

**COLUMBIA COUNTY LAND BANK CORPORATION NOTICE OF PUBLIC MEETING**

Please take notice that there will be a regular meeting of the Columbia County Land Bank Corporation’s Full Board to be held in person on Tuesday, January 20, 2026 at 2:00 pm, at 401 State Street, Hudson, NY 12534 in accordance with Public Officers Law Section 103-a. This meeting is open to the public, who will have the opportunity to attend the meeting in person in the Committee Room at the 401 State Street address or via Zoom and provide live comments. Comments can also be provided via email before and during the meeting to [cbrown@columbiaedc.com](mailto:cbrown@columbiaedc.com).

Meeting packets are posted and available on Columbia Economic Development’s website: <https://columbiaedc.com>.

Join Zoom Meeting:

<https://us06web.zoom.us/j/84928421570?pwd=ZKVeIM9AqMUiZkUoastDdTlaKvPcKZ.1>

Columbia Economic Dev Corp is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting:

Meeting ID: 849 2842 1570, Passcode: 769864, Dial by your location: 16465588656

Find your local number: <https://us06web.zoom.us/j/84928421570>

Dated: November 12, 2025

Chris Brown, Housing Development Coordinator, Columbia Economic Development Corporation

**CCLBC Board of Directors Agenda**

**Members:**

Matt B. Murell – Board Chairman	Brenda Adams - Secretary
Ron Knott – Vice-Chairman	Mark Taylor - Director
PJ Keeler - Treasurer	Patrice Perry - Director

- I. Call to Order**
- II. Roll Call**
- III. November Minutes\***
- IV. Operations Update – Chris Brown**
- V. HCR Request – Budget Amendment\***
- VI. Public Comment**



# COLUMBIA COUNTY LAND BANK CORPORATION

---

## **BOARD OF DIRECTORS MEETING**

401 State Street, Hudson, NY 12534  
Meeting Minutes  
November 18, 2025

### **I. Call to Order**

Matt B. Murell called the meeting to order at 2:01 PM.

### **II. Roll Call**

Directors Present: Matt B. Murell; Brenda Adams; Ron Knott; Chris Watz  
Directors Absent: PJ Keeler, Mark Taylor, Patrice Perry

Also Present: Mike Tucker, Administrative Director; Chris Brown, Director of Operations

### **III. October Minutes**

C. Watz pointed out that there was an error in the vote count to enter Executive Session at the October Meeting. C. Brown stated that he had noticed the error and suggested approving the October Minutes as amended to reflect the correct vote count. C. Watz made a motion to approve the October meeting minutes as amended. The motion was seconded by R. Knott. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
C. Watz	Yes

### **IV. Executive Session**

C. Brown made a recommendation to enter Executive Session to discuss the acquisition of real property, as per New York State Public Officers Law Article 7 § 105 (h). B. Adams made a motion to enter Executive Session, seconded by R. Knott. The motion passed 4-0. The board entered Executive Session at 2:03.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
C. Watz	Yes



## COLUMBIA COUNTY LAND BANK CORPORATION

The Board exited Executive Session at 2:14 PM. The motion to exit Executive Session was made by B. Adams and seconded by R. Knott. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
C. Watz	Yes

### VI. Contract – CCLBC purchase of two parcels in Germantown

R. Knott made a motion to approve a sale contract between the County of Columbia and the Columbia County Land Bank Corporation for two vacant parcels in Germantown for an amount not to exceed \$125,000,000. The parcels are located on County Route 8, Tax Map IDs 169.-1-33.112 and 169.-1-33.200. The motion was seconded by B. Adams and passed 4-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
C. Watz	Yes

### V. Insurance Invoice

C. Brown presented an invoice from CNA Surety and Hartford Insurance for workers comp and general insurance renewal. C. Watz made a motion to approve, seconded by R. Knott. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
C. Watz	Yes

### VII. HCR Request – Budget Amendment

C. Brown discussed a need to amend the current CCLBC budget to account for acquisition costs and likely upcoming expenditures. C. Brown stated that he would present a revised budget and formal request at the next board meeting.

### VIII. Public Comment

No members of the public were in attendance.



## COLUMBIA COUNTY LAND BANK CORPORATION

### IX. Adjournment

PJ Keeler made a motion to adjourn, seconded by C. Watz. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
C. Watz	Yes

The meeting adjourned at 2:29 pm.

DRAFT

**CURRENT CAPITAL  
BUDGET**

<b><u>Capital Expenditures</u></b>	
Property Acquisition	\$100,000
Property Stabilization & Rehab	\$350,000
Demolition	\$0
Program Delivery	\$0
<b><i>Total Capital</i></b>	<b>\$450,000</b>

**WITH AMENDMENTS**

<b><u>Capital Expenditures</u></b>		<b>Proposed Uses</b>	<b>Expense</b>	<b>Remaining</b>
Property Acquisition	\$300,000	Germantown parcels; Valatie Mill	\$265,999	\$34,001
Property Stabilization & Rehab	\$0			
Demolition	\$150,000	Demo Valatie Mill	\$150,000	\$0
Program Delivery	\$0			
<b><i>Total Capital</i></b>	<b>\$450,000</b>		<b>\$415,999</b>	<b>\$34,001</b>