

Columbia County Industrial Development Agency

MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Full Board Tuesday, August 1, 2023

A regular meeting of Columbia County Industrial Development Agency’s Board was held Tuesday, August 1, 2023 in person, and accessible to the public via Zoom. The meeting was called to order at 8:44 am by Carmine Pierro, Chair.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Absent	
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	
Jessica Gabriel	Vice President of Economic Development	Present in person	
Chris Brown	Housing Development Coordinator	Present in person	
Martha Lane	Vice President of Business Development	Present in person	
Stephen VanDenburgh	Business Development Specialist	Present in person	
Valen Hay	Intern	Present in person	
Cat Lyden	Bookkeeper	Absent	
Riley Werner	Administrative Assistant	Absent	
Lisa Drahushuk	Administrative Supervisor	Present in person	

Minutes June 6, 2023:

Mr. Galluscio made a motion, seconded by Ms. Sterling to approve the minutes of June 6, 2023 as presented. Carried.

Treasurer’s Report:

Mr. Tucker reviewed the IDA financials with the Board. He noted there was only one project remaining with the IDA. He stated new accounts had been opened at Key Bank and the bookkeeping would be moved to the cloud. *Mr. Gerlach made a motion, seconded by Mr. Rector to approve the Treasurer’s Report as presented. Carried.*

2024 Budget:

Mr. Tucker noted the 2024 proposed budget remained the same as the the 2023 budget, with the anticipation of a project. *Mr. Keeler made a motion, seconded by Mr. Gerlach to approve the 2024 budget as recommended by the Finance Committee. Carried.*

**Administrative Director's Report:
Commerce Park – Lot 8:**

Mr. Tucker reviewed the history of Lot 8 in the Commerce Park. He noted the property had been sold originally with a deadline for project completion of 9/2024. The project has not moved forward and the principal was interested in selling. They had requested IDA approval to sell the parcel for the original amount they paid to a neighboring landowner in the Commerce Park. This person would assume the note and mortgage. He noted the issue is the short timeline with the IDA contract construction deadline of 9/30/2024. The potential buyer requested that the deadline be extended to 6/30/2025, to allow sufficient time to construct a building. Mr. Tucker recommended the transaction be authorized to move forward as outlined. *Mr. Galluscio made a motion, seconded by Ms. Sterling to approve the sale with the extended deadline of 6/30/2025. Carried.*

Application Discussion:

Mrs. Gabriel stated she was working on the revised application and evaluation. She expected to have drafts ready for Board review and discussion at the next meeting.

Klocke Estate Distillery, LLC:

Mrs Gabriel stated the project was moving along and they anticipated an opening by Fall of 2023. She stated CEDC had assisted the business with a marketing grant application. Mr. Tucker stated NYS office of Community Renewal had visited the site along with the Empire State Development Regional office. He stated Congressman Molinaro would be visiting the site later in the day.

Mr. Tucker stated the Office of Community Renewal grant for Kleinskill Farms had been completed. Chair Pierro asked about the status of the potential IDA project for Healy Boulevard. Mr. Tucker stated the IDA had received a FOIL request of a document related to the project, and was unsure of a start date. Mrs. Gabriel stated there was a potential IDA project in the Kinderhook area. She noted the project was being reviewed for consideration as a destination project.

With no public comment or further business, Mr. Rector made a motion, seconded by Ms. Sterling to adjourn the meeting. The meeting adjourned at 9:15am.

Respectfully submitted by Lisa Draushuk