

Ulster County Economic Development Alliance
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MINUTES

Special Meeting of the Board of Directors
September 2, 2025

Special Meeting of the Board of Directors of the Ulster County Economic Development Alliance was held at 10:00 a.m. on Tuesday, September 2, 2025
Karen L. Binder Library, 244 Fair Street, 6th Floor, Kingston, NY 12401
Members of the public were also able to join:

Join Zoom Meeting
<https://us02web.zoom.us/j/88483953055>
Meeting ID: 884 8395 3055
Passcode: 827454
One tap mobile
+16469313860,,88483953055#,,,,*827454# US
+16465588656,,88483953055#,,,,*827454# US (New York)

Or from:
604 Bradford Ct.
Boynton Beach, FL 33436

Or from:
34 Wayside Drive
Hurley, NY 12443

Or from:
1 Hawk Drive, CSB48
New Paltz, NY 12561

The following Board Members were present in person:
Ward Todd
Leslie Wellington (arrived at 10:04 a.m.)
Christopher Cerone (arrived at 10:10 a.m.)

The following Board Members were present via Zoom:
Gregory Simpson, Chair
Brian Cahill
Megan Sperry (arrived 10:06 a.m.)

The following Board Members were absent with notice:
Herb Litts

Also in attendance:

Kevin Lynch, President /CEO UCEDA
Amanda LaValle, Vice President UCEDA
Chris Jaros, Deputy, CFO UCEDA

Ulster County Office of Economic Development Staff:
Fran DePetrillo, Confidential Secretary

Other Attendees:
Lindsay Chen, Ulster County Attorney's Office
March Gallagher, Ulster County Comptroller
Charles Dinstuhl, Ulster County Comptroller's Office
Roger Rosenbaum – Media – (via Zoom)

The meeting was called to order at 10:02 a.m., the meeting proceeded at 10:04 a.m. when quorum was met.

AGENDA

Motion: Ward Todd made a motion to adopt the agenda as presented, seconded by Brian Cahill.

Vote: Motion Passed

APPROVAL OF MINUTES for AUGUST 18, 2025 REGULAR MEETING

Motion: Ward Todd made a motion to adopt the Minutes for August 18, 2025, as presented, seconded by Brian Cahill.

Vote: Motion Passed

iPark87 REAL PROPERTY MATTERS

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 Real Property Matters.

Motion: Ward Todd made a motion to move into Executive Session to discuss real estate matters as they pertain to iPark87, 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, Ulster County Comptroller's Office.

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 (Zoom)

Brian Cahill (Zoom)

Ward Todd

Christopher Cerone

Megan Sperry

Leslie Wellington

Kevin Lynch

Amanda LaValle

Lindsay Chen

Chris Jaros

March Gallagher

Charles Dinstuhl

Fran DePetrillo

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: Ward Todd made a motion to send a letter to iPark87 regarding Real Property Matters discussed during Executive Session, seconded by Megan Sperry.

Vote: Motion Passed

PUBLIC COMMENT

Roger Rosenbaum from Mid-Hudson News stated that he understands UCEDA Board went into Executive Session and will be sending a letter. Roger further asked for clarification to members of the public what the contents of the letter might be.

Kevin Lynch responded stating that the letter will be designed to gather more information from iPark87 and any specifics would need to be addressed through Council.

ADJOURNMENT

Motion: Brian Cahill made a motion to adjourn the meeting, seconded by Chris Cerone.

Vote: Motion Passed

The meeting was adjourned at 10:28 a.m.