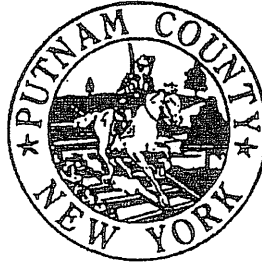


# THE PUTNAM COUNTY LEGISLATURE

40 Gleneida Avenue  
Carmel, New York 10512  
(845) 808-1020 Fax (845) 808-1933

Neal L. Sullivan *Chairman*  
Paul E. Jonke *Deputy Chair*  
Diane Schonfeld *Clerk*  
Robert Firriolo *Counsel*



Nancy Montgomery	Dist. 1
William Gouldman	Dist. 2
Toni E. Addonizio	Dist. 3
Ginny Nacerino	Dist. 4
Carl L. Albano	Dist. 5
Paul E. Jonke	Dist. 6
Joseph Castellano	Dist. 7
Amy E. Sayegh	Dist. 8
Neal L. Sullivan	Dist. 9

## **AGENDA** **ECONOMIC DEVELOPMENT & ENERGY COMMITTEE MEETING** **TO BE HELD IN ROOM #318** **PUTNAM COUNTY OFFICE BUILDING** **CARMEL, NEW YORK 10512**

**Members: Chairman Gouldman, Legislators Jonke & Montgomery**

**Monday** **6:30PM** **December 12, 2022**

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Minutes – August 17, 2022 Meeting & October 7, 2022 Budget Meeting**
- 4. Approval/Re-Appointments/IDA Board/Cheah, Cooke, Nulk**
- 5. FYI/Unemployment Report**
- 6. Other Business**
- 7. Adjournment**

**ECONOMIC DEVELOPMENT & ENERGY COMMITTEE MEETING  
HELD IN ROOM #318  
PUTNAM COUNTY OFFICE BUILDING  
CARMEL, NEW YORK 10512**

**Members: Chairman Gouldman, Legislators Jonke & Montgomery**

**Wednesday**

**August 17, 2022**

**(Immediately following the Rules Committee Meeting beginning at 6:00PM)**

The meeting was called to order at 6:55 P.M. by Chairman Gouldman who led in the Pledge of Allegiance. Upon roll call Legislator Montgomery and Chairman Gouldman were present. Legislator Jonke was absent, and Legislator Castellano sat on the Committee.

**Item #3 - Approval of Minutes – July 12, 2022 Meeting**

The minutes were approved as submitted.

**Item #4 - Approval/Designation/County of Putnam/Tourist Promotion Agency**

Legislator Montgomery questioned that this is for the I Love New York Program funding and can only be used for promotion outside of the county.

Tourism Director Tracey Walsh stated that is correct, it is used to draw revenue from outside of the county.

Legislator Montgomery questioned how we can get the State to realize that other support is needed. She stated her district has enough people coming in and needs infrastructure support. She stated her district does not have the health and safety resources to manage the tourists they have.

Director Walsh stated these concerns are similar to what Cold Spring Mayor Kathleen Foley expressed. She stated businesses need support as well as the residents. She stated she would be happy to have a discussion about it. She stated the I Love New York funding is the only money they are allocated. She stated there could be other grant funding. She noted that the businesses that are in Legislator Montgomery's district, but outside of the Village of Cold Spring, appreciate this promotion.

Legislator Montgomery stated those businesses would support infrastructure funding.

Chairman Gouldman made a motion to approve Designation/County of Putnam/Tourist Promotion Agency; Seconded by Legislator Castellano. All in favor.

**Item #5 - FYI/Unemployment Report – Duly Noted**

**Item #6 - Other Business – Duly Noted**

**Item #7 - Adjournment**

There being no further business, at 7:02 P.M., Chairman Gouldman made a motion to adjourn; seconded by Legislator Castellano. All in favor.

Respectfully submitted by Administrative Assistant Ed Gordon.

