

# Columbia County Industrial Development Agency

## MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Full Board Tuesday, February 6, 2024

A regular meeting of Columbia County Industrial Development Agency’s Board held Tuesday, February 6, 2024 in person. The meeting was called to order at 8:46 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	Absent via phone	
Brian Keeler	Board Member	Absent	
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	
A Joseph Scott	Hodgson Russ	Present via Zoom	
Christopher Canada	Hodgson Russ	Present via Zoom	
F. Michael Tucker	President/CEO	Present in person	
Chris Brown	Housing Development Coordinator	Present in person	
Martha Lane	Business Development Director	Present in person	
Stephen VanDenburgh	Business Development Specialist	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	
Cat Lyden	Bookkeeper	Present in person	
Riley Werner	Administrative Assistant	Present in person	

*Ms. Fingar-Smith made a motion, seconded by Ms. Sterling to open the Columbia County IDA Board meeting. Carried.*

**Slate of Directors:**

*Mr. Rector made a motion, seconded by Ms. Sterling to approve the Slate of Directors as follows: Chair: Carmine Pierro, Vice Chair: Sarah Sterling, Secretary: Nina Fingar-Smith, Treasurer: Robert Galluscio. Carried.*

The Columbia County IDA Full Board meeting was paused at 8:47am while the Committee meetings were held. The meeting reopened at 8:55am.

**Consent Agenda:**

- Annual Housekeeping Agenda
- Draft Minutes December 5, 2023
- 2023 Performance Measures Rreport

2023 Operations and Accomplishments  
2024 Mission Statement and Measurements Goals  
2023 Discharged Duties  
2023 Full Board Evaluation  
Statement of Internal Controls  
Audit Committee Charter  
Treasurer's Report  
2023 Investment Report  
Finance Committee Charter  
Governance Committee Charter  
2024 Compliance Report

*Ms. Sterling made a motion, seconded by Mr. Rector to approve the consent agenda as presented. Carried.*

### **Administrative Director's Report:**

#### **La Bella Vista LLC Project:**

Mr. Tucker stated there had been a number of project inquiries. He stated an application for a project had been received from LaBella Vista LLC, located in the Town of Kinderhook. The project consisted of the construction of a banquet house. He stated the project totaled \$10 million. He noted the application had been reviewed by counsel and deemed complete. He stated a public hearing resolution was before the Board for their approval. Mr. Scott reviewed the resolution and its purpose, stating the notice would need to be sent to the taxing jurisdictions and posted in the newspaper once a date for a public hearing had been set. Mr. Canada stated a new requirement from last year is the mailing, via certified mail return receipt requested of the initial resolution to each affected taxing jurisdictions. Mr. Tucker outlined the project. He stated the IDA's incentives would be just over a million dollars on the project. He noted they did not request a deviation from the standard policy and would begin at a 50% exemption in the first year. Mr. Tucker stated the project was still moving through the planning board. *Mr. Rector made a motion, seconded by Ms. Sterling to approve the Public Hearing Resolution for the La Bella Vista LLC project. Carried.*

#### **Four Seasons Project:**

##### **Paul Calcagno, Jr. Development LLC Project**

Mr. Tucker stated the project was located in the Village of Valatie, Town of Kinderhook. He stated the Village of Valatie annexed a portion of the Town of Kinderhook for the \$18.4 million project. The project will be a 55+ community of approximately 60 buildings consisting of approximately 45 single family units, 2 six unit Townhouses and the renovation of a existing facility as well as ancillary buildings. He stated they have received their local planning and zoning approvals. They have yet to receive their DOT highway permit and DEC permit. Mr. Tucker stated they have not requested a deviation from the standard PILOT. *Mr. Rector made a motion, seconded by Mr. Galluscio to approve the Public Hearing Resolution for the Paul Calcagno Jr. Development LLC Project. Carried.*

##### **Klocke Estate Distillery, LLC (Drumlin Fields Spirits):**

Mr. Tucker stated the project Continued to move forward and are anticipating a ribbon cutting in May. He noted after reviewing the existing IDA PILOT documents and the notification to the taxing jurisdictions he noted a need for clarification. He stated the notice to the taxing jurisdictions indicated a PILOT would become effective upon the issuance of a Certificate of Occupancy. The PILOT itself shows the first payment would be due upon the anticipated completion of the project in 2023. The resolution before the Board would modify the PILOT to conform to the notice to the taxing jurisdictions.

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Mr. Scott stated they are also amending the PILOT agreement to change the current fixed date and insert instead a certificate of occupancy concept, where the start date of the PILOT agreement would follow the delivery of the Certificate of Occupancy. All parties agree the abatements should begin once the project reaches the point of receiving the Certificate of Occupancy. The resolution reflects the mortgage financing and amends the Pilot Agreement to reflect the Certificate of Occupancy as the start of the PILOT. Mr. Scott stated there is no change in the project itself. Mr. Tucker stated as this is part of the overall financing package, the fee should reflect that fact. He suggested the fee for this amendment would be \$1,000. *Ms. Fingar-Smith made a motion, seconded by Ms. Sterling to approve the amending resolution for Klocke Estate Distillery with the associated \$1,000 fee. Carried.*

### **178 Healy Association:**

Mr. Tucker stated he has heard nothing from the 178 Healy Association.

### **Other Business:**

Mr. Tucker stated he has received additional inquiries including one from the former Philmont Knitting Mills. He stated they were investigating the conversion of the building into event space. He noted it is in a distressed area in the Village of Philmont. He stated he had also been in contact with a group in Germantown who owned a former cold storage building on the riverfront with train and dock access. They intended to convert the building into a multi use building. He noted the application has not been submitted and an evaluation would need to be completed.

Mr. Tucker stated he and Chris Brown have been working with the Board of Supervisors Housing Task Force. He stated they believed they have received at least 10 inquiries from housing projects and high end senior living projects. Mr Tucker stated he would like to take a look at what other IDA's have done with respect to housing by the next meeting. He would like to determine a standardized policy for housing. He asked Mr. Scott and Mr. Canada for their opinions.

Mr. Scott noted IDA's are local entities and designed to address local needs. He noted they see IDA's addressing local needs in different ways, including a variety of formulas. He stated reaching out to other communities was an effective way of finding information in order to develop policies. He noted that there were some who felt IDA's should not be involved in housing including some at the legislative level.

Mr. Tucker stated he was concerned that those who work here are unable to live in the County. Employers are becoming concerned that they may be unable to find employees due to housing costs. Mr. Tucker stated he requested that the organization seriously consider undertaking housing. Mr. Rector asked for the negatives of IDA's getting involved in the issue. Mr. Scott stated the name "Industrial" is one part of the issue. He stated some State regulatory and legislative officials have suspicions about the what the locals are doing regarding policies, procedures and reviews. He stated State officials were not subject to local pressures, which was he felt, a benefit to using the IDAs as the members were part of the community the projects were located. He felt criticisms against IDAs involvements in housing came from state officials who felt locals didn't make the best decisions.

*With no public comment or further business, Mr. Galluscio made a motion, seconded by Mr. Rector to adjourn the meeting. The meeting adjourned at 9:38am.*

*Respectfully submitted by Lisa Drahushuk*