

**2025 Outside Agency Annual Report
January 22, 2026**

Putnam County Economic Development Corporation (PCEDC)

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Description of Agency

PCEDC is a 501(c) (6) not-for-profit organization incorporated in New York since 1996 to act as the external marketing organization for the economic development of Putnam County. The PCEDC performs as a team with the Putnam County Department of Tourism and the Putnam County Industrial Development Agency.

Services Provided

- Perform Site Searches for NYS Empire State Development Corporation.
- Provide Letters of Support to people and projects applying for grants and/or loans, etc. This year, these included funding for the Hollings Manufacturing Extension Partnership, Community Based Services FY and MGM Empire City's application for one of three available commercial gaming licenses.
- Represent Putnam County on the Mid-Hudson Region Economic Development Council, Hudson Valley Regional Council, the New York Economic Development Council, the NYS Empire State Development Corporation and the Hudson Valley Pattern for Progress.
- Direct individuals and organizations to opportunities and incentives, such as Consolidated Funding Applications, Main Street Grants, Workforce Development Initiatives, Preservation Programs, New York State Affordable Housing grants, etc.
- Serve on Red Carpet Team of the Putnam Workforce Partnership along with representatives from Westchester Community College, Dutchess Community College, the IDA, NYSDOL, Putnam/Northern Westchester BOCES and SCORE.
- Host semi-annual leadership meetings for Chambers of Commerce, Business Council, Tourism, Putnam Arts Council, the History community (REV250) and the IDA to help define roles and goals and to foster a regional approach to concerns such as the workforce shortage, housing, and childcare.
- Interact regularly with Small Business Development Center, including helping them find office space in Putnam County, the Council for Industry and Venture Hub as resources for our existing and potential businesses
- Advocate for infrastructure improvements county-wide. Foster the reoccupation and repurposing of vacant buildings in conjunction with historic preservation,

Main Street revitalization, Transit-Oriented Development, and walkable communities.

- Active member of Commercial Brokers' Associations, including Hudson Gateway Association of Realtors. Gave a presentation on June 4 at DCC in Fishkill for NYSCAR.

Mission Statement

The mission of the Putnam County Economic Development Corporation (PCEDC) is to promote the economic vitality of Putnam County, to retain and grow existing businesses, attract new businesses, broaden the County's tax base, and increase employment opportunities for County residents. The PCEDC acts as a facilitator, bringing together businesses, government agencies and other stakeholders.

Population Served

The PCEDC provides services to existing and prospective businesses, municipal leaders, and collaborative agencies in economic development, including realtors, developers, planners, engineers, business attraction agents and workforce development specialists.

Indirectly, PCEDC works to create economic opportunity for all Putnam County residents by attracting and retaining desirable employers and jobs, expanding the tax base, and enriching the overall quality of life in Putnam County with smart and balanced development.

Significant Events & Accomplishments in 2025

- *Film Putnam* – continued to attract filmmaking and post-production work to Putnam County. This fosters employment for crew members, actors, background extras and services such as accounting, catering, lodging and food. Films and productions partially shot in Putnam County in 2025 include the second season of *The Four Seasons* and the third and final installment in the *Knives Out* series. Work closely with location scouts to funnel filmmaking to Putnam County. Met with County Law Department on March 12 to discuss codifying rules. Co-hosted working luncheon May 15 at Glynwood Regional Food Center for Town & Village Clerks to discuss urgency in processing permits and consistency in fees charged.
- Worked from March through September with Scott Edelman, Executive Director of Burke Rehabilitation Hospital in White Plains to try to find a new outpatient center site in Putnam County. They presently have 13 outpatient centers with two more in progress. Their niche is swallowing, speech and physical therapy. This search continues.
- Oversaw another refresh of PCEDC's website and grew social media outreach with contractor Alana Green of Alana Green Designs.
- Organized and hosted two Leadership Meetings for the four Chambers of Commerce, Putnam County Business Council, Putnam Arts Council, PCIDA, the History Community, and Tourism.
- Participated extensively in HVRC Comprehensive Economic Development Strategy (CEDS) Plan. Met in-person with HVRC and with the Planning Commissioner on Sept. 15.