#3

**ECONOMIC DEVELOPMENT & ENERGY COMMITTEE  
BUDGET MEETING  
HELD IN ROOM 318 OF THE  
PUTNAM COUNTY OFFICE BUILDING  
CARMEL, NEW YORK 10512**

**Members: Chairman Gouldman, Legislators Jonke & Montgomery**

**Friday**

**6:30PM**

**October 7, 2022**

The meeting was called to order at 6:34 P.M. by Legislator Jonke, who made a motion to recess the meeting, as Chairman Gouldman was running late; Seconded by Legislator Montgomery. All in favor.

At 8:41 P.M. Chairman Gouldman made a motion to come out of recess; Seconded by Legislator Jonke. All in favor.

Chairman Gouldman called the meeting to order and lead in the Pledge of Allegiance. Upon roll call, Legislator Jonke, Legislator Montgomery, and Chairman Gouldman were present.

**Item #3 - 2023 Budget Review**

**Dues – Account 1920 – Page 44**

Chairman Gouldman questioned which organizations this is for.

County Auditor Michele Sharkey stated it is membership to Pattern for Progress, County Executives of America, and National Association of Counties.

**Tourism – Account 6410 – Pages 165-166**

Chairman Gouldman questioned how tourism looks for 2023.

Tourism Director Tracey Walsh stated it looks very good. She stated this year an international writer came from Germany to learn about Putnam County. She stated there is also a writer who has been on the Empire State Trail that specifically asked to stay in Putnam County. She stated the Brewster Train Station is the first Metro North station that is near the Trail when coming up from New York City. She continued providing an overview of the tourism industry in Putnam.

Chairman Gouldman questioned why the requested amount in line 54328 on page 165, entitled I Love New York Program, was much less than the 2022 amount.

Chief Deputy Commissioner of Finance Michael Lewis stated this was an error and the requested amount should be \$120,000 instead of \$60,000.

Legislator Montgomery made a motion to increase line 54328 on page 165 to \$120,000; Seconded by Chairman Gouldman. All in favor.

Chairman Gouldman requested clarification on the decrease in line 54678 on page 165, entitled Leased Transportation.

Director Walsh stated this was an effort to save money as it looks like that expenditure will come in right around \$12,000 this year.

Legislator Montgomery stated Philipstown residents are concerned with what is planned for their area and the number of tourists that it brings.

Economic Development Corporation President Kathleen Abels stated she and Director Walsh are meeting with a representative from United States Senator Kirsten Gillebrand's office to discuss looking for grant funding. She stated she attended a conference with Mayors of villages who had successful revitalizations, and each spoke about the importance of trails and connecting people. She spoke about the various available grants.

Legislator Montgomery stated she is just looking to address the residents' concerns.

#### **Economic Development Corporation – Account 6420 – Page 167**

EDC President Abels stated the 2023 requested budget was only \$500 more than the EDC's 2020 budget. She spoke about how many people moved from New York City to Putnam County during the pandemic. She stated multiple businesses moved from Westchester to Putnam. She stated Putnam County is the only County in the Mid-Hudson region that does not have a qualified production facility, and once it does it will attract more television and film production which is a very lucrative business.

EDC Treasurer Richard Weiss noted that the EDC brought small businesses together during the pandemic to exchange ideas and see how the EDC can help. He stated they are also trying to bring together the business councils and chambers of commerce to ensure there is no overlap and to collaborate.

Legislator Montgomery questioned if the mentioned collaboration is with other county EDCs.

EDC Treasurer Weiss stated not as of yet, though EDC President Abels does collaborate with them. He stated the first goal is to develop collaboration within Putnam County.

EDC President Abels noted they recently had a leadership meeting with the four (4) chambers of commerce, the Putnam Business Council, and the Putnam County IDA.

EDC Treasurer Weiss noted the EDC works very closely with the IDA and IDA Board Chairman Bill Nulk.

Legislator Montgomery questioned the impact of President's Biden's announcement of \$20 billion influx to the Hudson Valley and IBM.

