

Agenda – Full Board Meeting

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

Tuesday, September 15, 2026

Call to Order: 6:12 PM

Roll Call:

William Nulk, Chairman	✓
Edward Cooke, Vice Chairman	A
Joseph Downey, Secretary	A
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	✓
Peter McCue, IT Video Support	A
Mike Liguori, Project Counsel	A
Bonnie Feinzig, Project Counsel	A
Frank Smith, Agency Counsel	✓
Laura Russo – Legislative Liaison	A

1) Approval of Minutes: *Tabled to October board meeting due to lack of quorum.*

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. Chairman Nulk discussed the need for outreach to inform taxing entities, planning boards, and interested parties about procedures and how IDA benefits work.
2. Chairman Nulk reminded the board of the importance of UTEP Compliance.
3. Chairman Nulk mentioned that there is new NYS legislation regarding compliance and informed the board that he and the consultants and looking in to it.

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

- Chairman Nulk confirmed all Taxing Entities have signed resolutions agreeing to the PILOT payment schedules.
- The Sales and Mortgage Recording Tax agreement has been completed for Apap. They are now working on the PILOT agreement.

(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 has been approved and it will now go to the Town for sign-off.

- 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. **UPDATE:** Chariman Nulk has reached out to request for updated information on the status of the project. He has not received a response yet.

(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 has been closed and Agency Counsel provided a copy of the court notice for PCIDA records.

4) Executive Director's Report: (Paula)

- ED informed the board that site visits were conducted this summer at Ahana Hospitality & Ace Endico. Chairman Nulk, ED Hernandez, Admin Heidi Ferrara, and board member James Hartford were in attendance. S. Nichani of Ahana informed the attendees that they are still considering alternative uses for the 13 acres, including luxury car storage or seasonal yurts. He asked about the parcel of land between theirs and Route 6. ED Hernandez agreed to look into it. Nichani also informed the group that they are trying to get EV Chargers but have run into some hurdles with the Town of Southeast. Hiring for overnight positions has become very difficult. At Ace Endico, the group met with Brian Turnyanski, VP Finance. He informed them of the difficulties in hiring CDL drivers and has turned to the local high schools for recruitment. They have decided to push back plans for a 100,000 sf warehouse expansion for a few years but are moving ahead with the truck parking lot. Turnyanski gave the group a tour of the building and bakery.
- ABO Guidance & Compliance update: ED Hernandez identified a few compliance updates that she is working on including Records Retention & Disposition Policy, requirements when updating a UTEP, and designating a Compliance Officer. Hernandez also informed the board that she has completed updating the Annual Questionnaire so that it is ready to send out in January.
- ED Hernandez informed the board about upcoming Networking & Economic Development Learning such as the EDC Breakfast Symposium and NYSEDC Leadership & Policy Summit, both of which Chairman Nulk, Admin Ferrara, and she will be attending.

5) New Business: *No new business*

6) Board Member Comments: *No comments.*

7) Adjournment: *No motion was made due to lack of quorum.*

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