

# Columbia County Industrial Development Agency

Please take notice that there will be a regular meeting of the Columbia County Industrial Development Agency and its Committees held on December 7th, 2021 at 8:30am. This meeting 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 be also be held via **Google Meet** [meet.google.com/nmz-rhfm-xmh](https://meet.google.com/nmz-rhfm-xmh) Join by phone (US) +1 919-525-2426 (PIN: 814476084) 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](mailto:mtucker@columbiaedc.com). Please check the meeting agenda posted on the IDA's website on [www.columbiaedc.com](http://www.columbiaedc.com) for updated information.

Dated: November 30, 2021

Nina Fingar-Smith

Secretary

Columbia County Industrial Development Agency

## IDA Board of Members Agenda

### Members:

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

1. Draft Minutes November 2, 2021 \*
2. Treasurer's Report\*
3. 2021 Audit Engagement Letter\*
4. 2022 Meeting Schedule\*
5. Administrative Directors Report
6. Klocke Estate Distillery, LLC (Drumlin Fields Spirits)\*
7. 178 Healy Assoc. LLC\*
8. Commerce Park Update
  - a. County Sewer Easement
  - b. Saad Development Corp.
  - c. Limz Machinery Group LLC
  - d. Paul Harpis
  - e. Hudson River Valley Holding LLC
9. Public Comments

### Attachments:

Draft Minutes November 2, 2021

Draft Treasurer's Report

Draft 2022 Meeting Schedule

\* 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  
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.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
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.

**DRAFT**

**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*

Columbia County IDA  
Balance Sheet  
As of November 30, 2021

	<u>Nov 30, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Key Checking	38,326.85
Key Money Market	5,804.92
Comm - Escrow 2990 Rt 9 Realty	21,617.94
	<hr/>
Total Checking/Savings	65,749.71
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Total Current Assets	65,749.71
Other Assets	
Comm. Park Land Sale Recv. HRVH, LLC	6,059.42
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Total Comm. Park Land Sale Recv.	6,059.42
	<hr/>
Total Other Assets	6,059.42
	<hr/>
<b>TOTAL ASSETS</b>	<b>71,809.13</b>
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<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
*Accounts Payable	950.00
	<hr/>
Total Accounts Payable	950.00
Other Current Liabilities	
Escrow 2990 Rt 9 Realty	21,617.94
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Total Other Current Liabilities	21,617.94
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Total Current Liabilities	22,567.94
Long Term Liabilities	
Due to Col.Cnty Land Sale	
HRVH, LLC	11,852.69
Limz	-5,793.27
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Total Due to Col.Cnty Land Sale	6,059.42
	<hr/>
Total Long Term Liabilities	6,059.42
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Total Liabilities	28,627.36
Equity	
Fund Balance - Unrestricted	34,162.00
Net Income	9,019.77
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Total Equity	43,181.77
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>71,809.13</b>
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**Columbia County IDA**  
**Profit & Loss Budget vs. Actual**  
 January through November 2021

	Jan - Nov 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
other income	7,500.00			
Comm Prk Principal Inc.	0.00	9,800.00	-9,800.00	0.0%
Interest	0.00	1,000.00	-1,000.00	0.0%
Land Sale Income				
Land Sale Inc. (Int)	544.51			
<b>Total Land Sale Income</b>	544.51			
Administration Fee Income	32,000.00	45,833.34	-13,833.34	69.8%
Application and Misc Income	0.00	6,875.00	-6,875.00	0.0%
Bank Interest	3.67	45.83	-42.16	8.0%
<b>Total Income</b>	40,048.18	63,554.17	-23,505.99	63.0%
<b>Expense</b>				
Comm. Park Land Sale				
Comm Park money to County	0.00	9,800.00	-9,800.00	0.0%
<b>Total Comm. Park Land Sale</b>	0.00	9,800.00	-9,800.00	0.0%
Consultants	4,300.00	6,875.00	-2,575.00	62.5%
Legal Fees	4,840.50	6,875.00	-2,034.50	70.4%
Accounting & Audit	7,950.00	8,500.00	-550.00	93.5%
Administration/CEDC	12,000.00	18,000.00	-6,000.00	66.7%
Insurance	1,916.73	2,500.00	-583.27	76.7%
Office & Misc Exp	71.18	1,375.00	-1,303.82	5.2%
Professional Fees	950.00			
<b>Total Expense</b>	32,028.41	53,925.00	-21,896.59	59.4%
<b>Net Ordinary Income</b>	8,019.77	9,629.17	-1,609.40	83.3%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
PILOT Receipts	163,244.72			
<b>Total Other Income</b>	163,244.72			
<b>Other Expense</b>				
PILOT Payments	162,244.72			
<b>Total Other Expense</b>	162,244.72			
<b>Net Other Income</b>	1,000.00			
<b>Net Income</b>	<u>9,019.77</u>	<u>9,629.17</u>	<u>-609.40</u>	<u>93.7%</u>

## 2022 Meeting Schedule

### **2022 IDA/CRC Meetings**

February 1<sup>st</sup> 8:30am

March 14<sup>th</sup> 8:30am

April 5<sup>th</sup> 8:30am

June 7<sup>th</sup> 8:30am

August 2<sup>nd</sup> 8:30am

October 4<sup>th</sup> 8:30am

December 6<sup>th</sup> 8:30am