

**Agenda – Full Board Meeting**

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

Tuesday, May 19, 2026

**Call to Order: 6:00 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 \_\_\_\_\_

**1) Approval of Minutes:**

March 24, 2026 Regular Board Meeting  
Motion: \_\_\_\_\_, Second: \_\_\_\_\_; Result: \_\_\_\_\_

March 24, 2026 Governance Committee Meeting  
Motion: \_\_\_\_\_, Second: \_\_\_\_\_; Result: \_\_\_\_\_

March 24, 2026 Audit Committee Board Meeting  
Motion: \_\_\_\_\_, Second: \_\_\_\_\_; Result: \_\_\_\_\_

**2) Treasurer’s Report (Nulk):**

Current financials: PCIDA checking acct: \$ 3,241.91  
(Beacon Bank as of 4/21/2026) Gleneida holding acct: \$ 23,346.83  
Kinsley holding acct: \$ 7,238.00  
Apap holding acct: \$ 6,225.34

Reconciliations: Current through 4/30/2026 ; Collateralization: 5/1/2026 .

Request for 3<sup>rd</sup> Partial Allocation of Funds submitted 5/13/2026

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

### 3) Chairman's Report:

(i) Authorizing Resolution: Kinsley Group

(ii) Authorizing Resolution: Apap Land Management

(iii) Status of Current Projects: *\*No updates except where noted.*

- 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 **\*UPDATE:** Met with potential buyer for 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.

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

**Putnam Hospital:** Title removal - Assumption transfer documents and partially executed termination documents to be signed shortly.

**Brewster Plastics:** (Frank) legal update

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

- PARIS reporting completed - FYI: Information regarding NYS IDAs
- 4/15 SageHall and LesserEvil meeting and tour

### 5) New Business:

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### 6) Board Member Comments:

7) Adjournment: \_\_\_\_\_

Next regular Board Meeting: Tuesday, June 16, 2026