

PCEDC Board Meeting Minutes

Tuesday, Nov. 8, 2022

8 – 9 a.m.

Present: Richard Weiss, Alana Mikhalevsky, Marjorie Keith, Daniel Leary, Joseph Roberto, Walter Recher, , Kimball Gell Dylan Miyoshi, Robert Zubrycki, Chris Ryder and Dr. Mark Hirko

Absent: John Kraus and Don Minichino

Staff: Kathleen Abels, Rachael Paradise

- I. 8:10 a.m. Call to Order
- II. Approval of September Board Meeting Minutes: *The motion was passed unanimously.*
- III. Executive Session: One-year contract for EDC President Kathleen Abels was renewed for 2023. It was noted that her “skills of bringing together such diverse groups has been very impressive.”
- IV. Breakfast Symposium Debrief:
 - A. From a marketing stand-point the turnout could have been better. It may benefit us to send out the invite earlier and follow-up with reminders closer to the date of event. It might also be helpful to have the ads look different from the invitations.
 - B. The program was right on target.
 - C. The venue was accommodating.
 - D. We would like to hold the event annually.
 - E. Perhaps having 1 keynote speaker with a panel discussion would be a better use of the time. And we should speak a little more as to who EDC is and what we do.
 - F. Post-event press was in both the Courier and the Examiner.
- V. Real Estate Report: Tabled
- VI. Marketing Committee Report:
 - A. The committee discussed having a video made of high-impact locations around Putnam County to attract businesses, support local businesses and grow businesses to/in the county.
 - B. It would be good to hold two annual events – the business symposium in the early fall and a spring lunch-and-learn type of event.
 - C. We still need to work on membership. We did great with sponsorships for the symposium (\$12,000).
 - D. The website could use a makeover. Ms. Abels and Ms. Paradise will reach out to our web designer about it.

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

VIII. New Business:

A. Should we change the time of our meetings from 8 to 9 a.m. We will poll the board members to get a consensus of the best time.

B. Board member terms are coming up. We will need the nominating committee to look for new members to replace those who choose not to return.

IX. Other Business: Richard Weiss is working on financials to ensure we are in compliance with the Paris Report.

Adjournment – 9:20 a.m.: *Motion to adjourn meeting approved.*

Next Meeting: Jan. 10 at 8 a.m.

President's Report
September 13, 2022 – November 7, 2022

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

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.

Continued working on Breakfast Symposium Event scheduled for September 29.

Film Putnam – Stetson Apparel filmed a commercial at Veterans Memorial Park and at Tilly Foster Farm on 10/27/22 and

Filming for *A HOLIDAY SPECTACULAR*, which was produced by Choice Films, took place during the first quarter of 2022 in Garrison, Kingston, Newburgh, and Staatsburg, as well as Radio City Music Hall and a few other NYC locations. Cast and crew included many Hudson Valley locals. The film, which features Ginna Claire Mason, Derek Klena, Eve Plumb and the iconic Ann-Margret, premieres on the Hallmark Channel this November 27.

The story is set in 1958. Maggie (Mason) is an heiress from Philadelphia who puts her high-society wedding plans on hold to make her secret dream come true: dancing live on stage in the Christmas Spectacular at Radio City Music Hall. www.tinyurl.com/hallmarkspectacular

A local commercial realtor has contacted me regarding an entity that is trying to buy +-300 acres in Patterson to build a QPF and film lots. Property is presently zoned residential.

09/14/22 – virtual meeting with Carla Castillo, new Interim Executive Director of Hudson Valley Regional Council.

09/15/22 - attended Cold Spring Chamber of Commerce meeting at the boathouse at Glynwood. Attended evening grand opening of Promenade 6 in Carmel.

09/26/22 – participated in virtual meeting with the attorney for and the proposed purchasers of NYSEG building in Terravest Corporate Park in Southeast.

09/28/22 – Red Carpet team meeting; prep and set up for Breakfast Symposium.

09/29/22 – Breakfast Symposium. 76 attendees, 9 no shows, \$12k in sponsorships and a net profit of \$6,719.25.

10/06/22 - Attended Pattern for Progress' Annual Main Street Conference in Middletown .

10/07/22 – Presented 2023 Proposed Budget at Friday night Legislature Meeting.

10/14/22 - Attended Mid-Hudson Regional Economic Development Council Meeting in Newburgh to represent the County.

10/19/2022 – in person meeting with new Hudson Valley Regional Director, Steve Kollias, for the Office of U.S. Senator Kirsten Gillibrand, Tourism and Deputy County Executive.

10/20/22 – Rachael and I completed State Book Training made available through HVRC's EDA-funded CARES Project. This allows us free access to this data platform program through the end of the calendar year.

11/04/22 – field checked proposed \$120M Hudson Highlands Fjord Trail from Cold Spring to Beacon. Although this appears to be a very well-thought out and beneficial project, there are some concerns about it from the westerly side of the county.

11/07/22 – Attended Hudson Gateway Association of Realtors meeting in Mahopac.

New Projects:

Brewster - Brewster Crossings revitalization project moving forward. Town of Southeast is actively working on selling 1 & 67 Main Street properties to developer. On 11/02/22, the Town Board passed a negative declaration on a full EIS. Next steps are public hearing(s), a 30-day stay for permissive referendums and then to go to contract.

Patterson – new hotel proposed at Route 311 and Fair Street. Went before Town Board on 11/02/22.

Put Valley - met with property owner and hotelier regarding proposal for Barger Street. Zoning, road widening, and site prep make this cost prohibitive. Will try to connect hotelier with another hotel property owner.

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 – 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

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.