

DRAFT 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: \$
(Beacon Bank as of 4/21/2026) Gleneida holding acct: \$
Kinsley holding acct: \$
Apap holding acct: \$

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

*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
- 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