

Columbia County Industrial Development Agency

MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Full Board Tuesday, November 2, 2021

A special meeting of Columbia County Industrial Development Agency's Board held Tuesday, November 2, 2021 by Zoom and in person. The meeting was called to order at 8:30am by Carmine Pierro, Chair.

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

Mr. Pierro called the meeting to order at 8:30 am.

Minutes:

Mr. Galluscio made a motion, seconded by Mr. Keeler to approve the minutes from October 5, 2021 as presented. Carried.

Commerce Center:

Salerno Drive, LLC Purchase and Sale Agreement:

Mr. Tucker stated he had been in discussions regarding the sale of the property formerly under contract to Saad Development Corp. He noted he had presented the new proposal to the County Economic Development Committee. The Committee had approved the transfer of the property to the IDA and referred the sale to the County Board of Supervisors for their consideration. The sale price was set at \$90,000. He stated if the County approved, the IDA would be discussing the sale at their December meeting. He noted the proposed buyer would be moving a currently existing business to the site with the associated 25 new jobs. He noted the ABO had been notified in accordance with NYS law.

Hudson River Valley Holding , LLC:

Mr. Tucker reminded the Board the business had been granted an extension to June 2022 to construct their building on the parcel.

Limz Machinery:

Mr. Tucker stated the business owner had constructed their steel building.

Harpis:

Mr. Tucker reminded the board Mr. Harpis had until June 2022 to construct his building.

Other Properties:

Mr. Tucker stated the Cantele Tent Rentals had built a new building. He stated there were two or three other sites which had not constructed anything to date, noting he has been in contact with them. He questioned if there would be any interest locating a new site to create an additional shovel-ready business park. He noted the need for on site sewer and water availability at any potential location. He noted there has been additional discussion regarding further development at the crossroads of Rte 9H and Rte 66.

178 Healy Associates, LLC IDA Application-Project Presentation:

Mr. Tucker stated he had anticipated receiving the application from the business. He noted they were still working on the application and were currently in the process of working with the Greenport Planning Board and Assessor's office. He noted the application would be submitted in time for review at the December meeting.

Klocke Estates, LLC – Project Update:

Mr. Tucker stated the closing on the financing had taken place. He noted the sales tax exemption letter had been filed. He stated a meeting to discuss the sales tax reporting requirements would be held later today.

He stated he and Mrs. Drahushuk have been discussing the enhanced reporting requirements under the updated NYS regulations. He noted January 1, 2022, the current regulations of reporting will be increasing to a point that will out-pace the capability of the current staff. He stated he had contacted a consulting firm used by Ulster County IDA. He handed out information for the company, outlining their cost and services. He asked for approval for up to \$2,500 for IDA to utilize their services. He stated the sales tax tracking costs would be passed on to the applicant.

Mr. Tucker stated there was no line in the current budget for the cost, but he anticipated a project in the upcoming year. He stated he would report to the Board regularly on the cost of the service. *Ms. Sterling made a motion, seconded by Mr. Gerlach to approve the expense up to \$2,500 for the services of Loewke Brill Consulting Group to proceed with the reporting compliance as discussed. Carried.*

Mr. Tucker welcomed new IDA counsel, Mr. Howard. He thanked Mr. Guterman for his past service.

With no public comment or further business, Mr. Galluscio made a motion, seconded by Ms. Fingar-Smith to adjourn the meeting. The meeting adjourned at 9:01am.

Respectfully submitted by Lisa Drahushuk