

Agenda – Full Board Meeting

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

Tuesday, September 15, 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:

June, 2026 Regular Board Meeting

Motion: _____, Second: _____; Result: _____

2) Treasurer's Report (Nulk):

Current financials: PCIDA checking acct: \$ 17,447.22
(Beacon Bank as of 9/15/2026) Gleneida holding acct: \$ 23,580.58
Kinsley holding acct: \$ 6,903.34
Apap holding acct: \$ 6,225.34

Reconciliations: Current through 8/30/2026; Collateralization: 9/1/2026.

Status of Funding: Final Partial Allocation of Funds received. We have now requested and received all the \$75,000.

Status of CFO: New PC Commissioner of Finance, Alexandra Gordon.

Chairman acting as Treasurer pending appointment of a Board Member.

Treasurer's Report (Nulk) continued:

2027 Putnam County Budget Request: Same as 2026 \$75,000.

Anticipated 2026 Revenue and PILOT Revenue collections

- PARIS report budget to be posted by September 30th

3) Chairman's Report:

Discussions:

1. Board outreach to inform about IDA benefits and procedures.
2. UTEP Compliance
3. New NYS legislation

(i) New Project Update (20 Fields Lane and Apap Land Management):

- Status of Resolutions from Taxing Entities
- Apap Closing update

(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 application with the Town of Southeast Planning Board to amend previously approved site plan to increase the trucking hours to 24/7 and install a solid vinyl fence to further screen trucks around the parking area.
- 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)

- Site Visits: Ahana Hospitality & Ace Endico
- ABO Guidance & Compliance update
- Networking & Economic Development Learning (EDC Breakfast, NYSEDC Leadership & Policy Summit)

5) New Business:

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6) Board Member Comments:

7) Adjournment: _____

Next regular Board Meeting: Tuesday, October 20th, 2026