



Photo by James Ewing

The Frederic Church Center for Art and Landscape- Olana

# 2024 Annual Report



**Choose Columbia**  
Columbia Economic Development Corporation

## CEDC Board of Directors

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### VICE CHAIR

TARAH GAY, PUBLIC SALE AUCTION HOUSE

### TREASURER

BRYAN MAHONEY, COLUMBIA MEMORIAL HEALTH

### PRESIDENT & CEO, PROCUREMENT OFFICER

F. MICHAEL TUCKER

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DEREK GROUT, HARVEST SPIRITS

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SEAN E. SAWYER, THE OLANA PARTNERSHIP

\*RYAN SKODA, COLUMBIA COUNTY BOARD OF SUPERVISORS

\*EX OFFICIO MEMBER

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## CEDC STAFF MEMBERS

CHRIS BROWN, HOUSING DEVELOPMENT COORDINATOR

LISA DRAHUSHUK, ADMINISTRATIVE SUPERVISOR

MARTHA E. LANE, VICE PRESIDENT OF BUSINESS DEVELOPMENT

CATHY LYDEN, BOOKKEEPER

F. MICHAEL TUCKER, PRESIDENT & CEO

STEPHEN VANDENBURGH, BUSINESS DEVELOPMENT SPECIALIST

RILEY WERNER, ADMINISTRATIVE ASSISTANT



**Choose Columbia**  
Columbia Economic Development Corporation

ONE HUDSON CITY CENTRE, SUITE 301  
HUDSON, NY 12534  
PHONE: 518.828.4718  
COLUMBIAEDC.COM



James  
Calvin

## CHAIRMAN'S MESSAGE

With pride and gratitude, Columbia Economic Development is pleased to present this Annual Report detailing the work we accomplished together in 2024. Even more impressive than the numbers themselves are the teamwork, resilience, and forward thinking that produced them.

With the continued leadership of our dedicated board, drive of our extraordinary staff, engagement of our members, and support of our valued partners, we are well equipped to face the opportunities and challenges that lie ahead.

Our focus remains clear: to foster a thriving economic environment that stimulates business growth, job creation, and community progress. Together, we are striving to shape a vibrant future for Columbia County.

James Calvin

A handwritten signature in black ink that reads "James S. Calvin".

Board Chair



F. Michael  
Tucker

## PRESIDENT'S MESSAGE

I'm proud to report that 2024 was a year of continued progress and impact at Columbia Economic Development Corporation. Guided by our four strategic pillars, we remained focused on fostering meaningful economic development. Over the past year, we built on our core programs while expanding our reach through new, high-impact initiatives. In addition to advancing our support for local entrepreneurs and small businesses, we made significant headway on key priorities like affordable housing and community revitalization. Our Microenterprise Grant Program gained strong traction, empowering small businesses across the county.

As we move into 2025, we remain committed to inclusive and sustainable growth. At CEDC, we know that collaboration is at the heart of every success, and we look forward to working together with our stakeholders to make Columbia County more vibrant, more equitable, and full of opportunity for everyone.

F. Michael Tucker

A handwritten signature in black ink that reads "Mike Tucker".

