

Columbia County Industrial Development Agency

MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Full Board Tuesday, February 4, 20254

A regular meeting of Columbia County Industrial Development Agency’s Board held Tuesday, February 4, 2025 in person. The meeting was called to order at 8:50 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	Absent	
Helen Kozel	Bord 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	
Chris Brown	Housing Development Coordinator	Present in person	
Alondra Isidro	Project Manager	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	

Slate of Directors:

Mr. Gerlach 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 8:51am while the Committee meetings were held on a motion made by Mr. Gerlach and seconded by Ms. Sterling. The meeting reopened at 9:02am.

Annual Housekeeping Resolution:

Mr. Pierro called for a roll call vote on the Annual Housekeeping Resolution.

	Aye	Nay	
Nina Fingar -Smith			Absent
Robert Galluscio	X		
William Gerlach	X		
Brian Keeler			Absent
Helen Kozel	X		
Carmine Pierro	X		
Sarah Sterling	X		

Administrative Director’s Report:

Mr. Tucker reviewed the transfer of the Wick Hotel project that had taken place last year. He reviewed the 8 Bender Blvd project at the Commerce Center, noting the project was before the Claverack Planning Board. He noted the purchase and sale contract had been authorized and signed. A lot line adjustment had been prepared.

Mr. Tucker reminded the Board that the 27 Summit Street was the banquet facility project in Philmont. They had received a \$1.5 million Restore NY grant. They planned on revising the draft application and submitting it to the IDA.

He stated the Labella project was before the Kinderhook Planning Board. He noted the original project had been revised. He stated the River Street Mill Housing Project located in Valatie, had been discussed for a few years. Recently there have been three inquiries regarding the project. Mr. Tucker stated the 178 Healy Blvd project has changed hands and was currently in front of the Greenport Planning Board.

Mr. Tucker asked Chris Brown, CEDC’s Housing Development Coordinator, to give the IDA Board an overview of his work and the new rules regarding housing recently presented by the Governor. He outlined projects in New Lebanon, Valatie and Stockport. He gave a brief overview of the NYS Pro-Housing Communities Program. He noted all Columbia County towns, villages and the City of Hudson had submitted letters of intent and 12 of the 23 had been certified. He reviewed the NY Housing for the Future program. He reviewed statistics related to housing and costs. He stated the Columbia County Land Bank was set to acquire its first properties in the next couple of months from the County foreclosures.

Mr. Brown reviewed Land Banks and the Accessory Dwelling Unit (ADU) program. He stated CEDC partnered with Rupco on the \$2 million ADU grant. He stated 14 units would be built. He stated he has been working with a number of tiny and small home developers who could be used by the grantees on their ADU’s. Mr. Tucker stated the IDA will need to decide if it is willing to evaluate its willingness to deviate from their policy and give housing projects benefits. He stated he may have something ready to distribute prior to the next meeting. Mr. Brown stated the Housing Task Force was developing a survey in order to gather data from employees who work in the county but don’t live in the county.

Mr. Tucker stated the CEDC loan program has made \$5.6 million in loans over 10 years to over 250 small businesses.

Consent Agenda:

2024 Audit Engagement Letter

Draft Minutes, August 6, 2024

Draft Minutes, September 23, 2024

2024 Performance Measures Report

2024 Operations and Accomplishments

2025 Mission Statement and Measurements Goals

2024 Discharged Duties

2024 Full Board Evaluation

Statement of Internal Controls

Committee Reports

Audit Committee

Audit Committee Charter

2024 Committee Evaluation

Finance Committee

Treasurer’s Report

2024 Investment Report

Finance Committee Charter

2024 Committee Evaluation

Governance Committee

Columbia County Industrial Development Agency

**Governance Committee Charter
Compliance Calendar
2024 Committee Evaluation**

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

With no public comment or further business, Mr. Galluscio made a motion, seconded by Ms. Kozel to adjourn the meeting. The meeting adjourned at 9:36am.

Respectfully submitted by Lisa Drahushuk