

Ulster County Economic Development Alliance  
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## MINUTES

Special Meeting of the UCEDA Board of Directors  
February 3, 2025

A Special Meeting of the Board of Directors of the Ulster County Economic Development Alliance was held at 4:00 pm on Monday, February 3, 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/83735000565>

Meeting ID: 837 3500 0565

Passcode: 588644

One tap mobile

+16469313860,,83735000565#,,,,\*588644# US

+16465588656,,83735000565#,,,,\*588644# US (New York)

or from:

604 Bradford Ct.

Boynton Beach, FL 33436

or from:

44 Bingham Road

Marlboro, NY 12542

The following Board Members were present in person:

Gregory Simpson, Chair

Ward Todd

Megan Sperry

The following Board Members were present via Zoom:

Brian Cahill

Christopher Cerone (arrived via Zoom at 4:06 pm)

The following Board Members were absent with notice:

Nejla Lias

Herb Litts III

Also in attendance:

Kevin Lynch President / CEO, UCEDA

Amanda LaValle, Vice President, 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)

Charles Dinstuhl, Ulster County Comptroller's Office (Zoom)

Allison Fausner, Associate from Cuddy & Feder LLP (Zoom)

Roger Rosenbaum

Kevin Roberts, Ulster County Legislator, Minority Leader

Joe Maloney, Ulster County Legislator

The meeting was called to order at 4:05 pm

### **AGENDA**

**Motion:** Brian Cahill made a motion to adopt the agenda as presented, seconded by Megan Sperry.

**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 Lease of Real Property from iPark 87 LLC.

**Motion:** Ward Todd made a motion to move into Executive Session, seconded by Brian Cahill.

**Vote:** Motion Passed

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

March Gallagher, Ulster County Comptroller asked to remain in the meeting. UCEDA Board made the decision to have Comptroller Gallagher remain in the session. 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

Brian Cahill (Zoom)

Ward Todd

Christopher Cerone (Zoom)

Megan Sperry

Kevin Lynch

Amanda LaValle

Lindsay Chen

Chris Jaros

March Gallagher (Zoom)

Joshua Stratton-Rayner

Fran DePetrillo

### **UPDATES FROM NATIONAL RESOURCES**

**Motion:** Brian Cahill made a motion to come out of Executive Session, seconded by Megan Sperry.

**Vote:** Motion Passed

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

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

**Motion:** Megan Sperry made a motion to accept the lease termination agreement and to instruct the Chair of UCEDA to countersign the agreement that has been signed by iPark 87 LLC, seconded by Brian Cahill.

**Vote:** Motion Passed

Brian Cahill gave a thorough summary of what was voted on to the attendees who were not in Executive Session.

Kevin Roberts, Ulster County Legislature Minority Leader disagreed to the use of Executive Session. Counsel for UCEDA assured meeting attendees that New York State Open Meetings Law allows for a public body to hold an executive session for lease negotiations without allowing the public to attend.

### **ADJOURNMENT**

**Motion:** Brian Cahill made a motion to adjourn the meeting, seconded by Megan Sperry.

**Vote:** Motion Passed

The meeting was adjourned at 4:25 pm