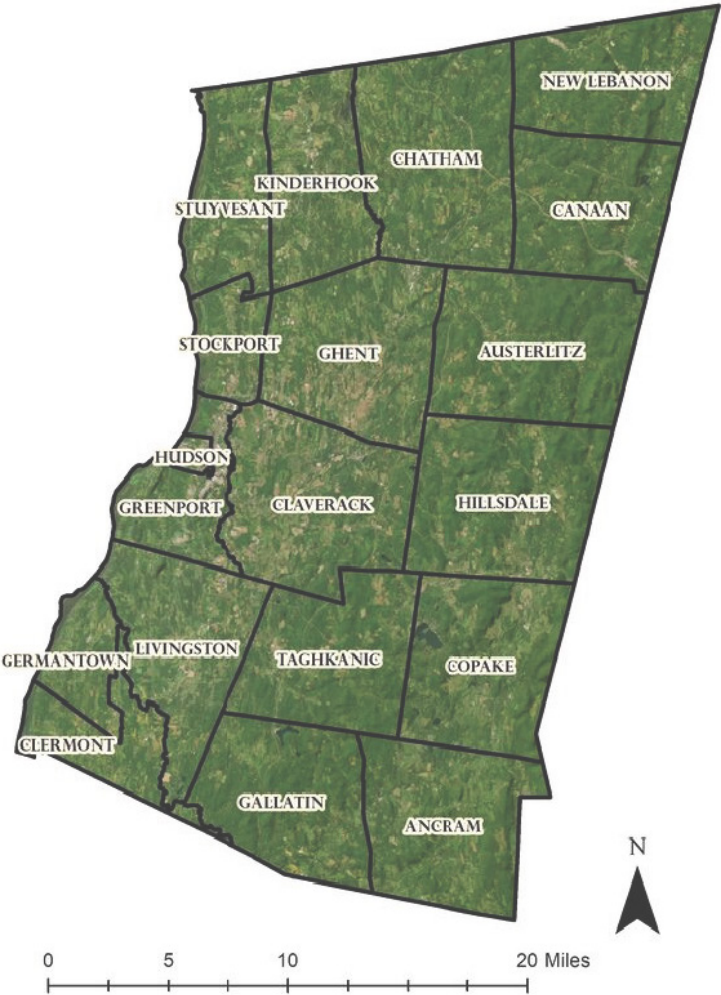
President and CEO



# CEDC Mission



Columbia Economic Development Corporation is the lead economic development organization for Columbia County, New York. Our mission is to strengthen the area’s tax base through economic development and job creation, to assist businesses to locate and expand within the County, and to promote Columbia County as a premier spot for both business investment and personal opportunity.



## County Snapshot



Population:  
**60,299**



Number of Businesses:  
**1,828**



Median Household Income:  
**\$85,120**



Residents with Bachelor's Degree or Higher:  
**38.1%**



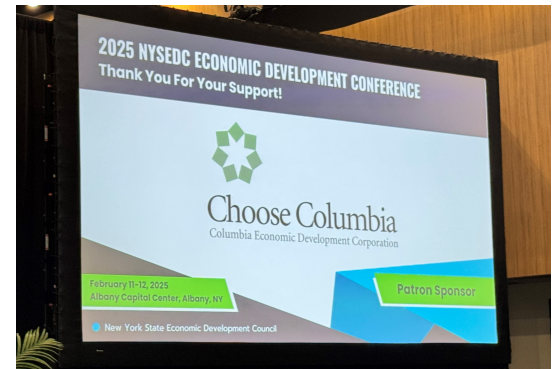
Median Home Sales Price:  
**\$475,000**



# 2024 Key Partnerships

Partnerships play an important role in our economic development successes.

Collaboration with our partners ensures ongoing opportunities for the community and more.



**BERKSHIRE TACONIC  
COMMUNITY FOUNDATION**

**CAPITAL REGION CHAMBER OF  
COMMERCE**

**CENTER FOR ECONOMIC  
GROWTH**

**COLUMBIA COUNTY BOARD OF  
SUPERVISORS**

**COLUMBIA COUNTY CHAMBER  
OF COMMERCE**

**COLUMBIA COUNTY TOURISM**

**COLUMBIA-GREENE COMMUNITY  
COLLEGE**

**COLUMBIA GREENE BOARD OF  
REALTORS**

**COLUMBIA GREENE WORKFORCE  
DEVELOPMENT BOARD**

**COLUMBIA GREENE NY WORKS &  
TRAINING CENTER**

**COLUMBIA LAND CONSERVANCY**

**EMPIRE STATE DEVELOPMENT**

**GALVAN FOUNDATION**

**GREENE COUNTY CHAMBER OF  
COMMERCE**

**GREENE COUNTY ECONOMIC  
DEVELOPMENT**

**HUDSON BUSINESS COALITION**

**HUDSON DEVELOPMENT  
CORPORATION**

**HUDSON RIVER BANK & TRUST  
FOUNDATION**

**HUDSON VALLEY AGRIBUSINESS  
DEVELOPMENT CORPORATION**

**HUDSON VALLEY PATTERN FOR  
PROGRESS**

**INTERNATIONAL ECONOMIC  
DEVELOPMENT CORPORATION**

**NEW YORK ASSOCIATION OF TRAINING  
AND EMPLOYMENT**

**NYS FARM BUREAU**

**NYS ECONOMIC DEVELOPMENT  
COUNCIL**

**NYS RURAL HOUSING COALITION**

**QUESTAR III & COLUMBIA COUNTY  
SCHOOL DISTRICTS**

**U.S. SMALL BUSINESS ADMINISTRATION**

# Marketing and Communications Activities

In 2024, CEDC continued its comprehensive marketing and communications efforts to actively promote Columbia County's economic assets and to share important local and statewide economic development news with its stakeholders. Its **monthly newsletters** and **special edition emails** are a critical source of information relevant to local industries and economic development partners.

