



**DRAFT**

# Choose Columbia

Columbia Economic Development Corporation

**MINUTES  
COLUMBIA ECONOMIC DEVELOPMENT CORPORATION  
Tuesday, April 26, 2022  
One Hudson City Centre, Suite 301  
Hudson, NY 12534**

Please take notice that the Columbia Economic Development Corporation will hold its annual meeting on April 26, 2022 with registration beginning at 7:30am at Kozel's Route 9H, West Ghent, NY 12534, for the purpose of discussing any matters that may be presented to the Corporation for consideration. The meeting was called to order at 8:11 a.m. by David Fingar, Chair.

*List of attendees is attached.*

Mr. Fingar opened the meeting at 8:11am. He welcomed the attendees to the 2022 CEDC Annual Meeting. Mr. Fingar recognized the meeting sponsors. He introduced the attending elected officials, introduced the new Board members and thanked the outgoing Board members for their service. He recognized Jeffrey Boyce from the SBA thanking him for the valued partnership over the years, noting it has played a significant role in the continued success in many Columbia County businesses, especially in the past two years.

Mr. Fingar stated that over the past 2 years CEDC, in partnership with the Berkshire Taconic Foundation had provided local businesses with \$250,000 in grants. He noted that CEDC had also partnered with the Hudson Tourism Board to provide \$180,000 in grant funding to City of Hudson businesses. He acknowledged the last two years have been rough, and in that time CEDC had worked with the Board of Supervisors and the Chamber of Commerce on the Columbia Comeback initiative which served as a resource for businesses during the transition period of Covid-19 shutdown and reopening. Mr. Fingar thanked the CEDC staff and Mike Tucker for their work over the past year.

Mr. Tucker introduced the Chairman of the Columbia County Board of Supervisors, Matt Murell. Chairman Murell noted the County continued to make progress noting efforts would continue to provide targeted relief to businesses still requiring assistance as well as a new emphasis on building and strengthening businesses for future growth and success. He announced the County would continue to work with the Chamber of Commerce and CEDC on a new initiative, Columbia Forward, to target business needs and provide local economic development assistance, technical assistance and small business loans. He stated the County had access to America Rescue Plan Act Funds (ARPA funds) which are intended to be used at the local government level to invest in infrastructure, be used for reserves or be used to offset pandemic related shortfalls.

Chairman Murell expressed his gratitude to CEDC for their work on broadband over the past five to six years. He noted a countywide study on broadband coverage had been completed, finding twelve hundred fifty addresses that remain under or un-served. The information positions the county to successfully apply for and receive State funds to ensure coverage for all county residents.

Chairman Murell stated Columbia County like other surrounding counties has experienced rapid increase in home values, creating a real concern relating to affordable housing for residents. He has asked CEDC to convene a county-wide housing forum next month to begin dialog to address this serious issue. He thanked CEDC Chairman Fingar, Mr. Tucker, the CEDC Board and staff for their work on behalf of Columbia County.

Chairman Murell introduced Kamal Johnson, Mayor of the City of Hudson. Mayor Johnson thanked Mr. Tucker and CEDC for their assistance with the City of Hudson IDA. He noted the projects would make a difference in the City. He stated he was proud to be a part of the community working together for the general good.

Mr. Tucker introduced Jeffrey Boyce from the SBA. Mr. Boyce outlined the programs developed during the pandemic, in order to assist business. He informed the attendees 1.7 million individual awards were made in NYS. A total of \$106 billion was distributed in NYS. He reviewed the Microloan program noting there were only 4 microlenders in his district, one being CEDC. He stated the SBA has provided CEDC with \$1.5 million in loan funds and \$800,000 in technical assistance funding since 2008. He pointed out this was a key economic driver in the area.

Mr. Tucker next introduced Adam Bosch from Hudson Valley Pattern for Progress. Mr. Bosch gave a brief background of the organization and himself. He noted the changing work patterns, employment and daycare issues due to the pandemic.