EDC President Abels stated a common denominator with that is the developer that is revamping the IBM campuses in Fishkill and Kingston is also in charge of Brewster Crossings revitalization. She stated she believes this is causing a holdup with the Brewster project.

**Putnam County IDA – Account 6460 – Page 169**

Chief Deputy Commissioner of Finance Lewis stated the IDA, as always, only asked for a modest county contribution. He stated the IDA is in the middle of potential projects that could close next year.

Legislator Jonke questioned what the \$30,000 has been spent on this year.

Chief Deputy Commissioner of Finance Lewis stated he will get that information as he is attending their Board meeting next week.

Legislator Montgomery questioned if their expenses are listed in their meeting minutes.

Chief Deputy Commissioner of Finance Lewis stated they usually are.

Legislator Montgomery noted that their minutes are online so the expenses can be found there.

**Item #4 - Other Business – None**

**Item #5 - Adjournment**

There being no other business, at 9:12 P.M., Chairman Gouldman made a motion to adjourn; Seconded by Legislator Jonke. All in favor.

Respectfully Submitted by Administrative Assistant, Ed Gordon.



**Putnam County Industrial Development Agency**

2 Route 164, Suite 2B

Patterson, NY 12563

845-808-1031 [www.putnamida.com](http://www.putnamida.com)

#4

December 2, 2022

William Gouldman, Chairman  
Economic Development & Energy Committee, Putnam County Legislature  
Putnam County Office Building, 3<sup>rd</sup> Floor  
40 Gleneida Avenue  
Carmel, NY 10512

Re: Reappointments to Putnam County Industrial Development Agency Board

Dear Chairman Gouldman:

I request the reappointment of the following current members of the Putnam County Industrial Development Agency Board.

Please note that under the enabling NY State legislation (Article 18-A of the NYS General Municipal Law) an IDA Board Member is said to retain his/her position until replaced. We consider it important and appropriate for the Putnam County Legislature to confirm our appointments as we move forward with opportunities and the duties of the Putnam County Industrial Development Agency. We are organized as a seven-member board using a staggered schedule with the arrangement continuing in three-year appointments:

Please reappoint for three-year terms ending on December 31, 2025:

Ben Cheah, Town of Philipstown/Cold Spring - Board member since May 2022; now serving as Treasurer

Edward P. Cooke, Town of Carmel - Board member since August 2018; now serving as Vice Chairman

William Nulk, Town of Kent - Board member since May 2016; now serving as Chairman

Accompanying this request for reappointment is information regarding the members qualifications and/or interests in remaining on the Board.

Other Current Board Members:

Simon Carey, Town of Kent - to expire 12-31-2023

Joseph Downey, Town of Patterson - to expire 12-31-2023; now serving as Secretary

Michael Karlsson, Town of Southeast - to expire 12-31-2023

Abby O'Brien, Town of Putnam Valley - to expire 12-31-2023

The above appointments will give us 2 "slates", with one year in the rotation with no expirations.

If you have any concerns or questions regarding this request, please contact me by reply to this email [william.nulk@putnamida.com](mailto:william.nulk@putnamida.com) : or by phone: (c) 845 721-9216.

Thank you for your assistance with this matter.

Best regards,

Putnam County Industrial Development Agency  
Bill Nulk, Chairman  
Putnam County IDA

Cc: Attn: Diane Schonfeld, Clerk of the Legislature

2022 DEC -6 PM 1:09

## William Nulk

December 2, 2022

William Gouldman, Chairman  
Economic Development & Energy Committee, Putnam County Legislature  
Putnam County Office Building, 3<sup>rd</sup> Floor  
40 Gleneida Avenue  
Carmel, NY 10512

Re: Reappointments to Putnam County Industrial Development Agency Board

Dear Chairman Gouldman,

I am requesting reappointment to the Board of the Putnam County Industrial Development Agency. Having worked to bring the Agency out of the awkward circumstances it was in back in 2015-2016, I am happy to say that it is now functioning with a full seven-member Board and is poised to provide the services it is authorized for to offer to deserving businesses staying and coming into Putnam County. I have had the honor of serving as the Chairman of the Board of the Agency since being appointed by the Legislature in May of 2016.

