

## Minutes – Full Board Meeting

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

Tuesday, March 24, 2026

**Call to Order: 6:05 PM – Prior to Governance Committee and Regular Full Board Meetings: Audit Committee Meeting**

**Call to Order: 6:09 PM – After Audit Committee and prior to Regular Full Board Meetings: Governance Committee Meeting**

**Call to Order: 6:13 PM – after Audit and Governance Committee Meetings**

**Call to Order: 6:13 PM –**

**Roll Call:**

William Nulk, Chairman	✓
Edward Cooke, Vice Chairman	✓
Joseph Downey, Secretary	✓
Michael Karlsson, Board Member	A
Abby O'Brien, Recording Secretary	A
Simon Carey, Board Member	✓
James Hartford, Board Member	✓

Other Attending:

Paula Hernandez, PT Exec Director	✓
Heidi Ferrara, Admin Consultant	✓
Mike Stephenson, IT Consultant	A
Peter McCue, IT Video Support	✓
Mike Liguori, Project Counsel	A
Bonnie Feinzig, Project Counsel	✓
Frank Smith, Agency Counsel	✓
Laura Russo – Legislative Liaison	A
Jacob D'Angelo – Legislator, District 5	A

---

### **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

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

---

***Projected to have 7 full-time staff. Have already gone to the planning board. They are to build 10,000 sq.ft. building. APAP wants to build on property and without our assistance (but for clause) would look in Connecticut***

(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

***Has a potential individual looking into the property.***

- 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.

***Ed Cooke requested we strike Brewster Crossing as a pending/possible project until they come back to use requesting new project and updated information.***

- Kinsley Group: Next step to schedule Public Hearing
- Apap Land Management: Upon Inducement, next step to schedule Public Hearing

***Our board our in agreement for our new projects, Kinsley Group and Apap to have a public hearing on the same day.***

(iv) Older Projects Closed Out: (Agency Counsel)  
Putnam Hospital – Title removal update

***All the documents have been reviewed on the termination of the pilot and our lease hold. We are now waiting to determine who will file all documents.***

Brewster Plastics – final issues pending legal review

***Our legal team is looking to schedule a meeting, and we might have updated information after the meeting.***

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

- New Cost Benefit Analysis Calculator

***The numbers for Apap are solid, which came from the CBAC***

- Update on PARIS/Compliance

***Paris should be ready and on time and submitted for 3/31/26***

- Pattern for Progress County Leaders Breakfast 4/8

- Invitation to present to Carmel Rotary Club

***Bill and Paula are invited to speak about the IDA. Also, James recommended we attempt to speak at the Cold Spring Chamber for them to better understand our agency.***

**5) New Business: None**

**6) Board Member Comments: None**

**7) Adjournment: 6:36 PM**

Motion to adjourn: Ed Cooke, Second: James Hartford

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

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