

**DRAFT**

**Columbia County  
Industrial Development Agency**

**MINUTES  
COLUMBIA COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY  
Full Board  
Tuesday, June 1, 2021  
Via Google Meet due to COVID-19 outbreak**

A regularly scheduled meeting of Columbia County Industrial Development Agency's Board held via Google Meet due to COVID-19 on Tuesday, June 1, 2021. The meeting was called to order at 8:30am by Sarah Sterling, Vice-Chair.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Nina Fingar-Smith	Secretary	Present via Meet	8:42am
Robert Galluscio	Treasurer	Present via Meet	
William Gerlach	Board Member	Present via Meet	
Brian Keeler	Board Member	Excused	
Carmin Pierro	Chair	Excused	
Sarah Sterling	Vice-Chair	Present via Meet	
Theodore Guterman II	Counsel	Present via Meet	
F. Michael Tucker	President/CEO	Present via Meet	
Lauren Cranna	Business Development Partner	Present via Meet	
Lisa Drahushuk	Administrative Supervisor	Present via Meet	
Cat Lyden	Assistant Administrative/Bookkeeper	Present via Meet	
Martha Lane	Business Development Director	Present via Meet	
Erin McNary	Bookkeeper	Present via Meet	

Ms. Sterling called the meeting to order at 8:30am with no quorum present.

**Administrative Director's Report:**

Mr. Tucker reviewed the Klocke Project stating they were still evaluating the benefits of proceeding with the IDA. He stated a potential housing project in the town of Greenport was a potential project. He stated the project would be located on Healy Boulevard and would be creating a 150 unit workforce housing project that would not be seeking any federal or state incentives. He outlined the CEDC involvement with solar projects.

**BAC Sales:**

Mr. Guterman noted the PILOT and the Lease Agreement was terminated. He noted their escrow had been refunded.

**Minutes:**

*Mr. Gerlach made a motion, seconded by Mr. Galluscio to approve the minutes from March 15, 2021 as presented. Carried.*

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**Treasurer's Report Approval:**

*Ms. Fingar-Smith made a motion, seconded by Mr. Gerlach to approve the Treasurer's Report as presented. Carried.*

**Commerce Park Update:**

**County Sewer Easement:**

Mr. Tucker stated the ABO had been notified and the 90 day term was nearly at the end. The transfer back to the County would proceed as soon as that deadline had passed.

**Saad Development Corp.:**

Mr. Tucker stated the project would not be siting at the parcel. He noted the termination had taken place after the 90 day period allowing the IDA to keep the funds. Mr. Guterman noted there was another developer who might be interested in that parcel. He suggested that the \$2,500 of the forfeited fee be used for an updated survey of the parcel. *Mr. Galluscio made a motion, seconded by Ms. Fingar-Smith to approve the use of \$2,500 for a survey of the property as outlined. Carried.*

**Limz Machinery Group LLC:**

Mr. Tucker stated the property had been paid in full and the building was currently under construction.

**Hudson River Valley Holding LLC:**

Mr. Tucker stated the project had had 2 extensions, with the second expiring in 2022.

Mr. Tucker addressed the properties in the Commerce Park which had been sold but not developed. He felt they should be aiding in marketing the properties for sale given the current real estate market.

**IDA/CEDC Contract:**

Mr. Tucker stated it was unchanged for some years. He stated Chair Pierro had asked that the contract be discussed at the next IDA meeting. He noted without a new IDA deal, the IDA would have no funding going forward. He noted the City of Hudson IDA had a contract with CEDC with a base fee and an percentage of the IDA project fees.

**Legal Counsel RFP:**

Mr. Tucker stated he had reviewed and crafted a RFP for the IDA council. He stated he anticipated sending it out this week.

*With no further business to discuss or public comment, a motion was made by Mr. Galluscio and seconded by Ms. Fingar-Smith. Carried. The meeting adjourned at 9:08am.*

*Respectfully submitted by Lisa Draushuk*