CEDC also continued the process of **updating its website** in 2024, so that it can continue to serve as a resource hub and economic development promotional tool.

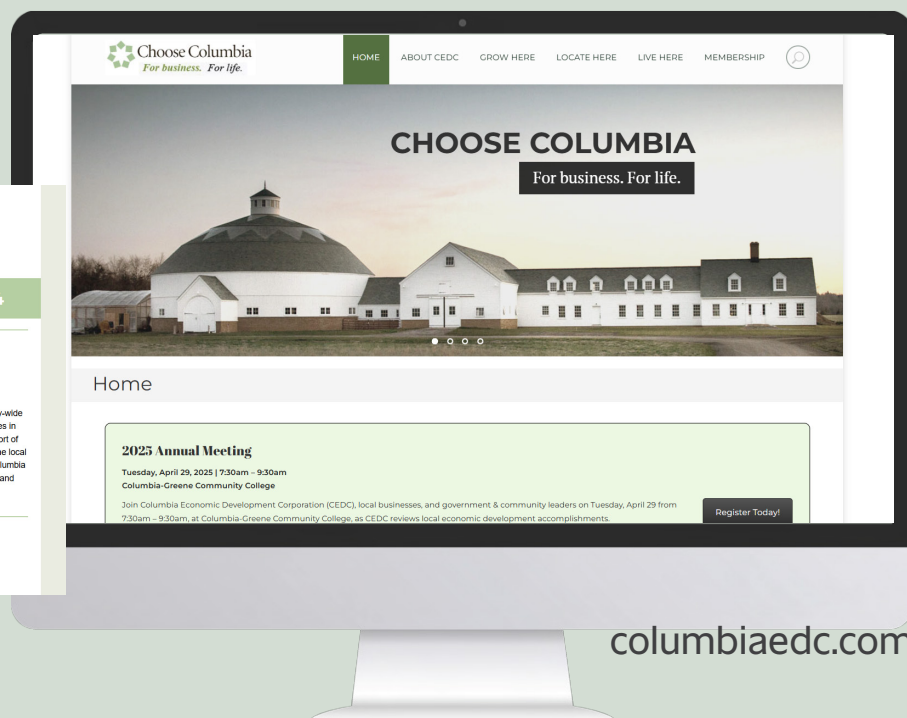
In addition to internal activities to raise awareness for opportunities in Columbia County, CEDC actively engages with local media to provide information about our successes to regional audiences and beyond.

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CEDC's mailing list consists of over **3,600** emails, including partners, members and the community.

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## CEDC Newsletter



columbiaedc.com

In 2024, Columbia County businesses and not-for-profit organizations were awarded **over \$15.5 million in economic development project awards** through New York State’s Consolidated Funding Application (CFA) process, for activities including business expansions, renovations, construction, and local comprehensive planning. Over the twelve years of the CFA process, Columbia County projects received over 150 awards totaling \$66.7 million.

CEDC supports county businesses and not-for-profit organizations by supplying information and guidance on programs, including state grants through the CFA process.

CFA Project Awards Announced in 2024	Amounts
Columbia County- Community Climate Action Plan	\$60,000
Town of Copake- Smart Growth Comprehensive Plan	\$81,000
Our Daily Bread- Bakery Expansion	\$100,000
Town of Taghkanic- Churchtown Road Culvert	\$136,435
The Olana Partnership- Frederic Church 200 Marketing	\$500,000
Harlem Valley Rail Trail- Chatham to Ghent Expansion	\$675,000
620 Hudson House LLC- The 620 McKinstry Hotel Project	\$750,000
Shaker Museum and Library- A New Shaker Museum for Columbia County	\$1,000,000
Art Omi Pavilion at Chatham- Arts Center Development	\$1,000,000
Hawthorn Valley Association- Carbon Neutral Project	\$1,283,803
City of Hudson- Combined Sewer Overflow Mitigation	\$10,000,000
Total	\$15,586,238



CEDC administers the **Columbia County Industrial Development Agency (IDA)** and the **City of Hudson Industrial Development Agency (HIDA)**, overseeing their activities to promote and attract industry expansion through a variety of programs and incentives. CEDC also oversees and administers the **Columbia County Capital Resource Corporation (CRC)**, which encourages community and economic development by providing low-cost financing to not-for-profit capital projects.

