

Ulster County Economic Development Alliance  
P.O. Box 1800, 244 Fair Street  
Kingston, NY 12402-1800  
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## **MINUTES**

Special Meeting of the Board of Directors  
November 10, 2025

Special Meeting of the Board of Directors of the Ulster County Economic Development Alliance was held at 4:00 p.m. on Monday, November 10, 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/84239370367>

Meeting ID: 842 3937 0367

Passcode: 781661

One tap mobile

+16469313860,,84239370367#,,,,\*781661# US

+16465588656,,84239370367#,,,,\*781661# 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

Herb Litts

Megan Sperry

Leslie Wellington (arrived at 4:05 p.m.)

The following Board Members were present via Zoom:

Brian Cahill

Christopher Cerone

The following Board Members were absent with notice:

Ward Todd

Also in attendance:

Kevin Lynch, President /CEO UCEDA

Amanda LaValle, Vice President 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  
Roger Rosenbaum – Media – (via Zoom)

The meeting was called to order at 4:02 p.m.

### **AGENDA**

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

**Vote:** Motion Passed

### **APPROVAL OF MINUTES for OCTOBER 20, 2025 REGULAR MEETING**

**Motion:** Megan Sperry made a motion to adopt the Minutes for October 20, 2025,  
as presented, seconded by Herb Litts.

**Vote:** Motion Passed

### **OLD BUSINESS**

### **iPark87 UPDATE**

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:** Herb Litts made a motion to move into Executive Session to discuss real  
estate matters as they pertain to iPark87, seconded by Megan Sperry.

**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. (4:07 p.m.)

The following individuals remained:

Gregory Simpson  
Brian Cahill (Zoom)  
Christopher Cerone (Zoom)

Herb Litts  
Megan Sperry  
Leslie Wellington  
Kevin Lynch  
Amanda LaValle  
Lindsay Chen  
March Gallagher  
Fran DePetrillo

UCEDA Board came out of Executive Session (4:48 p.m.), 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 send a letter of communication to iPark87 regarding Real Property Matters as amended and discussed during Executive Session, seconded by Herb Litts.

**Vote:** Motion Passed

### **PUBLIC COMMENT**

Roger Rosenbaum from Mid-Hudson News discussed the matter of the FOIL request submitted on September 2 and stated they have been informed that it is going to be 90 days before they can get any details on the financials. Roger further stated that Comptroller Gallagher did present those to a committee so they have that information now. Roger further expressed his concern on behalf of taxpayers' and residents' regarding forthright information sharing about one of Ulster County's largest economic development projects.

Gregory Simpson responded by thanking Roger for his comments and that it will be taken under advisement as the Board moves forward.

### **ADJOURNMENT**

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

**Vote:** Motion Passed

The meeting was adjourned at 4:51 p.m.