

Columbia County Industrial Development Agency

MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Full Board Tuesday, August 5, 2025

A regular meeting of Columbia County Industrial Development Agency's Board held Tuesday, August 5, 2025 in person. The meeting was called to order at 8:41 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	
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	
Nadene Zeigler	Bond Counsel	Present via Zoom	
F. Michael Tucker	President/CEO	Present in person	
Chris Brown	Housing Development Coordinator	Present in person	
Martha Lane	Business Development Director	Absent	
Stephen VanDenburgh	Business Development Specialist	Absent	
Lisa Drahushuk	Administrative Supervisor	Present in person	
Cat Lyden	Bookkeeper	Absent	
Riley Werner	Administrative Assistant	Absent	

Minutes May 6, 2025:

Ms. Kozel made a motion, seconded by Mr. Galluscio to approve the draft minutes from May 6th. Carried

Treasurer's Report:

Mr. Tucker stated the Treasurer's Report had been reviewed by the Finance Committee. Mr. Keeler made a motion, seconded by Mr. Gerlach to approved the report as presented . Carried.

Klocke Estate Extension of Sales Tax Exemption Resolution:

Mr. Tucker stated Klocke Estates had requested an extension of their sales tax exemption benefits until 12/30/25. He asked Ms. Zeigler if that was possible. Ms. Zeigler stated it wasn't uncommon to have projects request time extensions of sales tax exemptions. She stated she would modify the lease agreement and draft a new sales tax letter with a new completion date. Mr. Pierro called for a vote on the extension of the current sales tax exemption for Klocke Estates thru December 31, 2025. *Mr. Gerlach made a motion, seconded by Mr. Keeler to approve the extension of the current sales tax benefits to Klocke Estates until 12/31/25. Carried.*

2026 Budget:

Mr. Pierro called for a motion to approve the proposed 2026 budget as recommended by the Finance Committee. *Mr Galluscio made a motion, seconded by Ms. Sterling to approve the budget as presented. Carried.*

Administrative Director's Report:

Mr. Tucker asked Mr. Brown to give an overview of the projects that Galvan will be holding after the recent announcement of their donation to Bard College of a portion of their real estate portfolio in Columbia County. Mr. Brown stated Galvan would be holding the Hudson Community Theatre, the 4th Street Hotel project, Crosswinds, the Galvin Civic Motel project and the Highpoint Senior housing project in Chatham. He noted that the transaction was currently in a due diligence period of 90 days, noting more information would be available after that time.

Mr. Tucker reviewed the Healy Boulevard plan. He stated the project would require a public hearing. He stated the City of Hudson had closed on their Providence Hall/Schuyler Court project, which was a rehabilitation of the current apartments. He discussed issues relating to PILOT and suggested that he and Mr. Brown do a presentation on how other communities are dealing with PILOTs. He noted that there is a shortage of housing in Columbia County and the surrounding area.

He stated the Philmont Knitting Mill project would be coming to the next meeting.

With no public comment or further business, Ms. Sterling made a motion, seconded by Mr. Keeler to adjourn the meeting. The meeting adjourned at 9:11am.

Respectfully submitted by Lisa Drahushuk