



**PEDC Annual Board Meeting Minutes**  
**Tuesday, January 11, 2022, 8am**  
via Zoom

**In Attendance** – Richard Weiss, Marjorie Keith, Robert Zubrycki, Alana Daly Mikhalevsky, Walter Recher, Don Minichino, John Kaus and William Nulk (IDA, chairman)

**Staff** – Kathleen Abels and Rachael Paradise

- I. **Call to Order:** 8:05 a.m.
  
- II. **Reappointment of Directors:**  
*Motion was made to reappoint Richard Weiss and Alana Daly to the Board of Directors for 3-year terms. Approved.*
  
- III. **Resignations of Directors:**  
*Motion was made to accept the resignations of Cathryn Fadde and Dan Leary, effective immediately. Approved.*
  
- IV. **Voting of New Director**  
*Motion was made to approve the appointment of Chris Ryder to the Board of Directors. Approved.*  
Mr. Ryder was then asked to join the Zoom meeting. He was welcomed by fellow Directors.

Directors discussed the addition of new directors especially from the west side of the county. According to the by-laws, there can be a maximum of 15 members on the Board. It was suggested the Nominating Committee contact Kimball Gell, who served on the EDC Small Business Advisory Committee during the height of the pandemic. She is an owner of Dolly's Restaurant in Garrison. The Nominating Committee will also look at industries/businesses that are not represented on the Board of Directors.

- V. **Appointment of Officers:**  
*By motion, the board of directors approved the following officers for reappointment for one-year terms:*  
**Chairman** – Robert Zubrycki  
**Vice-chairwoman** – Alana Daly Mikhalevsky

**Treasurer** – Richard Weiss  
**Secretary** – Walter Recher

VI. **Marketing Committee:**

Walter Recher has looked into what other EDCs are doing to encourage membership. Both he and Don Minichino discussed the importance of providing value for members. Mr. Recher would like to see EDC host another agricultural summit. Mr. Minichino suggested adding an introduction to the cannabis industry to draw in more people. The Board discussed hosting a breakfast/luncheon with a notable speaker. In Mr. Weiss's opinion it is important to drive members to us within their financial means.

VII. **President's Report:** *(see attached)*

VIII. **Other Business:**

A. ABO Board Training - required every three years

Register online at [www.abo.ny.gov/training/onlinetraining.html](http://www.abo.ny.gov/training/onlinetraining.html)

Next Session: Wednesday, Jan. 26, 2022 - 9:30 to 11 a.m. (Additional training dates will be posted on the website as they are scheduled.)

B. Board of Directors Evaluation Forms/Conflict of Interest Forms

C. The following policies were reviewed and approved by the Board, unanimously: *Code of Ethics; Compensation, Reimbursement and Attendance; Defense and Indemnification; Investment; Whistleblower; Conflicts of Interest; and Statement of Procurement Policy and Procedures.* By-Laws are being reviewed and revised and will be presented at the next meeting for approval and adoption.

IX. **Adjournment:** 9:45 a.m.

**President's Report**  
**July 13, 2021 – September 14, 2021**

Continued participating in monthly meetings of the Job Connection Task Force of the Hudson Valley (JCTFHV) which was initiated by Patterns for Progress.

Continued participating in monthly Putnam County Solid Waste Management Plan Renewal Focus Group.

Continued bi-weekly catch-up calls with Eric Warren of Empire State Development.

Continued using QuickBooks for bookkeeping and Gusto for Payroll, working closely with Richard Weiss and Lisa Orro of Weiss Advisory.

Began weekly in person meetings with Tourism, as they have relocated to Tilly Foster Farm.

07/30/21 – Submitted CFA for Historic Preservation grant of up to \$500,000 under the Environmental Protection Act for Old Town Hall building at 67 Main Street, VOB.

08/03/21 – met at Tilly Foster Farm with representative of Hudson Valley Restaurant Week to do a walkthrough of the set up for the kickoff event on October 25. Forza Forni and Ace Endico will also be holding smaller events that week. The print and social media advertising campaigns will cost \$7,500, of which the EDC has contributed \$1,500.

08/11/21 - Attended Workforce Development Incentive presented by the Regional Council of ESD.

08/17/21 - Did an in-person interview with Putnam County Historian regarding the impact of the pandemic on the local economy.

08/18/21 – Attended virtual Workforce Consortium

08/18/21 - Did a telephone interview with Elaine Chan, Consumer Protection & Financial Enforcement Division, Consumer Examinations Unit, NYS Department of Financial Services regarding an evaluation of the Community Reinvestment Act and what opportunities local financial institutions could offer to serve the general public's credit needs.

08/23/21 – Did a telephone interview with Jonathan Drapkin of Pattern for Progress regarding the labor shortage

08/25/21 - met with NYSEG Regional Manager of Community Outreach and Government affairs regarding a possibly joining the PCEDC Board of Directors.

09/02/21 - met with Put Co Planning Commissioner Sandra Fusco regarding in progress and planned infrastructure improvements.

09/09/21 - attended Mid-Hudson REDC Virtual Public Meeting

09/10/21 - Met with Walt Recher regarding PCEDC Memberships.

**Ongoing:**

***Film Putnam***

Held a Working Lunch for elected officials at Tilly Foster Farm on July 29 with Tourism. Presenters included Putnam County Risk Manager Mat Bruno, Brewster's Tag Meek Production Company, actor/director Noah Hutton, HVFC executive director Laurent Rejto and a local location scout. The goal was to identify best practices for permitting. Continued working with Rachael on *Film Putnam* landing page for EDC and County's websites, including a Sizzle Reel. Met with our website designer Carol Genovese on 08/25/21.

**Wonderama:**

Met on site at Tilly Foster Farm on 07/20/21. Five acres of property associated with the new Northeast Logistics Center is to be deeded to the county at the end of October, and this is the preferred site. There are 29 Qualified Production Facilities (QPFs) in the Mid-Hudson Region, but none of these are in Putnam County. Wonderama would be the anchor for a Putnam County multiple use QPF. Met with principal and with Maureen Hallahan, President & CEO, Orange County Partnership in Goshen to talk about their 'lessons learned" in bringing LEGOLAND to Orange County; had team conference call on 08/09/21. Continued working with principal on putting together a proposal for Putnam County.

**Envision Brewster Revitalization Project:**

Met with Kyle Mathis of iParkBrewster regarding possible grants and funding opportunities on 08/27/21; follow up conference call with Kyle and Eric Warren of ESD on 09/01/21.

**Putnam County:**

Unemployment – NYSDOL reported that Putnam County's rate of unemployment was at 4.8 % in July 2021, which was the lowest in the Mid-Hudson Region They were at 13.2 % in July 2020. Sales Tax Revenue - YTD Jan – July 2021 sales tax revenue totaled \$43.4M, an increase of \$8.8M from the same period in 2020. For the month of July 2021, \$6.1M was collected in sales tax receipts, up \$1.22M as compared with July 2020. Commission of Finance Bill Carlin attributes the increases to higher prices for oil and gas, consumer online purchases and increased purchases of vehicles and of appliances, which have skyrocketed in price. The county has projected collecting \$59.7M ins sales tax revenue by the end of the calendar year.