



Choose Columbia

Columbia Economic Development Corporation

COLUMBIA ECONOMIC DEVELOPMENT CORPORATION

Meeting Minutes

Tuesday, December 23, 2025

One Hudson City Centre, Suite 301

Hudson, NY 12534

A regularly scheduled meeting of the Columbia Economic Development Corporation (CEDC) Board of Directors was held in person at their office located at One Hudson City Centre, Suite 301, Hudson, NY 12534 on December 23, 2025. The meeting was called to order at 8:33 a.m. by James Calvin, Chair.

Attendee Name	Title	Status	Arrived/ Departed
James Calvin	Chair	Present in person	
Richard Cummings	Board Member	Present in person	
Tarah Gay	Vice - Chair	Present in person	
Justin Goldman	Board Member	Absent	
Gary Graziano	Board Member	Present in person	
Derek Grout	Board Member	Absent	
Christine Hinz	Board Member	Present in person	
Michael Johnston	Board Member	Absent	
Amanda Karch	Board member – Ex-Officio	Present in person	
Rachel Levine	Secretary	Present in person	
Bryan Mahoney	Treasurer	Present in person	
Carmine Pierro	Board Member – Ex Officio	Absent	
Rachel Puckett	Board Member	Present in person	
Sean Sawyer	Board Member	Present in person	
Ryan Skoda	Board Member – Ex Officio	Absent	
Dr. Victoria Walsh	Board Member - Ex Officio	Present via Zoom	
Andy Howard	CEDC Attorney	Present in person	
F. Michael Tucker	President/CEO	Present in person	
Chris Brown	Housing Coordinator	Present in person	
Martha Lane	Vice President Business Development	Present in person	
Stephen Vandenburg	Business Development Specialist	Present in person	
Cathy Lyden	Bookkeeper	Present in person	
Riley Werner	Administrative Assistant	Absent	
Lisa Drahushuk	Administrative Supervisor	Present in person	

Call to Order:

Mr. Calvin called the meeting to order at 8:33am.

Audit Committee Report:

Mr. Tucker reviewed the submitted responses to the RFP for audit proposals. He stated the RFP asked for quotes for CEDC, IDA and CRC, but the contract for all companies would be awarded to one firm. He informed the Board UHY was the lowest bid. He stated the Executive Committee had recommended awarding the contract to UHY. *Mr. Cummings made a motion, seconded by Ms. Gay to award the audit contract to UHY. Mr. Graziano recused himself from the vote due to his involvement with UHY. Carried.*

Loan Committee Report:

Ms. Lane stated Loan Clients A & D were in default; loan client B had made a payment on the previous day and was now current; Loan Clients C, E and F had been contacted and she was hopeful a payment would be received prior to the end of the month. *Ms. Puckett made a motion, seconded by Mr. Graziano to approve the report as presented. Carried.*

Treasurer's Report:

Mr. Tucker presented the Treasurer's Report to the Board reviewing the amount available to lend, and the balance of loans receivable. Mr. VanDenburgh stated 37 loans totaling just over \$925,000 had been approved this year. Mr. Tucker stated there was nearly \$650,000 remaining to draw down. He noted over the last 10 years \$6.2 million had been lent. Mr. Tucker noted it was a stable balance sheet. Mr. Tucker reviewed the Profit and Loss Statement. He gave a brief update on the anticipated IDA project closings. *Mr. Sawyer made a motion, seconded by Mr. Mahoney to approve the Treasurer's report as presented. Carried.*

Mr. Cummings made a motion, seconded by Ms. Levine to approve additional funding to be added to the Allowance for Bad Debt budget line in the amount between \$25,000 and \$75,000.

CEDC Activities Update:

Mr. Tucker reviewed the history of the Connect All Grant received from NYS. He stated he had contacted NYS regarding the funding remaining and had been asked if CEDC would be willing to undertake a cellular phone service study. He asked the Board if they were in favor of proceeding, noting the funding had been reallocated. He stated the grant required \$15,000 in matching services, which can consist of staff time. *Mr. Sawyer made a motion, seconded by Mr. Cummings to proceed with the project as outlined. Carried.*

Mr. Tucker stated he and Mr. Brown have been working on sites for a number of projects in the County. He stated one was for a company who required additional space in the Commerce Park adjacent to wetlands and the County Airport runway access. He stated they were working with the County on finding appropriate adjacent property that would then have a lot line adjustment. He stated the property was owned by the Columbia County IDA. He outlined the process, which included the sale of the property by the IDA to the business with the proceeds of the sale to be transferred to CEDC from the IDA. He stated the site required some preliminary work done by Crawford and Associates. He stated there were three other sites that needed engineering and survey work done by Crawford including a couple for the Land Bank.

Mr. Brown stated there was a parcel on Route 9 in Stockport, and the mill in Valatie. Mr. Tucker stated the Land Bank would reimburse CEDC if it was appropriate. Mr. Sawyer made a motion, seconded by Ms. Levine to approve the expenditure of under \$5,000.

Mr. Tucker stated the City of Hudson IDA had closed on the Crescent project and had approved the former Elk's Club project, and the John L. Edwards project. He stated the Hudson Public project on Warren Street had been approved by the City Planning Board and would be coming to the City IDA.

Mr. Tucker stated Mr. Calvin had signed membership letters.

Treasurer's Report:

Mr. Cummings made a motion, seconded by Mr. Mahoney to approve the report as presented. Carried.



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Minutes, November 25, 2025:

Ms. Levine made a motion, seconded by Ms. Gay to approve the minutes of November 25, 2025 as presented. Carried.

Ms. Puckett made a motion, seconded by Mr. Mahoney to enter Executive Session to discuss personnel matters Carried. Executive Session was entered into at 9:35am. Executive Session was exited at 9:45am upon a motion made by Mr. Graziano and seconded by Mr. Cummings. Carried.

With no further business to be conducted and no public present, Ms. Levine made a motion, seconded by Ms. Gay to adjourn the meeting. Carried. The meeting was adjourned at 9:45am.