### 2024 Accomplishments

CEDC continued administration of the Columbia County IDA with their existing projects, including the recent sale of The Wick Hotel. CEDC also continued review on an affordable housing project to be located in the Town of Greenport, NY. CEDC contracted with the City of Hudson IDA to provide administrative services for them and assisted with their application for a renovation for Providence Hall and Schuyler Court housing project.

Additionally, CEDC assisted the City of Hudson IDA with the sale of their property to the Columbia County Land Conservancy.

## Community Development Block Grant

The NYS Community Development Block Grant or CDBG Program is a unique source of federal funding for Cities, Town, Villages, and Counties to assist low- and moderate-income communities, households, and people.

The NYS Community Development Block Grant Business Expansion and Start-up (BEST) Program provides grant funds to eligible communities for economic development projects that result in the creation or retention of permanent jobs, principally for persons from low- and moderate-income families.

### 2024 Accomplishments

On behalf of Columbia County, CEDC submitted the final disbursement and Annual Performance Report for the Klocke Estates project. Additionally, CEDC continued to oversee the administration of the Return Brewing project, which included securing a six-month extension. CEDC staff also attended training webinars for the CDBG program, including webinars on applying, grant administration and recent changes to the program in 2024.

## Housing

CEDC works closely with the Columbia County Board of Supervisors and its Housing Task Force to address the housing needs of the local and regional workforce. Affordable housing is key to retaining a robust local workforce as housing costs continue to rise.

### Housing Task Force Goals

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Preserve and expand housing affordability, attainability and availability throughout Columbia County

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Engage and energize communities and stakeholders to increase awareness of and create responses to housing issues

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Develop and provide resources to towns and villages to help them achieve their housing goals

### Housing Task Force 2024 Accomplishments

Housing Development Coordinator Chris Brown facilitated stakeholder meetings across the county, fostering collaboration on key housing and development initiatives. CEDC supported these efforts by assisting the County with the creation of the Columbia County Land Bank, as well as securing a \$2 million grant for creating accessory dwelling units. CEDC also facilitated full participation from each of the County's towns, villages and city in the NYS Pro-Housing Communities program. Pro-Housing certification will provide access to several state grant and aid programs.

### Columbia County Land Bank Corporation

The Columbia County Land Bank Corporation ('CCLBC') was formed in December 2023 under Article 16 of New York State Not-for-Profit Law as a public benefit corporation. The agency is overseen by a seven-member board, appointed by the Columbia County Board of Supervisors. CEDC serves as CCLBC's administrators, with Mike Tucker and Chris Brown as the lead agents.

### CCLBC 2024 Accomplishments

In 2024, the Columbia County Land Bank Corporation focused on establishing a strong operational foundation. Key activities included developing and implementing essential policies and contracts to guide its operations effectively. The organization held regular monthly meetings to ensure consistent oversight and progress on its initiatives. Additionally, the Land Bank advanced efforts to address housing challenges across the county, including pursuing funding opportunities and collaborating with local stakeholders to support community development projects.

## STRATEGIC PILLAR:

# Entrepreneurship & Innovation

Business retention and expansion services remain a signature feature of CEDC's strategy. CEDC helps businesses access funding opportunities, loan programs and other resources, and maintains lines of communication to understand the needs of Columbia County entrepreneurs.



### Key Initiatives in 2024:

- In 2024, **CEDC made 40 loans totaling \$790,325**. From 2015-2024, **CEDC closed over \$5.8 million in loans, benefiting over 200 businesses**.
- CEDC managed the **Columbia Forward Program** with associated loan and grant funding, along with hosting free business workshops, training and networking events in collaboration with the Columbia County Chamber of Commerce.
- CEDC supported the needs of start-ups and microbusinesses amid a surge in business formation in the County, through both financing and a range of **technical assistance** activities.
- CEDC secured a **\$300,000** grant enabling them to provide grants and a 4-week training course to entrepreneurs and small businesses throughout Columbia County. In 2024, CEDC graduated **17 entrepreneurs** from a 4-week training course and provided grants to **13 businesses totaling \$294,750** as part of the Microenterprise Grant Program.
- CEDC graduated 87 business owners from its **Microbusiness Seminar Series** since 2015, equipping them with basic business operational knowledge covering topics such as bookkeeping, financing, legal considerations, and marketing.
- On an ongoing basis, CEDC addressed opportunities and challenges faced by individual Columbia County businesses to help facilitate their **retention and expansion**.



