

Columbia County Industrial Development Agency

Please take notice that there will be a regular meeting of the Columbia County Industrial Development Agency held on June 1, 2021 at 8:30am. This meeting will be held to consider all appropriate business brought before it. The meeting is open to the public. Due to public health and safety concerns related to COVID-19, the Columbia County IDA Board will not be meeting in-person. In accordance with the Governor's Executive Order 202.1, the Board meeting will be held at **8:30 am via Google Meet** and will be recorded with a transcript provided at a later date. 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 further instructions to access the virtual meeting and for updated information. Meeting information : Join with Google Meet: meet.google.com/zbw-cxvk-qcf ; Join by phone: +1 267-337-8906 (PIN: 332412763), Viewer Link: <https://youtu.be/I6DYfFs1ukI>

Nina Fingar-Smith, Secretary
Columbia County Industrial Development Agency
Dated May 25, 2021

IDA Board of Members Agenda

Members:

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

1. Draft Minutes March 15, 2021*
2. Treasurer's Report*
3. Administrative Directors Report
4. BAC Sales
5. Klocke Estate Distillery, LLC (Drumlin Fields Spirits)
6. Commerce Park Update
 - a. County Sewer Easement
 - b. Saad Development Corp.
 - c. Limz Machinery Group LLC
 - d. Hudson River Valley Holding LLC
7. IDA/CEDC Contract*
8. Legal Counsel RFP
9. Public Comments

Attachments:

Draft Treasurer's Report
Draft Minutes March 15, 2021

- * Requires Action

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



**Columbia County
Industrial Development Agency**

**MINUTES
COLUMBIA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
Full Board
Monday, March 15, 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 Monday, March 15, 2021. The meeting was called to order at 9:04am by Sarah Sterling, Vice-Chair.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Present via Meet	
Robert Galluscio	Treasurer	Present via Meet	
William Gerlach	Board Member	Present via Meet	
Brian Keeler	Board Member	Present via Meet	
Carmine Pierro	Chair	Present via Meet	
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	
Ileana Morales	Marketing Specialist	Present via Meet	
Matthew VanDerbeck	UHY	Present via Meet	
Stephen Futrell	Member of the Public	Present via Meet	
Thomas Goldsworthy	Member of the Public	Present via Meet	
Stephen Futrell	Member of the Public	Present via Meet	
Tom Feeney	Member of the Public	Present via Meet	
Thomas Goldsworthy	Member of the Public	Present via Meet	
Lindsay LeBrecht	Member of the Public	Present via Meet	
917-***-**50	Member of the Public	Present via Meet	
518-***-**00	Member of the Public	Present Via Meet	

Consent Agenda

Committee Reports:

Ms. Sterling noted the 2020 Audited Financials and the Treasurer’s Report was being presented to the Board as a Consent Agenda. She called for a motion to approve the reports. *Mr. Pierro made a motion, seconded by Ms. Fingar –Smith to approve the reports as recommended. Carried.*

Minutes:

Mr. Pierro made a motion, seconded by Ms. Fingar-Smith to approve the minutes from February 2, 2021 as presented. Carried.

Confidential Board Evaluation:

Ms. Sterling reviewed the annual Confidential Board Evaluation. Mr. Gerlach made a motion, seconded by Mr. Galluscio to approve the evaluation as presented. Carried.

2020 PARIS Report:

Mrs. Draushuk reviewed the report with the Board.

Administrative Director's Report:

Mr. Tucker stated he had received an email from the Company stating they will be reviewing the IDA materials and would be in touch. Mr. Tucker stated he would be sending a letter to the ABO regarding Lot 8 in the Commerce Park. He stated he was working on an easement for Columbia County across a property previously deeded to the IDA. The easement would be used for the expansion of the new sewer line connection for the Commerce Park.

Mr. Tucker stated he was working on a number of solar projects, he had sent information to several IDA and CEDC Board members. He was coordinating PILOTS agreements for solar projects in different towns.

Ms. Sterling stated she had attended several of the meetings regarding the solar projects. He noted NYS had recently that approved several solar projects overriding local input.

With no further business to discuss or public comment, a motion was made by Mr. Pierro and seconded by Mr. Gerlach. Carried. The meeting adjourned at 9:15am.

Respectfully submitted by Lisa Draushuk

Columbia County IDA
Balance Sheet
As of April 30, 2021

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Key Checking	4,836.44
Key Money Market	15,804.60
Comm - Escrow 2990 Rt 9 Realty	21,617.94
Total Checking/Savings	42,258.98
Total Current Assets	42,258.98
Other Assets	
Comm. Park Land Sale Recv. HRVH, LLC	11,852.69
Total Comm. Park Land Sale Recv.	11,852.69
Total Other Assets	11,852.69
TOTAL ASSETS	54,111.67
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Escrow 2990 Rt 9 Realty	21,617.94
due to CEDC	2,000.00
Total Other Current Liabilities	23,617.94
Total Current Liabilities	23,617.94
Long Term Liabilities	
Due to Col.Cnty Land Sale HRVH, LLC	11,852.69
Total Due to Col.Cnty Land Sale	11,852.69
Total Long Term Liabilities	11,852.69
Total Liabilities	35,470.63
Equity	
Fund Balance - Unrestricted	34,162.00
Net Income	-15,520.96
Total Equity	18,641.04
TOTAL LIABILITIES & EQUITY	54,111.67

4:09 PM
 05/17/21
 Accrual Basis

Columbia County IDA
Profit & Loss Budget vs. Actual
 January through April 2021

	Jan - Apr 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Comm Prk Principal Inc.	0.00	4,005.00	-4,005.00	0.0%
Interest	0.00	420.00	-420.00	0.0%
Administration Fee Income	4,000.00	16,666.68	-12,666.68	24.0%
Application and Misc Income	0.00	2,500.00	-2,500.00	0.0%
Bank Interest	1.95	16.64	-14.69	11.7%
Total Income	4,001.95	23,608.32	-19,606.37	17.0%
Expense				
Comm. Park Land Sale				
Comm Park money to County	0.00	4,005.00	-4,005.00	0.0%
Total Comm. Park Land Sale	0.00	4,005.00	-4,005.00	0.0%
Consultants	0.00	2,500.00	-2,500.00	0.0%
Legal Fees	1,599.00	2,600.00	-901.00	64.0%
Accounting & Audit	7,950.00	8,500.00	-550.00	93.5%
Administration/CEDC	8,000.00	6,000.00	2,000.00	133.3%
Insurance	1,916.73	2,500.00	-583.27	76.7%
Office & Misc Exp	57.18	500.00	-442.82	11.4%
Total Expense	19,522.91	26,505.00	-6,982.09	73.7%
Net Ordinary Income	-15,520.96	-2,896.68	-12,624.28	535.8%
Other Income/Expense				
Other Income				
PILOT Receipts	107,657.86			
Total Other Income	107,657.86			
Other Expense				
PILOT Payments	107,657.86			
Total Other Expense	107,657.86			
Net Other Income	0.00			
Net Income	-15,520.96	-2,896.68	-12,624.28	535.8%