

Columbia County Industrial Development Agency

Please take notice that there will be a Special meeting of the Columbia County Industrial Development Agency and its Finance Committee held on November 2, 2021 at 8:30am. This meeting will be held to consider 178 Healy Assoc., LLC and Salerno Drive LLC as well as all other appropriate business brought before it. The Columbia County IDA will meet in person at One Hudson City Centre, Suite 301, Hudson, NY 12534. The meeting is open to the public and will be livestreamed at <https://townhallstreams.com/> Due to public health and safety concerns related to COVID-19, and in accordance with the Senate and Assembly bills (S.50001/A.40001), the meeting will also be held via Zoom. Join Zoom: <https://us06web.zoom.us/j/81049732109?pwd=ZExkRDVram1NV0Y1NTNnTmdHalJ6dz09>

Meeting ID: 810 4973 2109, Passcode: 549784, Dial by your location: 1 646 558 8656

Find your local number: <https://us06web.zoom.us/u/ktfc13tP4>

The public will have an opportunity to hear the meeting live and provide comments. Comments can also be provided via email before and during the meeting to mtucker@columbiaedc.com. Please check the meeting agenda posted on the IDA's website on www.columbiaedc.com for updated information.

Nina Fingar Smith
Secretary
Columbia County Industrial Development Agency
Dated October 27, 2021

IDA Board of Members Agenda

Members:

Nina Fingar-Smith	Bob Galluscio	William Gerlach
Brian Keeler	Carmine Pierro	Sarah Sterling

1. Draft Minutes, October 5, 2021*
2. Commerce Center
 - a. Salerno Drive LLC – Purchase and Sale Agreement*
 - b. Hudson River Valley Holding, LLC
 - c. Limz Machinery
3. 178 Healy Assoc., LLC – IDA Application – Project Presentation
4. Klocke Estates, LLC – Project Update
5. Public Comments

Attachments:

Draft Minutes October 5, 2021

- * Requires Action

One Hudson City Centre, Suite 301
Hudson, New York 12534
518-828-4718

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**Columbia County
Industrial Development Agency**

**MINUTES
COLUMBIA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
Full Board
Tuesday, October 5, 2021**

A regularly scheduled meeting of Columbia County Industrial Development Agency's Board held Tuesday, October 5, 2021 by Google Meet and in person. The meeting was called to order at 9:17am by Carmine Pierro, Chair.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Present	
Robert Galluscio	Treasurer	Present	
William Gerlach	Board Member	Excused	
Brian Keeler	Board Member	Present via Google Meet	
Carmine Pierro	Chair	Present	
Sarah Sterling	Vice-Chair	Present	
Theodore Guterman II	Counsel	Present	
F. Michael Tucker	President/CEO	Present	
Lauren Cranna	Business Development Partner	Excused	
Lisa Drahushuk	Administrative Supervisor	Present	
Cathy Lyden	Bookkeeper	Excused	
Martha Lane	Business Development Director	Present	

Mr. Pierro called the meeting to order at 9:17 am.

Minutes:

Ms. Fingar-Smith made a motion, seconded by Mr. Galluscio to approve the minutes from August 3, 2021 as presented. Carried.

Treasurer's Report:

Ms. Sterling made a motion, seconded by Ms. Fingar-Smith to approve the Treasurer's Report and 2022 Budget as recommended by the Finance Committee. Carried.

Administrative Director's Report:

Mr. Tucker briefly reviewed the current projects before CEDC, noting most were not IDA eligible. He updated the Board on Klocke Estates, noting they had closed on their interim financing. He stated the IDA fee was expected shortly.

Legal Counsel RFP:

Mr. Tucker stated only one response had been received from the RFP. He stated Andrew Howard from Freeman Howard had responded. *Mr. Galluscio made a motion, seconded by Ms. Fingar-Smith to retain Mr. Howard as the IDA attorney. Carried.*

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With no further business to discuss or public comment, a motion was made by Mr. Galluscio and seconded by Ms. Fingar-Smith to enter Executive Session under Open Meeting Law Section 105(h) to discuss the proposed acquisition, sale or lease of real property or the proposed acquisition of securities held by such public body, but only when publicity would substantially affect the value thereof. Carried.

Executive session was entered into at 9:27am. Executive Session was exited at 9:34am on a motion by Ms. Sterling, seconded by Ms. Fingar-Smith.

Mr. Galluscio made a motion, seconded by Ms. Fingar-Smith to adjourn the meeting. The meeting adjourned at 9:35am.

Respectfully submitted by Lisa Drahushuk