

**Minutes of the Board of Directors
Meeting of
June 23, 2008**

Chairman Kevin Bailey called the meeting to order at 4:30 p.m.

1. Roll Call – The following Directors were present: Richard Ruchala, Vincent Murphy, Josh Meyer, CEO-Burt Houseworth and CFO-Alan Wolfson.

The following guests and visitors were present:

Joseph Carlucci, Esq.	-	Cuddy & Feder LLP
Robert Schneider, Esq.	-	Cuddy & Feder LLP
Harold Lepler	-	Broad Reach LLC
Karl Horberg	-	Dairy Conveyor
Peter Klein	-	Fedelco – Star Plaza

2. Approval of Minutes – Minutes of the March 27, 2008 meeting were reviewed. Motion to approve the minutes by Kevin Bailey, seconded by Josh Meyer; carried.

3. Resolution: Dairy Conveyor Project – Motion to approve the Resolution regarding the development of a new 45,000 sq. ft. manufacturing facility in Terravest Park for Dairy Conveyor submitted by Kevin Bailey, seconded by Richard Ruchala; carried. This project is expected to involve a bond issue of an estimated \$12.3 million. (See exhibit 2.)

4. Finance – Review and approve the Putnam County Industrial Development Agency Financial Audit for years ended December 31, 2007 and 2006. Motion submitted by Kevin Bailey, seconded by Richard Ruchala; carried.

Review and approve the ABO Paris Report concerning fiscal operation, personnel and budget plans through 2010. Motion submitted by Kevin Bailey, seconded by Richard Ruchala; carried. (See exhibit #3 for Audit. The Paris submission may be viewed in the IDA office by accessing it on the computer.)

5. Review Proposed 2009 Budget for Putnam County IDA - Discussion resulted in an amendment to the budget to revise "Website Costs" from \$1,200 to \$2,000. Motion to approve the 2009 Budget submitted by Kevin Bailey, seconded by Josh Meyer; carried.

Motion to approve the amendment to the 2009 Budget submitted by Kevin Bailey, seconded by Vincent Murphy; carried. (See exhibit #4.)

6. Resolution – Authorizing the Putnam County IDA to enter into The Project Agreement with Jaral Putnam LLC (the “Company”) – to construct the Staybridge Inn on Route 6 in Carmel, NY. Motion submitted by Richard Ruchala, seconded by Josh Meyer; carried. (See exhibit #5 – The Resolution Agreement; exhibit #6 – Town of Carmel Board Approval.)

Town residents written concerns for the hotel project as expressed in the Public Hearing held on June 23, 2008 at 10:00 a.m. in Cornerstone Park, Carmel, NY, are attached.

7. Review of Fedelco Star Plaza Retail Complex Project for the Town of Kent – Presented by Peter Klein and Associate. Fedelco has a meeting scheduled with the Kent Town Board on July 10th to review the progress on environmental issues.
8. Discussion regarding the method of providing “escrow funds” for legal services needed in the processing of Industrial Development Agency Applications. There was a consensus among Board Members that we should establish a practice of requiring a \$5,000 escrow fund to be held by Cuddy & Feder LLP as our legal counsel to satisfy initial legal fees for this purpose. It was also agreed that Cuddy & Feder would provide us with their recommendations as to the control of these funds to include any necessary revision to our formal IDA Application. (See exhibit #7.)
9. Other Business - Burt Houseworth reviewed a listing of documents and subjects discussed with several Town Supervisors. It is believed that by making Supervisors better informed about services provided by the IDA it will facilitate our mutual need to enhance economic development in the County. (See exhibit #8.)
10. Adjournment – On motion by Kevin Bailey, seconded by Vincent Murphy, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Vincent Murphy
Secretary