



Choose Columbia

Columbia Economic Development Corporation

COLUMBIA ECONOMIC DEVELOPMENT CORPORATION

Meeting Notes

Tuesday, May 30, 2023

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 at their office located at One Hudson City Centre, Suite 301, Hudson, NY 12534 on May 30, 2023. 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	
Joseph Benson	Board Member	Absent	
James Calvin	Vice-Chair	Present in person	
Richard Cummings	Board Member	Present in person	
Carlee Drummer	Board Member – Ex-Officio	Present via Zoom	
David Fingar	Chair	Present in person	
Tarah Gay	Board Member	Present in person	
Derek Grout	Board Member	Absent	
Michael Johnston	Board Member	Present in person	
Rachel Levine	Board Member	Present in person	
Bryan Mahoney	Board Member	Absent	
Michael Molinski	Board Member	Absent	
Anita Otey	Board Member	Absent	
Carmine Pierro	Board Member – Ex Officio	Present in person	
Rick Rector	Board Member	Absent	
Sean Sawyer	Board Member	Absent	
Richard Scalera	Board Member – Ex Officio	Absent	
Sarah Sterling	Secretary	Present in person	
Andy Howard	CEDC Attorney	Present in person	
F. Michael Tucker	President/CEO	Present in person	
Jessica Gabriel	Vice President Economic Development	Present in person	
Chris Brown	Housing Coordinator	Present in person	
Martha Lane	Vice President Business Development	Present in person	
Stephen Vandenburg	Business Development Specialist	Present in person	
Cathy Lyden	Bookkeeper	Present in person	
Riley Werner	Administrative Assistant	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	

Mr. Fingar called the meeting to order at 8:30am with no quorum present. Due to no quorum being present, he stated the agenda items requiring Board approval would be moved to the next Board meeting. He asked Mr. Tucker to address the items not requiring any vote from the Board.

Friends of 7th Street Park:

Mr. Tucker stated the Friends of 7th Street Park would be applying for a grant from NYS to fund the rehabilitation of the City of Hudson's 7th Street Park, restoring it to the original concept. He noted they had missed the deadline for the most recent round of NYS funding through the Parks and Recreation Department due to an issue with the submission. He informed the Board they had obtained a \$125,000 matching grant from the NYS Dormitory Authority through Assembly member Barrett. He noted to date the group had raised some funds, but not enough to complete the match.

He asked if the Board would consider a \$60,000 loan to the group, which would be reimbursed upon submission of their receipts to NYS. He stated he would ensure the funds would be spent on work that would be reimbursable by NYS. He stated the Mayor has asked for CEDC's support. Mr. Fingar asked where HDC stood on the project. Mr. Tucker stated their Executive Director has resigned and the organization had retained a strategic planning consultant to guide the Board through their process. He stated they are not at a point where they could make a decision.

Mr. Pierro asked how they would handle the bid process. Mr. Tucker stated it would depend upon the Memorandum of Understanding between the Friends of the 7th Street Park and the City of Hudson. He noted if the bid process was followed the expense would increase. Mr. Johnston asked where the City stands on funding the project as they are required to maintain the park. Mr. Tucker stated the not-for-profit was set up to raise funds to help determine the cost of the project. Mr. Howard and Mr. Tucker reviewed the past projects CEDC had been involved in a similar role. Mr. Cummings asked if any money had been raised to date. Mr. Tucker stated they had raised about \$35,000. Mr. Tucker stated he wanted to get the Board's opinion on the project before any commitment was made to the organization. He noted he understood that the Board would want all parties involved in the project, including the City and HDC. Mr. Calvin asked if there would be technical assistance as well as the bridge loan. Mr. Tucker stated if that were the case, he expected to provide them in-kind staff assistance. Mr. Howard stated any expenditure would be reviewed and overseen for compliance with the NYS guidelines in order for them to get reimbursement. He noted any public bidding component and costs would be overseen as well. Mr. Tucker suggested they would be charged under a similar structure to the HDC and the Kaz loan, one year interest only loan at 5% interest, out of CEDC loan funds. He thanked the Board for their input.

