

**Columbia County
Industrial Development Agency**

**MINUTES
COLUMBIA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
Full Board
Tuesday, December 7, 2021**

A regular meeting of Columbia County Industrial Development Agency’s Board held Tuesday, December 7, 2021 by Google Meet and in person. The meeting was called to order at 8:43am by Carmine Pierro, Chair.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Present via Meet	
Robert Galluscio	Treasurer	Present	
William Gerlach	Board Member	Excused	
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 Meet	
Lisa Drahushuk	Administrative Supervisor	Present	
Cathy Lyden	Bookkeeper	Present	
Martha Lane	Business Development Director	Present via Meet	
518-***-**01	Member of the Public	Present via Meet	
518-***-**00	Member of the Public	Present via Meet	

Mr. Pierro called the meeting to order at 8:43 am.

Minutes:

Ms. Sterling made a motion, seconded by Mr. Galluscio to approve the minutes from November 2, 2021 as presented. Carried.

Treasurer’s Report:

Mr. Tucker reviewed the financials with the Board. *Mr. Galluscio made a motion, seconded by Mr. Keeler to approve the report as presented. Carried.*

Audit Egnagement Letter:

Mr. Keeler made a motion, seconded by Ms. Sterling to approve the 2022 audit engagement letter as presented. Carried.

2022 Meeting Schedule:

Ms. Sterling made a motion, seconded by Mr. Keeler to approve the 2022 Meeting schedule as presented. Carried.

Administrative Director’s Report:

Mr. Tucker stated there were two projects to be discussed.

Former Saad Development Corp. Property:

He informed the IDA Board the Board of Supervisors had approved the sale of the property located in the Commerce Park to the IDA for re-sale to a company who had requested the parcel. He noted after a the potential buyer had completed preliminary engineering and environmental studies, they had decided the parcel was not large enough to site the building they required. He stated the property was back on the market.

Limz Machinery Group, LLC.

Mr. Tucker noted the Limz building was nearly finished and anticipated a ribbon cutting soon. He stated conversations continued with Hudson River Valley Holding, LLC. He noted the deadline was June 2022 for that building.

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.

Harpis:

Mr. Tucker reminded the board this was a CEDC parcel.

Klocke Estates, LLC – Project Update:

Mr. Tucker reviewed the project for the Board. He noted the approving Resolution in front of the Board, authorized the business to proceed with their project financing. Mr. Galluscio made a motion, seconded by Ms. Sterling to approve the resolution as presented. Mr. Keeler verified with Attorney Howard he had no conflict as a town board member of the Town of Claverack. The following is a record of the roll call vote:

- Carmine Pierro - yes
- Sarah Sterling – yes
- Robert Galluscio – yes
- Nina Fingar-Smith – yes
- William Gerlach – absent
- Brian Keeler - yes

Mrs. Drahushuk announced the tally of a vote of five yes votes and one member absent. Chair Pierro announced the resolution had been approved.

178 Healy Associates, LLC IDA Application-Project Presentation:

Mr. Tucker directed the Board’s attention to the application from 178 Healy Associates. LLC. He noted the project consisted of 160 housing units. He introduced Tom Rossi and Joe Perniciaro the principals of the company.

Mr. Rossi noted the project was for market rate apartments. He stated the apartments would be 1 and 2 bedrooms and priced between \$1,100 - \$1,200 for a one bedroom unit. Mr. Perniciaro stated he went before the Greenport Planning Board recently, and anticipated approval in January or February.

Columbia County Industrial Development Agency

Mr. Tucker stated the applicant was requesting a mortgage tax exemption, a sales tax exemption on construction and a PILOT. Mr. Tucker asked the applicant if they wanted to increase the amount of the mortgage recording tax due to the rate in Columbia County. He noted that would bring the request up to \$281,250 in mortgage recording taxes. He confirmed with the applicant they would be asking for a sales tax exemption on \$10,339,550 in construction costs. Chair Pierro reviewed the PILOT request. He noted in the first year of the PILOT, the project would bring in over \$90,000 as opposed to just over \$14,000 if the project was not approved.

Mr. Tucker stated the IDA was required to do a fiscal analysis. He had sent a copy of the application to the Town Supervisor. He stated further discussions could take place after the required public hearing. Mr. Rossi felt the project would begin in spring/summer 2022 and be a 12 to 14 month construction period.

Mr. Rossi discussed a warehouse project, which may or may not be brought to the IDA.

Public Hearing Resolution 178 Healy Assoc., LLC:

Ms. Sterling made a motion, seconded by Mr. Galluscio to take a vote. Chair Pierro asked for a roll call vote regarding the proposed Public Hearing Resolution:

Carmine Pierro - yes
Sarah Sterling – yes
Robert Galluscio – yes
Nina Fingar-Smith – yes
William Gerlach – absent
Brian Keeler - yes

Mrs. Drahushuk announced the tally of a vote of five yes votes and one member absent. Chair Pierro announced the resolution had been approved and a public hearing would be scheduled.

County Sewer Easement:

Mr. Tucker stated the docs had been signed and would be delivered to the County today.

With no public comment or further business, Mr. Galluscio made a motion, seconded by Mr. Keeler to adjourn the meeting. The meeting adjourned at 9:18am.

Respectfully submitted by Lisa Drahushuk