress County Leaders Breakfast 4/8
- Invitation to present to Carmel Rotary Club

5) New Business:

6) Board Member Comments:

7) Adjournment: _____

**Note: Chairman will not be available for the next regular Board Meeting.*

Next regular Board Meeting: Tuesday, April 21, 2026 pending New Business