Marketing:

Ms. Lane stated the new \$775,000 SBA loan would be promoted. She stated she needed the signature of the officers after the meeting on the required SBA forms. She was anticipating the first drawdown in June. She stated a manufacturing loan fund had been discussed in the amount of \$250,000, which would be tailored toward manufacturers, makers and producers. She noted the funds would be marketed to that specific group.

Mr. Tucker felt that a quarterly loan fund could be announced to generate potential leads. He noted that CEDC currently had \$1.2 million to lend, with an additional \$775,000 to come.

Workforce & Education Committee:

Mr. Fingar asked Dr. Drummer if she had any comments. She noted there would be no Committee meeting until the end of the summer unless some issue arose.

Executive Session:**Land Transaction:**

Mr. Tucker asked the Board to enter executive session under Open Meeting Law, Public Officers Law Article 7, Section 105: f. the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation and h. the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof. Ms. Sterling made a motion, seconded by Ms.



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Levine. Carried. Executive Session was begun at 8:49am. Executive Session was exited at 9:11am after a motion by Mr. Cummings and a second by Mr. Calvin.

Treasurer's Report:

Mr. Tucker reviewed the balance sheet and the profit and loss statement. He noted membership was down and he anticipated a fall membership campaign.

Form 990 2022:

2022 CHAR 500:

Mr. Tucker reviewed the forms, noting an extension was filed and the documents would be presented at the next full board meeting for Board review and approval.

Annual Meeting:

Mr. Tucker stated Dr. Urschel did a great job as did all the speakers. He estimated the total attendance at nearly 125.

Broadband:

Mr. Tucker stated the number of unserved had decreased to approximately 500 from the original list. He stated he would be talking to Consolidated later in the day about their portion of the unserved in New Lebanon and Canaan. He stated during their call with NYS they were trying to determine how to position Columbia County. Mr. Fingar noted that they remained to be focused on connecting all underserved. He stated with fewer homes to cover over the same area, meant less completion for those homes. Mr. Tucker and Mr. Fingar concluded that going back to the providers with an updated list of addresses, and ask the providers to decide what towns the providers were interested in and proceed with the work to get the pricing current. The companies would then be ready to move once the money was available.

Columbia Forward:

Housing:

Mr. Tucker stated Darren Scott gave Columbia County attention in a state wide conference for their work on affordable housing. The Chair of the Hamilton County Board of Supervisors has asked Mr. Brown to attend and speak at a panel discussion. He stated an additional invitation to speak came from the NYS Affordable Housing Panel.

Mr. Brown was asked by the Long Term Care Council to take a more proactive role with them. He stated a planning grant had been awarded that had been submitted on behalf of Trillium Community Land Trust (a pending a 501(c) 3) with CEDC as fiscal sponsor. Mr. Brown noted the recently released area median income jumped 17% from the previous year.

Mrs. Gabriel stated CEDC, Greene County and CEG were working on an event for manufacturers to be held at Columbia Greene Community College, June 15th at 8:00am. This ties in with the manufacturer's loan fund. She stated a request for a CDBG microenterprise program had been presented to Columbia County at their last board meeting. The application would be for a grant up to \$300,000 to support microenterprises with 5 or fewer employees in Columbia County. The businesses could receive up to \$35,000 in funding. She stated CEDC would request to do the administrative work for an administrative fee of \$45,000.

Mr. Tucker stated he had been in touch with Flanders who had given NYS their 90 notice to the Labor Department of closing. He noted he had been contacted by a couple of people wishing to purchase the building and had tried to reach Flanders directly regarding the sale of the building.

Mr. Johnston noted that a good number of EMS providers have been complaining about the lack of cell service in parts of the County. Other Board members agreed that the service has deteriorated in the last few years.

With no other business to be conducted, and no public comment, Mr. Calvin made a motion, seconded by Mr. Johnston-to adjourn the meeting. Carried. The meeting adjourned at 9:44am.

Respectfully submitted by Lisa Drakushuk,