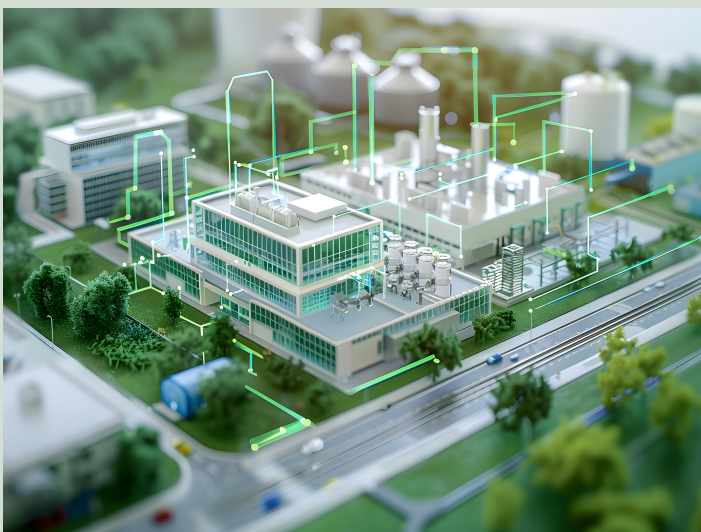
## STRATEGIC PILLAR:

## Infrastructure

CEDC is actively engaged in a variety of infrastructure activities aimed at bolstering the local economy.

### Key Initiatives in 2024:

- CEDC expanded upon its efforts to address the county's **housing affordability** and availability challenges. Chris Brown, CEDC's Housing Development Coordinator, worked alongside the **Columbia County Board of Supervisors Affordable Housing Task Force** to assist all Columbia County communities enroll in the New York State Pro-Housing program. Pro-Housing certified communities are granted access to a significant amount of state infrastructure funds.
- CEDC continued to extend broadband service throughout and on behalf of Columbia County. In collaboration with the New York State Public Service Commission, Empire State Development's ConnectAll office and the Federal Communications Commission, CEDC has reduced the number of households unserved by broadband by 80%. **Since 2016, the number of properties unserved by broadband narrowed from 3,500 to approximately 562.**
- CEDC continued to work with local partners to improve access to child care in Columbia County. Key collaborators include the Columbia-Greene Workforce Development Board, Columbia Opportunities and the Columbia County Department of Social Services.
- CEDC provided support for the expansion of **water, sewer, and energy infrastructure** to both communities and project partners. Through its work with National Grid, NYSEG, NYSERDA and more, CEDC continues to play a key role in Columbia County's response to infrastructure needs.



## STRATEGIC PILLAR:

# Quality of Life and Sustainability

Columbia County's quality of life, scenic setting, and overall character remain our greatest strategic strengths, especially as the trend of remote work has accelerated in recent years. CEDC works to ensure that these assets continue to underpin successful economic development.

### Key Initiatives in 2024:

- CEDC continued to focus on **housing affordability** for current and prospective residents, partnering with Columbia County and RUPCO to secure and administer \$2M in state accessory dwelling unit grant funds.
- CEDC bolstered local arts, community and tourism events throughout 2024. CEDC once again sponsored the **Columbia County Fair** and the **Hudson Winter Walk**, events which attract thousands of visitors each year, as well as the **Columbia County Climate Carnival**.
- The City of Hudson secured a \$1.3 million Restore New York grant to redevelop the vacant Crescent Building into a mixed-use space. CEDC was awarded \$300,000 as part of the \$2.25 million **NY Forward** grant.





## STRATEGIC PILLAR:

# Workforce and Education

CEDC's work under this strategic pillar is meant to ensure that businesses have the talent pipeline they need for growth, and that Columbia County residents are prepared for tomorrow's jobs.

### Key Initiatives in 2024:

- Throughout the year, CEDC provided key support to local workforce development initiatives and programs. Through marketing, sponsorships, and staff outreach, CEDC promoted available workforce training initiatives and resources to the business community, including those of New York State's new Office of Strategic Workforce Development.
- CEDC Board Member Rachel Puckett of Mid-Hudson Fiber and CEO Mike Tucker attended the Columbia-Greene and Capital Region Workforce Development Boards Partnering for Progress: Navigating WIOA Together. Presented in collaboration with The New York Association of Training and Employment Professionals (NYATEP) and the National Association of Workforce Boards (NAWB), this event provided a comprehensive overview of the Workforce Innovation and Opportunity Act (WIOA) and reviewed the key elements of WIOA, its impact on workforce development, and how organizations can maximize its benefits.
- CEDC continued its partnerships with Columbia-Greene Community College, Questar III BOCES, Columbia-Greene Workforce Board, and other organizations to facilitate business-education dialogue and partnerships.





