



Choose Columbia

Columbia Economic Development Corporation

MEETING NOTES
COLUMBIA ECONOMIC DEVELOPMENT CORPORATION
Tuesday, September 27, 2022
One Hudson City Centre, Suite 301
Hudson, NY 12534

A regularly scheduled meeting of the Columbia Economic Development Corporation (CEDC) Board of Directors was held in person and via Zoom at their office located at One Hudson City Centre, Suite 301, Hudson, NY 12534 on September 27, 2022. **No quorum was obtained.** The meeting was called to order at 8:30 a.m. by David Fingar, Chair.

| Attendee Name | Title | Status | Arrived/ Departed |
|-------------------|-------------------------------|-------------------|-------------------|
| Ruth Adams | Board Member | Absent | |
| Anand Balazar | Board Member | Present in person | |
| Joseph Benson | Board Member | Absent | |
| James Calvin | Vice-Chair | Present in person | |
| Richard Cummings | Board Member | Absent | |
| Carlee Drummer | Board Member – Ex-Officio | Present in person | |
| David Fingar | Chair | Present in person | |
| Tarah Gay | Treasurer | Present in person | |
| Derek Grout | Board Member | Present via Zoom | |
| Michael Johnston | Board Member | Absent | |
| Kenneth Leggett | Board Member | Absent | |
| Rachel Levine | Board Member | Absent | |
| Michael Molinski | Board Member | Absent | |
| Anita Otey | Board Member | Absent | |
| Carmine Pierro | Board Member – Ex Officio | Absent | |
| Rick Rector | Board Member | Present in person | |
| Sean Sawyer | Board Member | Present in person | |
| Richard Scalera | Board Member – Ex Officio | Absent | |
| Sarah Sterling | Secretary | Present in person | |
| Brian Stickle | Board Member | Absent | |
| Andy Howard | CEDC Attorney | Present in person | |
| F. Michael Tucker | President/CEO | Present in person | |
| Lisa Drahushuk | Administrative Supervisor | Present in person | |
| Jessica Gabriel | Senior Economic Developer | Present in person | |
| Martha Lane | Business Development Director | Present in person | |
| Cathy Lyden | Bookkeeper | Present in person | |

Mr. Fingar called the meeting to order at 8:30am with no quorum.

President/CEO Report:

Mr. Tucker handed out an economic profile from the Center for Economic Growth on Columbia County, which he reviewed with the Board. He noted the search continued for an Administrative Assistant and a Business Development Associate. He noted a search would begin for a Housing Coordinator, stating CEDC would be advertising for the position for the County affordable housing project.

Mr. Tucker stated he had been researching a federal program offering a reimbursement for employee costs during the pandemic. The program was called the Employee Retention Credit and had been reviewed by UHY. He stated CEDC was eligible for a credit of \$40,300 for the 4th quarter of 2019. He stated UHY would do the application for a fee under \$5,000.

Mr. Tucker updated the Board on the Broadband project. The PSC data and the CEDC data differed by 700 addresses. Mr. Fingar noted the number of unserved had been agreed on, but the addresses identified were different. Mr. Tucker had asked MC Fiber to submit a proposal for the scope of work validating those addresses that had been identified as not being served. Mr. Tucker stated he would authorize \$5000 of spending to move forward with the project.

Mr. Tucker handed out an article on County housing. He noted the County would be appointing an eight to twelve member task force to address the issue. He noted CEDC would be receiving a three year contract for \$250,000 each year, part of which would fund the Housing Coordinator position.

Mrs. Gabriel gave a brief overview of her efforts on Columbia Forward, the Columbia County IDA and the City of Hudson IDA. Ms. Lane had loaned \$65,000 to date under Columbia Forward and provided \$6,500 in grants. Mrs. Gabriel stated she had met with several town economic development committees about assistance available to them and would continue to schedule with the remaining towns. She had reviewed several grant applications, offering suggestions, prior to submission. She noted the first Columbia Forward workshop on sales tax had been cancelled due to a low registration number. She anticipated a better response for the future events. Mr. Tucker stated he had been asked if the Columbia Forward workshops could be taped and provided to the public. Mrs. Gabriel stated 4 county municipalities had completed a NY Forward grant application.

Mrs. Gabriel stated the City of Hudson IDA had updated their Uniform Tax Exemption Policy and evaluation criteria. She stated they would continue to update their policies and application. Mr. Tucker noted fees would come to CEDC for the IDA projects. He noted their annual fee was also being reviewed and will be updated. He stated CEDC would want to look at renegotiate their fees to the HIDA.

Mr. Tucker asked Dr. Drummer to give an overview of the Skilling the Gap event. He gave an update on the Strategic Planning process. He stated information about an in-person session to be held at the end of October would be sent in the near future.

Mr. Tucker reminded the board that the County had CEDC and the County IDA sell Commerce Park parcels on their behalf, with the funds showing as restricted assets on the balance sheet. He noted CEDC was also holding funds for the County designated for a Commerce Park water tower. The County had earlier requested CEDC purchase a property to be possibly designated for the County Meals on Wheels program. Several Supervisors asked that all County facility needs be evaluated for space needs prior to purchasing the parcel. He anticipated there would be a gap of \$100,000 between the purchase price of that property and the reserved funds CEDC has put aside for this use. He stated the IDA had recently sold a parcel in the Commerce Park, and the County agreed to use those funds to close the gap between the CEDC held funds and the purchase price of the property. He noted if there was a gap between the funds currently available for the purchase of the property and the sale price, the County would cover the difference.

Mr. Tucker stated he, Mrs. Gabriel and Mr. Rector had met with a marketing consultant to discuss the membership campaign. He anticipated membership letters going out the first week of November.

Audit & Finance Committee:

Treasurer's Report:

Mr. Tucker stated the Audit and Finance Committee date had been moved, but would be held in October. Ms. Lane stated the notice of award for the SBA Technical Assistance grant had been received for \$230,000. Mr. Tucker reviewed the financials with the attendees. He stated the SBA annual review had taken place, with the



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SBA satisfied with the results. He noted the third installment of the Columbia Forward funds had been received and the Chamber of Commerce would be sent their portion.

Governance and Nominating Committee:

Charter Review:

Mr. Howard stated he would be reviewing the current charters and would be getting drafts back to the Committees.

Loan Committee:

Portfolio Review:

Ms. Lane reviewed the portfolio, noting both clients showing delinquencies had paid since the date of the report.

Bluebird Acres Loan Request:

Mr. Howard suggested with no quorum present, Ms. Lane contact the applicant to see if they would accept a loan of a lesser amount, then at the next Loan committee meeting inform the Committee and ask for an approval of the adjusted amount.

Workforce & Education Committee:

Dr. Drummer stated the first Career Connection graduation will take place this week. She outlined the college's \$305,398 award from SUNY for CGCC's Electric Vehicle certification program.

With no other business to be conducted, and no public comment, Mr. Fingar adjourned the meeting. The meeting adjourned at 9:26am.

Respectfully submitted by Lisa Drafiushuk