

Agenda – Full Board Meeting

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

Tuesday, June 16, 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:

May 19, 2026 Regular Board Meeting

Motion: _____, Second: _____; Result: _____

2) Treasurer’s Report (Nulk):

Current financials: PCIDA checking acct: \$ 12,997.10
 (Beacon Bank as of 6/16/2026) Gleneida holding acct: \$ 23,405.52
 Kinsley holding acct: \$ 7,238.00
 Apap holding acct: \$ 6,225.34

Reconciliations: Current through 5/31/2026; Collateralization: 6/1/2026.

Status of Funding: 3rd Partial Allocation of Funds received. We have requested and received \$55,000, with \$20,000 Still available.

Status of CFO: *New PC Commissioner of Finance, Alexandra Gordon. Bill Carlin has retired.*

Chairman acting as Treasurer pending appointment of a Board Member.

3) Chairman's Report:

(i) Update on new projects: Important update on the June 4th Town of Southeast Board Meeting; and other taxing entities. Link to view meeting (begin at 27:00):

<https://youtu.be/aaLyKQZac0E?si=TgHTGB4X6vniPMEh>

(ii) Status of Current Projects:

- Ace Endico: *No Update*. Continues to excel as our premier private employer.
- 101 Pugsley Owner LLC (SageHall): *No Update*. 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:** Lincoln Logistics appeared before the 6/8 Town of Southeast Planning Board Meeting with a request to increase the trucking hours.
- 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 signed and with County Clerk's office.

Brewster Plastics: Litigation update

4) Executive Director's Report: (Paula)

- Attended EDC Spring Mixer
- Received Invitation to present to Philipstown Town Board, pending invitation to present to Kent Town Board – “education of what an IDA can do”.
- Summer planning: Schedule site visits, August meeting, PTO, and planning for the September school tax bills
- Required NYS Board Member “Training”:
All Board Members – 1 time every 3 years:
(Ctrl-Click) <https://abo.ny.gov/form/board-member-online-training-reg>
Send a copy of your confirmation notice to the PCIDA office!

5) New Business:

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6) Board Member Comments:

7) Adjournment: _____

Next regular Board Meeting: Tuesday, July 21, 2026