

Ulster County Economic Development Alliance  
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## **MINUTES**

Special Meeting of the Board of Directors

August 31, 2021

A meeting of the Board of Directors of the Ulster County Economic Development Alliance was held at 4:30 P.M. on Tuesday, August 31, 2021 at 3 Development Court and through a Microsoft Teams meeting:

### **Join on your computer or mobile app**

[Click here to join the meeting](#)

### **Or call in (audio only)**

[+1 845-768-3864](tel:+18457683864), [537050784#](tel:+18457683864) United States, Kingston

Phone Conference ID: 537 050 784#

The following Board Members were present by teleconference:

Todd Diorio

The following Board Members were present in person:

Ward Todd

Sarah Haley

Brian Cahill

Ashley Knox

Zac Kleinhandler

Herb Litts

Also in attendance were:

President:

Tim Weidemann                      Director, Ulster County Office of Economic Development

Ulster County Office of Economic Development Staff:

Samantha Liotta                      Confidential Secretary, Economic Development

Other Attendees

Dante DeLeo                      Ulster County Attorney's Office

Lindsay Simonson                      Ulster County Attorney's Office

March Gallagher                      Ulster County Comptroller

The meeting was called to order by Chair Sarah Haley at 4:33 P.M.

This institution is an equal opportunity provider, employer, and lender.

## MINUTES

**Motion:** Herb Litts made a motion, seconded by Zac Kleinhandler, moved to approve the minutes for August 10, 2021.

**Vote:** The motion was adopted.

## CEO/PRESIDENT REPORT

### Enterprise West

**Discussion:** Tim Weidemann provided updates regarding asbestos abatement and reopening the RFEI for the property with a special interest in seeking property developers.

### Upcoming Contracts for Board Approval

**Discussion:** Tim Weidemann provided updates regarding upcoming contracts for Board approval relating to execution of Schedule A from UCEDA's 2040 contract with Ulster County. Upcoming contracts include: Seasoned Gives and Harvest 360. Contracts will be presented for approval at the next meeting of UCEDA. Presentations may be required.

## OFFICER'S REPORT

### CFO Treasurer's Report

**Discussion:** Tim Weidemann gave a report in CJ Rioux's absence. CJ Rioux is no longer the CFO of UCEDA. There are 3 borrowers that are currently past due on revolving loan funds: Arrowood Farms, Costas & Tate, and Mad Badders. Since financials were calculated, Costas & Tate has paid. Organic Nectars has paid off their loan. Arrowood Farms is being closely monitored.

**Motion:** Brian Cahill made a motion, seconded by Ward Todd to adopt the July financials.

**Vote:** The motion was adopted.

## NEW BUSINESS

### BluePrint Contract Discussion

**Discussion:** The Board expressed desire to go into Executive Session to discuss BluePrint HV's use of the Enterprise West property.

**Motion:** Zach Kleinhandler made a motion seconded by Herb Litts to move into Executive Session at 5:08pm.

**Vote:** The motion was adopted.

**Motion:** Herb Litts made a motion seconded by Ward Todd to move out of Executive Session at 5:54pm.

**Vote:** The motion was adopted.

No decisions or votes were made in executive session.

**Motion:** Ward Todd made a motion seconded by Brian Cahill to request Ulster County to assign the BluePrint HV contract to UCEDA.

**Vote:** The motion was adopted.

#### **Harris Beach Contract**

**Discussion:** To get under contract with legal representation in the event that UCEDA would like to enter into any leases, begin negotiations with developers. There is no fee to engage in the contract.

**Motion:** Brian Cahill made a motion seconded by Zach Kleinhandler to enter into a contract with Harris Beach.

**Vote:** The motion was adopted.

#### **Ulster County CARES Grant Contract**

**Discussion:** Tabled until next meeting.

#### **OLD BUSINESS**

##### **Mad Batters Financial Discussion**

**Discussion:** Tabled until next meeting.

#### **PUBLIC COMMENT**

March would like to be on the distribution list for future meeting materials.

#### **ADJOURNMENT**

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

**Vote:** The motion was adopted.

The meeting was adjourned at 5:59pm.