## Statement of Net Position

Year Ending December 31, 2024

<b>Assets</b>	<b>2024</b>	<b>2023</b>
Capital Assets	631,368	449,520
Current Assets	1,870,773	1,790,165
Long-Term Assets	2,914,356	2,585,568
<b>Total Assets</b>	<b>5,416,497</b>	<b>4,825,253</b>
<b>Liabilities</b>		
Current Liabilities	290,690	239,395
Long-Term Liabilities	2,257,752	1,725,529
Deferred Inflow of Resources	84,415	109,809
<b>Net Position</b>		
Unrestricted	2,057,127	2,108,674
Capital	1,801	(5,718)
Restricted	724,712	647,564
<b>Total Liabilities, deferred inflows and net position</b>	<b>5,416,497</b>	<b>4,825,253</b>

## Statement of Revenues, Expenses and Change in Net Position

Year Ending December 31, 2024

	<b>2024</b>	<b>2023</b>
<b>Total operating revenues</b>	<b>1,029,355</b>	<b>681,102</b>
<b>Non-operating revenues</b>		
Columbia County appropriation	460,000	460,000
Interest earnings	36,980	40,300
Gain on lease modification	18,195	-
Total non-operating revenues	515,175	500,300
<b>Total revenues</b>	<b>1,544,530</b>	<b>1,181,402</b>
<b>Total operating expenditures</b>	<b>1,487,828</b>	<b>1,150,463</b>
<b>Non-operating expenditures</b>		
Interest	23,582	14,935
Total non-operating expenditures	23,582	14,935
<b>Total expenditures</b>	<b>1,511,410</b>	<b>1,165,398</b>
Total revenues in excess of expenditures	33,120	16,004
Net position at beginning of the year	2,750,520	2,734,516
<b>Net position at the end of the year</b>	<b>2,783,640</b>	<b>2,750,520</b>

# Annual Meeting Sponsors



A. Colarusso & Son, Inc.

**Mid-Hudson Fiber**



MetzWood  
INSURANCE



**PUBLIC! SALE**



**ART OMI**

## Bank Partners:



## Sustaining Members

FINGAR INSURANCE

GINBERG'S FOODS

MID-HUDSON FIBER

## Full Members

COLUMBIA MEMORIAL HEALTH

HUDSON VALLEY CREAMERY

MARIO'S HOME CENTER

METZWOOD INSURANCE

MICHAEL S. JOHNSTON, LLC

MULHERN GAS

PUBLIC SALE AUCTION HOUSE

SHALLO, GALLUSCIO & BIANCHI, CPA'S P.C.

## Associate Members

BANK OF GREENE COUNTY

CB DESIGN/BUILD

CRAWFORD & ASSOCIATES ENGINEERING + LAND SURVEYING, P.C.

FOUR CORNERS LEGACY LAW

FREEMAN HOWARD, P.C.

HUDSON VALLEY FISH FARMS

KLEIN'S KILL FRUIT FARMS

KLOCKE ESTATES HOLDINGS, LLC

MELTZ LUMBER CO. OF MELLENVILLE, INC.

PGS MILLWORK INC.

PRO PRINTERS

RONNYBROOK FARM DAIRY

TACONIC ENGINEERING, DPC

WILLIAMS LUMBER AND HOME CENTERS

## MicroBusiness Members

BUSINESS OPPORTUNITIES MANAGEMENT CONSULTING

CALVIN COMMUNICATIONS

COLDWELL BANKER VILLAGE GREEN REALTY

FINANCE BEYOND

GEORGIA RAY'S KITCHEN

GERMANTOWN BEER FARM/HUDSON VALLEY MALT

HARVEST SPIRITS

KENNETH LEGGETT CONTRACTING

NATIONAL GRID

PATRICIA A. HINKEIN REALTY

PARADOX CONSULTING GROUP

TRIPLE CREEK DAIRY FARMS

## Not-for-Profit Members

ANCRAM CENTER FOR THE ARTS

COARC

COLUMBIA COUNTY HABITAT FOR HUMANITY

HAWTHORNE VALLEY ASSOCIATION INC.

HUDSON HALL

SPENCERTOWN ACADEMY ARTS CENTER

SHAKER MUSEUM

THE OLANA PARTNERSHIP