



PCEDC Board Meeting Minutes
Tuesday, Sept. 14, 2021
8 – 9 a.m.

Present: Robert Zubrycki, Richard Weiss, Daniel Leary, Alana Mikhalevsky, Joseph Roberto, Walter Recher, John Kraus, Don Minichino

Absent: Marjorie Keith, Cathryn Fadde and Dr. Mark Hirko

Staff: Kathleen Abels, Rachael Paradise

Guests: Bill Nulk (PCIDA)

- I. 8:05 am Call to Order
- II. Approval of July Board Meeting Minutes: *The motion was passed unanimously.*
- III. Cannabis Manufacturing in the Hudson Valley:
 - a. Don Minichino discussed the requirements, issues and concerns of opening cannabis manufacturing sites in the Hudson Valley. He said it is difficult being a commercial real estate broker when it comes to finding properties for cannabis manufacturing because not only do you have to find the right property, you have to find the right town. At this point, banks cannot get involved due to federal laws so most facilities are being privately funded. However, the banking industry is “sitting on the sidelines” waiting for clarity on the legal front.
 - b. There are sites opening throughout the Hudson Valley and zoning depends on the town. Because there are no preexisting zoning regulations, it is often addressed on a case-by-case basis. Warwick, for example, zones the facilities as light industrial. There, a 38-acre former hospital was purchased prior to legislation in anticipation that marijuana would become legal in New York State. In Ellenville (Ulster County), Cresco Labs expanded its operations to include recreational in the addition to medical manufacturing. Pharmacann (Orange County) plans to add recreational manufacturing to its facility. There are political hurdles in some towns they have zoned cannabis manufacturing as heavy industrial as a preventative measure. It should be noted that marijuana manufacturing and marijuana dispensaries are not the same. Towns can vote to prohibit dispensaries, but not manufacturers.
- IV. Marketing Committee Report: Walter Recher gave an update of the Membership Opportunities draft. Membership prices vary from \$100 to \$5,000. It was stressed that members need to have both planned and organic networking opportunities. Board members will offer feedback/suggestions. It was also recommended that the



Small Business Advisory Board, instituted during the height of the pandemic, be sent the document for their feedback.

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

VI. Film Putnam Sizzle Reel

a. The board was shown the draft of the sizzle reel that will be used on the Film Putnam website.

Adjournment – 9:30 a.m.: *Motion to adjourn meeting approved.*

Next Meeting: Nov. 9, 2021, at 8 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 Halahan, 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.