- Participated in REV250 efforts and events including Putnam County Day at the Whipple Chapel in Kent on June 19 and a meeting at Castle Rock on July 15
- Continued working with Lincoln Equities to find a tenant(s) and/or alternate uses for their 618,000 sq. ft. warehouse on Pugsley Road in Southeast. The adjacent 300k+ sq. ft. warehouse became occupied by and was sold to Lesser Evil Company, a division of The Hershey Company, this year.
- Saw the fruition of a location search for a school for young, special needs children in the opening of the County's Early Learning Center at InterArts building at 4 John Barrett Road in Patterson. This helps to save the County over \$1-1/2 M in transportation costs for students.
- On October 1st at the Putnam County Golf Course, PCEDC hosted its fourth annual Breakfast Symposium with the keynote presentation by Ryan Silva, Executive Director of NYS Economic Development Council on "Improving our Business Climate and Creating Economic Opportunity." A lively panel discussion followed featuring Adam Bosch, President & CEO of Hudson Valley Pattern for Progress, Chelsea Lemon, Director of Government Affairs for the Business Council of New York State, Inc., and Johnnieanne Hanson, CEO for the Council of Industry of Southeastern New York.
- Attended "Old Mall, New Uses" webinar on Jan. 30
- Attended 2-day annual NYSEDC conference in Albany on Feb. 11 & 12
- Attended Affordable Apartment webinar on April 8
- Served as a panelist on the Brewster Chamber of Commerce April 26 evening meeting on "Community Update, Progress in and around Our Town."
- Met with Neel Nayak, the International Trade Manager for Empire State Development's Global NY team on June 19.
- Did an in-person presentation for SCORE at their June 25 meeting
- Attended an evening function for Copland Foundation on June 26
- Participated in a meeting with Airbnb on Sept. 18.
- Completed quarterly large Project Reports for our six towns and 3 Villages.
- Initiated the practice of hiring local undergraduate and graduate students as the PCEDC's administrative assistants.

Staffing

- One salaried employee; no benefits ("President") – Kathleen Abels
- One part-time (approx. 10 hours per week) hourly employee ("Administrative Assistant") – Stratos Pratt

2025 Officers & Directors

Chairman – Don Minichino, Commercial Realtor, KW Realty

Vice Chairperson – Christopher W. Ryder, Executive VP, Putnam County National Bank

Treasurer – Bill Dunkel, Senior Commercial Loan Officer, Tompkins Community Bank

Secretary – Walter Recher, Founder & President, Smallball Marketing

Dr. Mark Hirko, President, Putnam Hospital

Marjorie Nichols Keith, retired Executive Director, Cornell Cooperative Extension of Putnam County

Dylan Miyoshi, NYSEG, Eastern Region Manager – Government & Community Relations

Robert Zubrycki, Violinist, Concertmaster, NYC Chamber Orchestra

Kerrie Mehalakes, District Director, Central Hudson Gas and Electric

Alana Daly Mikhalevsky, VP of Communications and Public Policy, Northeast Gas Association

Angela Briante, Founder & Principal of Briante Realty

Lisa Orro, Accountant, Weiss Advisory Group, LLC.

Sources of Revenue

The PCEDC is primarily funded by Putnam County. In addition, for the last four years, the PCEDC has hosted an annual Breakfast Symposium for educational as well as for fundraising purposes. Cost of services has remained remarkably stable since 2020. No new, unfunded mandates.

Goals for 2026

- Grow the talent pool necessary to attract and support businesses.
- Continue *Film Putnam* as a joint effort of the PCEDC, the Putnam County Department of Tourism and the Putnam County Industrial Development Agency. New York State is one of the most dynamic film and television production centers in the world, The New York State Governor's Office of Motion Picture & Television Development (MPTV) offers generous incentive and tax credit programs. Putnam County offers proximity to talent, to transportation and to unrivaled location sites.
- Continue to be a cheerleader for agriculture and agritourism. The farm brewery legislation has generated employment and economic development for supporting industries, including bottling, construction, freight, printing, and advertising.
- Pursue the designation of a Qualified Production Facility (QPF), also known as a soundstage, to attract more filmmaking and post-production work.
- Plan, prepare and execute the fifth annual Business Symposium in Fall, 2026.
- Attract, retain, and help grow businesses in Putnam County to broaden the County's tax base and to increase quality employment opportunities for County residents.
- Continue to take a comprehensive and holistic approach to our economic ecosystem and to stay on track with growth that enhances the quality of life for our community.

Addendum – Large Projects Update

Village of Brewster:

- *iPark Brewster - Brewster Crossing* – This is a Main Street revitalization/Transit Oriented Development project. Project is on hold as a search continues for a new developer following the sudden death of former principal, Joe Cotter, in October 2024.

Town of Carmel:

- Alexandrian/Gleneida Distillery LLC, Seminary Hill Road – Plans revised in 2023 to include a 200-room destination hotel. Approvals are still needed. Principal Nawaf Salameh died suddenly on April 22, 2025, at the age of 59.

Town of Patterson:

- Proposed Patterson Crossing Retail Shopping Center approved and ready to go
- +- 120 room Adirondack-style hotel is proposed at Route 311 and Fair Street. Developer Pete Monteleone is moving forward with acquiring approvals from outside agencies, including NYCDEP, NYSDEC and NYSDOT.

Town of Philipstown:

- Hudson Valley Shakespeare Festival's (HVSF) has completed the construction of a permanent outdoor theater at its new permanent home in Garrison.

Town of Southeast:

- AceEndico completed its third expansion with an additional 117,000 sq. ft. of building space. AceEndico now has over 500 employees.
- The Farm at Volz Cloverleaf (near a Brewster Ford in between 684 Northbound and Southbound) is completed. This is an Enterprise parking lot /HQ (not a rental outlet) and a storage area for Brewster Ford vehicles.
- 6,000 sq. ft. NYS Police troopers' barrack is approved for Highland Center at 126 Independence Way.