He noted that young families lived with a three way tug of war. He noted the three main costs for young families is the cost of college, the cost of housing and the cost of daycare. He related his story, noting a choice between having another child and buying a house. He noted the pandemic caused a spike in housing costs in the area. He noted in four years the cost of purchasing a home rose 54% in this area from \$239,000 to \$378,000. He noted the inventory decreased by 60%. One fifth of homes sold in the county were to someone from NYC metro area. During this time the average annual wage in the county was about \$46,000, meaning an average couple could afford a home costing \$247,000. These people were pushed into the rental market, reducing the available rentals to those making less than the average and increasing their housing costs. He noted the study done for Columbia County addressed some of the issues, which included increasing affordable housing. Mr. Bosch noted school enrollment is declining and is expected to continue to decrease in the future. This trend will mean as the workforce ages and retires, there will not be enough workers to replace those retiring and leaving the workforce. He noted Patterns would be looking at child care issues and how to address them as part of the solution to the problem.

Mr. Bosch noted Main Streets were in a re-investment pattern. He stated Pattern has a new initiative called Main Street Hudson Valley and briefly outlined some of the programs towns can follow. He stated the future is bright and he looked forward with working with everyone.

Mr. Tucker thanked the speakers and introduced Martha Lane who would review the latest statistics from the Microloan program. Ms. Lane stated in 2021, 10 people had graduated from the Microbiz program; technical assistance was provided for 80 small business owners; CEDC had secured a \$182,000 grant for technical assistance through the SBA; as well as a \$400,000 loan for Microloans. She thanked Jeff Boyce and his team for their assistance. She stated the 24 loans closed in the past year totaled over \$500,000 noting 16 of those were SBA microloans. She stated in addition to the loans, CEDC had provided guidance to the Consolidated Funding applicants over the past year which resulted in over \$11 million dollars in state grant awards in the past round. Ms. Lane thanked the microloan clients attending the breakfast.

Chair Fingar turned to the business portion of the meeting. He asked for a motion to approve the minutes from the April 27, 2021 Annual Meeting. James Calvin made a motion, seconded by Kenneth Leggett. The motion passed unanimously. Mr. Fingar asked Mr. Tucker to present the 2021 financial statement as reviewed by UHY earlier in the year and as presented in the annual report that had been placed on the tables. Mr. Tucker presented the information, noting the audit had been completed.

Chair Fingar introduced Sarah Sterling, CEDC Secretary and Governance Committee Chair to present the proposed slate of directors. Ms. Sterling presented the slate of directors to be elected to a three year term beginning on May 1, 2022 and ending May 1, 2025 as follows: James Calvin – NYS Association of Convenience Stores; Michael Hochman – Columbia Memorial Hospital; Rachel Levine – Patricia A. Hinkein Realty; Michael Molinski – Molinski Photography; Rick Rector – Peggy Lampman Real Estate. Ms. Sterling called for a motion



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to approve the slate. Kenneth Leggett made a motion, seconded by Tarah Gay to approve the slate as presented. The slate was approved unanimously. Ms. Sterling stated the second slate was to elect a member to complete a term ending on May 1, 2023. James Calvin made a motion, seconded by Kenneth Leggett to approve Joseph Benson – Shadowbrook Farm to complete the term. The slate was approved unanimously. Ms. Sterling congratulated the board members on their election and thanked the members. Ms. Sterling thanked Mr. Tucker for his continued hard work.

Chair Fingar thanked the meeting attendees for their faith and support. He adjourned the meeting at 9:08am with no further business to come before the Members.

