

Agenda – Full Board Meeting

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

Tuesday, October 20, 2026

Call to Order: ____ PM – Prior to Governance Committee and Regular Full Board Meetings: Audit Committee Meeting

Call to Order: ____ PM – After Audit Committee and prior to Regular Full Board Meetings: Governance Committee Meeting

Call to Order: ____ PM – after Audit and Governance Committee Meetings

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 (July and August Meetings Cancelled)

Agenda Notes from Sept. 2026, No Quorum Meeting

Motion: _____, Second: _____; Result: _____

2) Treasurer's Report (Nulk):

Current financials: PCIDA checking acct: \$ tba
(Beacon Bank as of 10/20/2026) Gleneida holding acct: \$ tba
Kinsley holding acct: \$ tba
Apap holding acct: \$ tba

Reconciliations: Current through 9/30/2026; Collateralization: 10/1/2026.

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

Budget approved by PC Administration, reviewed/approved
by Legislative Committee on Oct. 14th.

- 2027 PARIS Budget Report submitted Oct. 3rd.

3) Chairman's Report:

(ii) Status of Current Projects:

- 20 Fields Lane: Awaiting
- Apap Project: Sales and Mortgage Tax Agreement fully executed and fees have been paid. PILOT agreement is with the lawyers now.
- 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. The Planning Board has approved the new site plan and the removal of the “over-night” stipulation. **The Town Board will hold a public hearing at the Nov. 5th meeting. See letter of support from PCIDA.**
- 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. **UPDATE:** Chairman Nulk has attempted to reach out through various channels.

(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)

- Records Retention & Disposition – SOP and documenting
- Takeaways from attendance at NYSEDC Leadership & Policy Summit and PCEDC Breakfast Summit

5) New Business:

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6) Board Member Comments:

7) Adjournment: _____

Next regular Board Meeting: Tuesday, November 17th, 2026