

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

Chairwoman Russo, Legislators Crowley & D'Angelo

Monday

6:00PM

June 29, 2026

The meeting was called to order at 6:02 P.M. by Chairwoman Russo who requested that Legislator D'Angelo lead in the Pledge of Allegiance. Upon roll call, Legislators Crowley and D'Angelo and Chairwoman Russo were present.

Item #3 - Acceptance of Minutes – March 30, 2026 Meeting & April 27, 2026 Meeting

The minutes were accepted as submitted.

Item #4 - Discussion – Update – Putnam County Business Council's (PCBC) Climate & Economic Development Survey – Government Liaison Nat Prentice

Chairwoman Russo called forth Putnam County Business Council Government Liaison Nat Prentice to discuss this item and thanked him for coming.

Liaison Prentice stated that he is back to talk about the Putnam County Business Council's (PCBC) mission and their Business Climate & Economic Development Survey, which will communicate what's going on with local businesses, what they're thinking and what is getting in the way of their progress. He stated that the PCBC, as a non-government agency, hopes to recreate the good partnership it had in the past with the Legislature, Economic Committee, Putnam County Industrial Development Agency (IDA), and Putnam County Tourism. He explained PCBC is a volunteer group with the goal of listening, advocating for and working to retain businesses in Putnam County. He stated that they are mostly a reporting unit, and in listening well to businesses and reporting that back, he hopes that there is some level of legislation influenced. He stated that PCBC is hoping to complete the survey over the Summer, so that in Fall the findings can be presented to the Legislature. He stated that PCBC is partnering with the Westchester Business Council to piggyback on their work with state and federal level government.

Legislator Crowley stated that as a former PCBC board member, she's happy to see Liaison Prentice still working with the board, as they provide many services connecting businesses with different County and non-government entities to help keep businesses thriving.

Liaison Prentice cited Lamothermic Precision Investment Casting Corp., a casting business with sixty-five employees, as an example of a company the PCBC has helped retain through providing connections to resources.

Legislator D'Angelo stated that it is important work that Liaison Prentice does as an advocate for businesses, and that he is looking forward to helping rebuild the relationship between the Legislature and PCBC.

Chairwoman Russo thanked Liaison Prentice and stated that she looks forward to working with him and his group.

Item #5 - Approval - Payment In Lieu Of Taxes (PILOT) Agreement – Apap Land Management LLC Project / Putnam County Industrial Development Agency

Chairwoman Russo made a motion waive the rules and accept additional; Seconded by Legislator Crowley. All in favor.

Bill Nulk, Chairman of the Putnam County Industrial Development Agency (IDA), stated he is present to move the process along to get two projects finalized. He explained that New York State allows the IDA to operate with the authority to give tax abatements without going to the Legislature, but as a courtesy, he seeks approval of the Legislature. He stated both projects are for Putnam County businesses moving to bigger properties, and that offering IDA benefits such as PILOT deterred them from moving out to Connecticut.

Chairwoman Russo questioned if it's ten-year program.

Chairman Nulk stated yes, and that is a standard typical PILOT program and reasonable amount of time for businesses to become full-fledged tax-paying community members.

Legislator Crowley stated last time Chairman Nulk presented a PILOT, there were some issues with labor and IDA compliance. She questioned if he felt comfortable in his position now and being able to make sure that businesses comply with trying to hire people from the County and through local labor unions.

Chairman Nulk confirmed that both businesses being discussed here understand the IDA labor agreement and that it will be monitored; as it is a dominant part of the application process and they have to sign the agreement. He stated that both businesses plan to bring on additional employees.

Legislator Crowley stated she hopes that the IDA will not have to deal with compliance issues again and questioned if Chairman Nulk is confident that there will now be access to proper employment records.

Chairman Nulk stated yes and that in these particular cases, that will not be a problem. He offered an update on a recent successful business, Lesser Evil, in regard to their compliance and expansion. He stated that they now have an additional 40 employees, mostly from Putnam and lower Hudson Valley.

Legislator Crowley stated that she is pleased to see infrastructure developing and a small lift on the tax burden to constituents.

Legislator Regan stated he is uncomfortable with both projects, as he understands them, relative to the ten-year PILOT and School District, Town and County tax levies. He questioned if alleviating taxes for these two businesses means that the remainder of the levy is fulfilled by taxpayers for the ten-year period. He stated that both businesses are already existing businesses moving to a prime location.

Chairman Nulk stated he isn't sure if they would get charged on the levy because it's based on the tax bill that the County or individual taxing authority sends out and that taxes shown on the tax bill are what is owed.

Legislator Regan questioned that when a PILOT is granted, does that mean County budgets are cut back and adjusted to reflect the lesser income for the next ten years.

Chairwoman Russo stated that she isn't positive, but as one of the properties moved from Patterson to Southeast and a larger facility, Patterson loses unless they rent or lease the space, and Southeast's tax revenue increases, as the business expanded and is growing.

Legislator Regan stated that as the businesses are going from Putnam County to Putnam County, he doesn't know if giving them a ten-year PILOT on their tax assessment best represents the individuals he was sent here to represent.

Chairman Nulk stated that both properties were previously undeveloped.

