

Ulster County Economic Development Alliance  
P.O. Box 1800, 244 Fair Street  
Kingston, NY 12402-1800  
Tel: 845.340.3556



## **MINUTES**

Special Meeting of the Board of Directors  
January 13, 2025

The Special Meeting of the Board of Directors of the Ulster County Economic Development Alliance was held at 4:00 pm on Monday, January 13, 2025  
Karen L. Binder Library, 244 Fair Street, 6<sup>th</sup> Floor, Kingston, NY 12401  
Members of the public were also able to join:

Via Zoom:  
Join Zoom Meeting  
<https://us02web.zoom.us/j/84790247494>

Meeting ID: 847 9024 7494  
Passcode: 589535

One tap mobile  
+16465588656,,84790247494#,,,,\*589535# US (New York)  
+16469313860,,84790247494#,,,,\*589535# US

or from:  
34 Wayside Drive  
Hurley, NY 12443

The following Board Members were present in person:

Gregory Simpson, Chair  
Ward Todd  
Herbert Litts III  
Christopher Cerone  
Megan Sperry  
Brian Cahill  
Nejla Liias

Also in attendance:

Amanda LaValle, President /CEO UCEDA  
Chris Jaros, Deputy Commissioner, Department of Finance

Ulster County Office of Economic Development Staff:  
Joshua Stratton-Rayner, Deputy Director  
Fran DePetrillo, Confidential Secretary

Other Attendees:

Lindsay Chen, Ulster County Attorney's Office  
March Gallagher, Ulster County Comptroller, (Zoom)  
Daniel Grippo, Harris Beach PLLC (Zoom)  
Charles Dinstuhl, Ulster County Comptroller's Office (Zoom)  
Mary Walsh (Zoom)  
Allison Fausner, Associate from Cuddy & Feder LLP (Zoom)

The meeting was called to order at 4:04 pm

### **AGENDA**

**Motion:** Herb Litts made a motion to adopt the agenda as presented, seconded by Ward Todd.

**Vote:** Motion Passed

At this time Gregory Simpson, Chair, called for a motion to enter Executive Session. The reason the Chair is requesting Executive Session is to discuss the financial history of a particular corporation and the Lease of Real Property.

**Motion:** Herb Litts made a motion to move into Executive Session, seconded by Nejla Liias.

**Vote:** Motion Passed

In addition to UCEDA Board Members, individuals were identified who should remain in Executive Session: UCEDA Officers, County Attorney's Office, Legal Counsel from Harris Beach, UCEDA/Economic Development Staff.

March Gallagher, Ulster County Comptroller asked to remain in the meeting. UCEDA Board made the decision not to have Comptroller Gallagher remain in the room.

Meeting attendees were placed in a virtual waiting room until the session was complete.

At this time UCEDA Board entered Executive Session.

The following individuals remained:

Gregory Simpson  
Herb Litts  
Brian Cahill  
Ward Todd

Christopher Cerone  
Nejla Lias  
Megan Sperry  
Amanda LaValle  
Lindsay Chen  
Chris Jaros  
Joshua Stratton-Rayner  
Fran DePetrillo  
Dan Grippo (Zoom)

### **UPDATES FROM NATIONAL RESOURCES**

UCEDA Board came out of Executive Session, attendees in the virtual waiting room entered back into the meeting.

Herb Litts stated for the record that no decisions, actions or votes were taken during Executive Session.

**Motion:** Nejla Lias made a motion to send a demand letter to iPark 87 LLC acknowledging their proposed changes to the Master Lease at iPark 87 and apprising them of a default of the Master Lease and demanding a 30 day cure period, seconded by Christopher Cerone.

**Vote:** Motion Passed

### **ADJOURNMENT**

**Motion:** Herb Litts made a motion to adjourn the meeting, seconded by Nejla Lias.

**Vote:** Motion Passed

The meeting was adjourned at 5:14pm