

Columbia County Industrial Development Agency

MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Special Meeting Full Board Monday, September 23, 2024

A Special meeting of Columbia County Industrial Development Agency’s Board held Monday, September 23, 2024 in person. The meeting was called to order at 8:36am by Carmine Pierro, Chair.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Present in person	
Robert Galluscio	Treasurer	Absent	
William Gerlach	Board Member	Absent	
Brian Keeler	Board Member	Absent	
Helen Kozel	Board Member	Present in person	
Carmine Pierro	Chair	Present in person	
Sarah Sterling	Vice-Chair	Present in person	
Andrew Howard	Counsel	Present in person	
F. Michael Tucker	President/CEO	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	

41 Cross Street LLC.

Minutes Public Hearing 9 4 24:

Ms. Sterling made a motion, seconded by Ms. Fingar-Smith to approve the minutes from the 41 Cross Street Public Hearing on 9/4/24. Carried.

41 Cross Street LLC Assignment and Assumption Resolution:

Mr.. Tucker reviewed the request for the Board, noting 41 Cross Street LLC requested the benefits currently assigned to 41 Cross Street Hospitality be assigned to them. He noted the original company had a PILOT, mortgage tax exemption and a sales tax exemption. He stated the new company requested the current benefits be transferred to them (41 Cross Street LLC) upon signing of the documents. He noted that there would be renovations to the property and upgrades for which they are requesting a sales tax exemption. *Ms. Fingar-Smith made a motion, seconded by Ms. Sterling to approve the 41 Cross Street LLC Assignment and Assumption Resolution. Carried.*

BAC Sales:

Mr. Tucker stated the Public Hearing on the project had been held on September 17th in the town of Ghent. He noted the the Ghent Town Assessor and resident, Lynn Hotaling had attended in person, a

written comment had been received from Carol Calvin which had been read into the meeting record, and Catherine Barufaldi issued a comment at the meeting over Zoom.

He noted the public hearing requirements had been fulfilled. He stated due to the timing the Bond Counsel was unable to create the needed documents for the meeting , but would have everything available for the October 1st regular IDA meeting. He noted there was no action needed today on BAC Sales. Mr. Pierro noted the Public Hearing minutes were available and he asked for a motion to approve the minutes as presented. *Ms. Sterling made a motion, seconded by Ms. Kozel to approve the minutes as presented. Carried.*

Mr. Pierro noted there was no one on line and asked if there were any further questions. With none presented. He called for a motion to close the meeting. Ms. Fingar-Smith made a motion, seconded by Ms. Kozel The meeting adjourned at 8:43am.

With no public comment or further business, Ms. Sterling made a motion, seconded by Mr. Keeler to adjourn the meeting. The meeting adjourned at 9:40am.

Respectfully submitted by Lisa Draushuk