

Columbia County Industrial Development Agency

MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Full Board Tuesday, June 7, 2022

A regular meeting of Columbia County Industrial Development Agency’s Board held Tuesday, June 7, 2022 by Zoom and in person. The meeting was called to order at 8:38 am by Carmine Pierro, Chair.

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

Ms. Fingar-Smith made a motion, seconded by Mr. Rector to open the Public Hearing. Mr. Pierro called the Public hearing to order at 8:38am. He explained the reason for the public hearing was to address the new open meeting rules outlined by New York State.

Mr. Pierro called for a roll call vote on the proposed virtual meeting resolution.

	AYE	NAY	ABSTAIN
Nina Fingar-Smith	X		
Robert Galluscio	X		
William Gerlach	X		
Brian Keeler	X		
Carmine Pierro	X		
Rick Rector	X		
Sarah Sterling	X		

With no public attending or comments presented, *Mr. Keeler made a motion seconded by Mr. Galluscio to close the public hearing. Carried.* The Public Hearing closed at 8:40am.

Draft Minutes March 14, 2022:

Mr. Rector made a motion, seconded by Ms. Sterling to approve the draft minutes of March 14, 2022 as presented. Carried.

Treasurer's Report:

Administrative Director's Report:

Commerce Center Lot 8 Sale:

Mr. Tucker stated the closing took place on Lot 8 in the Commerce Park. He stated Columbia County recently asked CEDC to purchase a 6 acre parcel adjoining the Commerce Park. He stated the \$90,000 would be held and used at the direction of the County.

178 Healy Boulevard:

Mr. Tucker stated the project was moving forward, noting the principals were working with the Town of Greenport Planning Board and Assessor as well as reviewing the building cost estimates.

Mr. Tucker gave an overview of Columbia County's Columbia Forward program.

Ms. Fingar-Smith made a motion, seconded by Ms. Sterling to approve the Treasurer's Report. Carried.

Hudson River Valley Holdings Real Estate LLC Extension Request:

Mr. Tucker stated the purchaser has requested an additional one year extension. He outlined the past extensions for the Board and stated CEDC had agreed to grant a 9 month extension. *Mr. Gerlach made a motion, seconded by Ms. Fingar –Smith to approve a resolution authorizing a 9 month extension with a \$2,500 penalty fee. Carried.*

Klocke Estate Distillery, LLC (Drumlin Fields Spirits):

Mr. Tucker anticipated a closing within the next 30 days. Mr. Tucker asked the Board for a vote to authorize the signing of the closing documents. *Ms. Fingar-Smith made a motion, seconded by Mr. Gerlach to authorize the signing of the Klocke Estate Distillery, LLC documents by the Chair or Vice-Chair. Carried.*

2990 Route 9 Refinance:

41 Cross Street Hospitality LLC Refinance:

Mr. Tucker noted 2990 Route 9 Realty has one year remaining on their PILOT and wished to refinance. He noted 41 Cross Street would also be re-financing their project. Mr. Howard noted the meeting packet contained resolutions allowing the closing documents to be executed by the Chair or Vice-Chair. *Mr. Galluscio made a motion, seconded by Mr. Rector to authorize the execution of the documents for both projects. Carried.*

With no public comment or further business, Mr. Keeler made a motion, seconded by Mr. Rector to adjourn the meeting. The meeting adjourned at 9:06am.

Respectfully submitted by Lisa Draushuk