



PCEDC Board Meeting Minutes
ANNUAL MEETING
January 10, 2023
9 a.m.

Present: Alana Mikhalevsky, Chris Ryder, John Kraus, Kimball Gell, Walter Recher, Dylan Miyoshi, Richard Weiss, Don Minichino, Joe Roberto, Marjorie Keith and Robert Zubrycki

Absent: Dr. Mark Hirko

Staff: Kathleen Abels, Rachael Paradise

Guests: Bill Nulk (PCIDA)

- I. 9:01 a.m. Call to Order
- II. Approval of November Board Meeting Minutes: *The motion was passed unanimously.*
- III. Policy Approval: Investment Report Guideline – We don't currently have investments so this remains unchanged. Procurement – This too is unchanged as we have procured nothing. All other policies appear to be up-to-date. Board members should respond via email their approval of our current policies.
- IV. Reappointment of Directors with Expiring Terms: Bob Zubrycki, Walter Recher and Marjorie Keith are returning. Joe Roberto is stepping down as he is retiring from Putnam County Savings Bank. He recommends the EDC reach out to Richard Patrone, PCSB vice president and Mahopac resident, to join the EDC board. Mr. Roberto would like the Nominating Committee to consider him and said Mr. Patrone is interested in joining. *A motion was made to reappoint Mr. Zubrycki, Mr. Recher and Ms. Keith and was passed unanimously.*
- V. Appointment of Officers for 2023. The slate is as follows:
Chair – Alana Mikhalevsky
Vice-Chair – John Kraus
Treasurer – Richard Weiss
Secretary – Walter Recher
A motion was made to elect the above officers for 2023 and was passed unanimously.
- VI. Appointment of Committee Members for 2023 are as follows:
Audit Committee – Alana Mikhalevsky, Richard Weiss and John Kraus
Nominating Committee – Alana Mikhalevsky, Marjorie Keith and Walter Recher
Marketing Committee – Walter Recher, Don Minichino, Chris Ryder and Dylan Miyoshi

Events Committee – Marjorie Keith, Kimball Gell, Robert Zubrycki, Walter Recher and Don Minichino

Governance – The 4 officers will be the composition of the committee.

All of the above were approved by motion of the board.

VII. Other Business

- A. ABO Training is required every 3 years. Ms. Paradise will reach out to board members who need the training. Next Session is 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 and Conflict of Interest forms need to be done annually. Ms. Paradise will email the forms out to those attending via Zoom.

VIII. Real Estate Report: Mr. Minichino would like to create spreadsheets to capture recent commercial transactions as well as certain targeted properties. Mr. Nulk noted the number of projects that are in progress including Ace Endico's expansion, a housing project on Seminary Hill Road and the distillery on Seminary Hill Road.

IX. Marketing Report: The Marketing Committee (Walter Recher, Don Minichino and Chris Ryder) has reported the following:

- Marketing Committee met to review marketing plan including promotional video, leveraging Fall PCEDC Economic Summit as initial branding strategy of marketing plan;
- Researched County marketing strategies and RFPs;
- Met with PCEDC President to review Symposium and discuss 2023 goals;
- Researched PCEDC social media to review, recommend new followers;
- Reviewed PCEDC website and updated recommendations including having better visuals/photographs.

Ms. Abels and Ms. Paradise do plan on meeting with our website designer to work on a redesign.

X. President's Report: *Please see report attached.*

XI. Adjournment

**** Next meeting is March 7 at 9 a.m. ****



President's Report
November 8, 2022 – January 9, 2023

Sent out several site searches for Empire State Development to commercial realtors.

Continued participating in quarterly Red-Carpet meetings.
Continued weekly, in-person collaboration meetings with Tourism.

Continued serving on Board of Directors for Town of Southeast Cultural Arts Coalition and for Friends of Lasdon Park and Arboretum.

Began sharing and promoting Pattern for Progress' regional EV Charging Station Plan.

11/15/22 – Participated in Hudson Valley Regional Council meeting.

11/21/22 – Attended MHREDC CFA presentation.

12/06/22 – Attended Cold Spring Chamber of Commerce meeting in Garrison.

12/28/22 – Met with principal of Little Carrots Baking Co to discuss her business plan. Located available commercial kitchen for lease and connected her with a Mentor from SCORE.

12/30/22 – Attended County Executive's Swearing In Ceremony at Carmel High School.

New Projects:

Village of Brewster - Brewster Crossings revitalization project still moving forward. Town of Southeast is actively working with the developer, who wishes to purchase 1 Main Street and 67 Main Street from the Town. Town of Southeast Cultural Arts Coalition (TOSCAC), on whose Board both Bob Zubrycki and I serve, has received a CFA Round XII Award of \$500,000 through the Regional Economic Development Council Initiative from the Environmental Protection Fund as administered by the Office of Parks, Recreation and Historic Preservation. This money will be used to repair and preserve Old Town Hall at 67 Main Street. Hudson Highlands was also awarded a generous grant; however, it's for the Dutchess Manor on the Dutchess of the Fjord Trail.

- Carmel - Paul Camarda's property in Carmel on Route 6 and which abuts Centennial Golf Club, calls for 300 units of housing—mostly townhomes—on two parcels of land. The first parcel, known as The Fairways, would feature 150 units of which 114 will be senior/age-restricted housing, as well as 36 non-age-restrictive units. The neighboring parcel, known as Gateway Summit, would be 150 entirely non-age-restrictive townhouses. The origin of this project dates to 2004.
- Patterson – new hotel proposed at Route 311 and Fair Street.
- Put Valley - Megara project is moving forward. This for-profit project will include Renaissance Fairgrounds, a sewer treatment plant, a solar farm, a cell tower, a hotel and hopefully a Qualified Production Facility. Current property owner is Mirash Dedvukaj, GMJJ LLC. Property is now in foreclosure and Megara plans to purchase it at auction from the County.
- Southeast – AceEndico Expansion is in progress
Land is being cleared for new Subaru dealership and staging area
Lots of work in progress on expanding Pugsley Road for new warehouse and for ProSwing, which has not yet received final approval.
Former Bull & Barrell to become retail on ground and second floor and jazz club/performing arts center on top floor.
Former Melrose School is for sale (2 parcels totaling 23.35 acres) with a few interested purchasers.
In the planning process:
Volz Cloverleaf (near a Brewster Ford in between 684 Northbound and Southbound). This will be an Enterprise parking lot /HQ (not a rental outlet) and a storage area for Brewster Ford vehicles.
A hydroponic farm for micro greens/lettuce etc. is proposed off of pFarm to Market Road. Fish are involved, as are greenhouses and possible agricultural education coordinated with Brewster High School.
Logistics Center *Alfacor* will be located on Fields Lane.
There is a large affordable senior housing complex proposed across from Lakeview Plaza. 100 Units and a self-storage center.