Legislator Regan stated yes, where the companies are moving to, however both companies are operating in Putnam County right now, being taxed at 100% of their assessed value and are staying in Putnam County. He stated that now with PILOT, the tax gap will be filled in by our residents for the next ten years. He questioned if both companies' planned moves are contingent on approving the PILOT.

Chairman Nulk stated it was part of the entire package and is an incentive for them to retain and increase the number of jobs by moving to larger properties, and in both cases, there is already talk about companies coming in to take over the properties they are leaving.

Legislative Counsel Heather Abissi stated that it's a mistaken premise to think that because the business is getting a reduction that the County is losing money, as the PILOT is an incentive to now put a business on land that was vacant.

Legislator Regan stated he fails to understand how that's true, as the businesses already generate revenue within our County right now, as opposed to moving to the County.

Legislative Counsel Abissi explained that the businesses would occupy land that was previously vacant and not taxed at this rate before, and additional revenue would also be generated from employee spending at local businesses and that the benefit is also an increase in jobs.

Legislator Regan stated that in his opinion, it's a bad premise to have companies moving from Putnam County to Putnam County becoming part of PILOT, and that he thought the purpose of the IDA would be to also bring in new businesses. He questioned whether both companies would have left the County if not granted PILOT.

Chairman Nulk stated yes that there was a good possibility of them going to Connecticut.

Legislator Regan questioned if the other taxing agencies have approved of this PILOT.

Chairman Nulk stated that the IDA went to each taxing entity with the same request and there was a scheduling issue. He stated that they went first to the Town of Southeast, who did not want to be the first to decide, and then to the School Board, who wanted to wait and see what the County would do.

Legislator Crowley questioned if this item is a typical PILOT, as it looks like they would pay more in year one than most others.

Chairman Nulk stated no, they are paying 50%, which is what PILOTS start with. He stated that the exception he recalls was for a battery storage business that the state was involved in.

Legislator Crowley stated she has always supported PILOTS, especially when vacant land is used. She explained that previously, she was not thrilled with the aesthetics of the giant cement building on Pugsley Rd., but they were a PILOT making a lot of money, generating revenue and jobs and also donating green space they owned to the County. She stated the IDA has been really great, has done a lot of work and that it's necessary to attract businesses to Putnam to take a bit of the burden off of taxpayers. She stated that the potential of vacant land becoming a \$10 million dollar piece of land shows that the ends justify the means. She stated that already thriving businesses who want to expand and stay in Putnam County pose less risk.

Legislator Regan stated that he is pro-business but is conflicted in thinking about the people he is representing. He questioned whether either business is customer facing or just warehouse operations.

Chairman Nulk stated that Apap is a contracting company and Kinsley is an energy generating company.

Legislator Regan stated that in his understanding, both businesses are not store fronts where residents go to buy items. He stated that since the Town of Southeast and the School District have yet to decide on this, perhaps the County's decision should come after it's known if those two home entities think this is a good idea.

Legislator D'Angelo stated that he agrees with some of what was said and that keeping sales tax receipts high helps lower taxes for taxpayers. He stated that these two businesses have proven they can generate tax revenue and want to grow. He stated that in his opinion, New York is an anti-business state to begin with, so if we have the ability to keep businesses here, we have to lead in making the tough decision before the other entities and support these businesses.

Legislator Crowley stated in the past, the Legislature has been the first to approve the PILOTS, and then the Towns and Schools.

Chairman Nulk confirmed, and stated this time, there were scheduling issues and that seeking Legislature approval is not required but is the right and smart thing to do.

Chairwoman Russo stated she was at first upset when she heard that one of the businesses being being discussed here was leaving Patterson but is proud that they are still in Putnam County, as they are a thriving business serving customers here daily. She stated that she is hopeful that they will one day also have a storefront.

Legislator Russo made a motion to pre-file the necessary resolution; Seconded by Legislator Crowley. All in favor.

Item #6 - Approval – Payment In Lieu Of Taxes (PILOT) Agreement– 20 Fields Lane Project (Kinsley Group) / Putnam County Industrial Development Agency

Chairwoman Russo made a motion to waive the rules and accept additional; Seconded by Legislator Crowley. All in favor.

Legislator Regan stated he would like to ask Chairman Nulk if the IDA could focus on outside businesses coming in as priority, when the opportunity arises.

Chairman Nulk stated that their goal and mission is to bring in and retain businesses, and he stated that in the last year and a half, Lesser Evil has become a showcase operation, increasing operations and employees.

Chairwoman Russo stated it is difficult to bring in new businesses when those businesses see that we cannot retain the ones that are already there, and that she is thankful for the IDA's efforts.

Legislator Crowley stated that many of the business owners here are also residents and they know the hurdles they have to get through, such as watershed and permits, and yet they are all in and want to be here.

Chairman Nulk stated that this process with the Legislature and IDA happens after public hearings and all other approvals.

Chairwoman Russo made a motion to pre-file the necessary resolution; Seconded by Legislator Crowley. All in favor.

Item #7 - FYI – Unemployment Report

Legislator Russo stated this report is an FYI for review, and that the forecast looks pretty good.

Item #8 - Other Business (None)

Item #9 – Adjournment

There being no further business, at 6:45 P.M., Chairwoman Russo made a motion to adjourn; Seconded by Legislator D'Angelo. All in favor.

Respectfully submitted by Administrative Assistant Mary Dechiaro.