I would very much like to have the opportunity, in another three-year term, to continue with the training of our Board Members and arranging for a bona-fide executive director/staff administrator to do the necessary functions to prepare projects for authorized benefits and perform the required reporting duties that currently are being done by our outside consultant and myself. Within the past few years, the PCIDA has been able to join with the PCEDC and Putnam Tourism into a recognized Economic Development Team that has been able to attract new commercial opportunities and retain our existing business partners, even under some very trying circumstances.

I look forward to being reappointed to the PCIDA Board for another term.

Thank you,

A handwritten signature in black ink, appearing to read "Bill Nulk", with a stylized flourish at the end.



### **Biographical Summary of IDA Board Members.**

*The Public Authorities Accountability Act of 2005 and 2009 Authority Reform Act requires that the IDA post a brief outline of the qualifications & professional experience of each member. For current members, indicate Board activities.*

**Name:** Edward Cooke  
**Appointed:** on 8/2018 by the County Legislature Council  
**Term:** At the pleasure of the City Council  
**Board Officer: (Chair, Secretary etc)**  
**Committees and Ad Hoc committees: Governance, audit etc**  
**Additional Activities:**

Vice Chairman

Audit and Finance Committee

Governance Committee

**Resident:** (31 years)

**Previously:**

**Profession:** Carpenters Union Representative

**Current and Previous Employment:** Talent, experience, skill that they bring to the Agency Board North Atlantic States Regional Council of Carpenters

Contract writing, understanding NYS labor law, good governance practice, understanding of Roberts Rules for proper meeting decorum and reportings

**Military:**

#### **Civic Participation:**

Putnam County Veteran Park Advisory Committee

Make a Wish Project Volunteer

#### **Education:**

Rutgers School of Management and Labor Relations

Labor Law, Ethics, Contracts and Negotiations.

⏪ Reply all ⌵ 🗑 Delete 🚫 Junk 🚫 Block sender ⋮

## Re: Putnam Industrial Development Agency

ⓘ You replied on Wed 3/30/2022 4:25 PM

BC

Ben Cheah

Tue 3/29/2022 12:42 PM

To: William Nulk

Cc: Edward Gordon; Nancy Montgomery; putcoleg@putnamvountyny.gov

👍 ⏪ ⏩ ⏴ ⏵ ⋮

You don't often get email from cheah@stern.nyu.edu. [Learn why this is important](#)

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Dear Chairman Nulk,

This morning I heard of opening(s) on your board at the Putnam Industrial Development Agency. This immediately piqued my interest and reached out to Nancy Montgomery, who suggested I contact you.

Short Bio: I live in Cold Spring with Megan, my wife, and two sons at Haldane School. I am a businessman and have had two careers: one on the creative side of film and tv sound; and the past ten years as a creative operations executive. I hold a degree from Australia's National Film Academy (alumna including Jane Campion), and I completed an MBA in finance from NYU's Stern School of Business. Separate from my career - I own and run Sound House Corp, a closely held real estate investment company (incorporated in New York State in 2000).

I am passionate about contributing to creating fertile economic conditions to attract environmentally viable and economically sustainable businesses and manufacturing to Putnam County. I strongly believe there has never been a better time for this to succeed.

I hope to speak or meet to discuss this opportunity. Please let me know if there is a convenient time.

Kindest regards,

Ben

--

Ben Cheah

#5

WE ARE YOUR DOL



2022 DEC -7 PM 2:57

Select Seasonal Adjustment  
☒ Not Seasonally Adjusted

Select Measure  
☐ Employed  
☐ Unemployed  
☐ Labor Force  
☒ Unemployment Rate

Select Area Type  
County

Select Area  
Putnam County

Select Date Range  
January 1976 to October 2022  
and Null values

Area  
☒ Putnam County

Area: Putnam County Measure: Unemployment Rate Adjustment: Not Seasonally Adjusted Date Range: January 1990 to October 2022