*Respectfully submitted by Lisa Drafusluk*

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	D	E	F
1	Attendees 2022 CEDC annual Meeting		
2	Supervisor Town of Canaan	Brenda	Adams
3		Richard	Amedore
4	Hilltown Pork	Richard	Beckwith
5		David	Berman
6	William J Better Attorney at law	William	Better
7	Blass Marketing	Kenneth	Blass
8	Hudson Valley Pattern for Progress	Adam	Bosch
9	Bowers & del Peral PLLC	Morgen	Bowers
10	SBA	Jeffrey	Boyce
11	Hudson Valley Creamery	Jean Claude	Bruneau
12	Ginsberg's Foods	John	Brusie
13	NY Assoc of Convenience Stores	Jim	Calvin
14	Columbia County	Ryan	Carty
15	BOS Chatham	Donal	Collins
16	CEDC Staff	Lauren	Cranna
17	Columbia County	Joyce	Crawford
18	Village of Philmont Trustee	Douglas	Cropper
19		George	Curic
20	Hudson Hall	Tambra	Dillon
21	CEDC Staff	Lisa	Drahushuk
22	Pres CGCC	Carlee	Drummer
23	CEG	Mark	Eagan
24	Keyology Realty	Alicia	Everett
25	Mid-Hudson	David	Fingar
26	Fingar Insurance	Mark	Fingar
27	Fingar Insurance	Nina	Fingar-Smith
28	Fingar Insurance	Greg	Fingar
29	Columbia Memorial Hospital	Tish	Finnegan
30	Klocke Estates Distillery	John	Frishkopf
31	E For All	Deborah	Gallant
32	Public Sales Auction	Tarah	Gay
33		Brian	Gaylord
34	Northern Empire Realty	Phillip	Gellert
35	Chamber of Commerce	William	Gerlach
36		Kaitlin	Gilligan
37	Copake Zoning Bd of Appeals	Thomas	Goldsworthy
38	Delgado Rep	Christopher	Hanse
39	Herringtons	Fred	Hickman
40	Asmbly Barrett Office	Matt	Hartzog
41	CMH	Michael	Hochman
42	City of Hudson	Michael	Hofmann
43	Town of Kinderhook Board	Debby	Johnson
44	City of Hudson Mayor	Kamal	Johnson
45	Drayton Grove	Keith	Kanaga
46	CC Treasurer	PJ	Keeler

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47	CMH	Brian	Keeler
48	BOS Stuyvesant	Ron	Knott
49	CEDC Staff	Martha	Lane
50	CEDC Staff	Cathy	Lyden
51	Ken Leggett Inc.	Ken	Leggett
52	Patricia Hinkein Realty	Rachel	Levine
53	Karp Ackerman Small & Hogan	Matt	Mackerer
54	Coldwell Banker Realty	Dan	Mahar
55		Marc	Molinaro
56	Molinski Photography	Michael	Molinski
57	Columbia County	Matt	Murell
58	Columbia Greene	Christopher	Nardone
59	SMPR Title	Jason	Nastke
60	Gtown Beer Farm	Jeanette	Nesel
61	Key Bank	Anita	Otey
62	Columbia Greene	Danielle	Palleschi
63	North County Fin Group	Kurt	Parde
64	Columbia County Planning	Patrice	Perry
65	Hudson City Digital	Alexandre	Petraglia
66	CC IDA Chair	Carmine	Pierro
67	ACW Millwork	Seth	Pinto
68	Olana	David	Quinn
69	CGCC	Maureen	Sager
70	Olana	Sean	Sawyer
71	Village of Phillmont	Skip	Speed
72	Mortlock Funding Group, Inc.	Sally	Stark
73	HOUSE Hudson Valley Realty	Sarah	Sterling
74	Columbia County Clerk	Holly	Tanner
75	Concra Appraisals	Mark	Taylor
76	CEDC Staff	Mike	Tucker
78	Register Star	Natasha	Vaughn-Holdridge
80	Community Bank	Nathan	Winch
81	Staff Asm Barrett	Gunnar	Wordon
82	Staff Cong. Delgado	Daniel	Wrenn
83		Brian	Zweig