



COLUMBIA COUNTY LAND BANK CORPORATION

BOARD OF DIRECTORS MEETING

401 State Street, Hudson, NY 12534

Meeting Minutes

August 20, 2025

I. Call to Order

Matt B. Murell called the meeting to order at 2:32 PM.

II. Roll Call

Directors Present: Matt B. Murell; Brenda Adams; PJ Keeler; Patrice Perry;

Directors Absent: Suzette Booy; Chris Watz

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

III. May Minutes

R. Knott made a motion to approve the June meeting minutes. The motion was seconded by B. Adams. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
PJ Keeler	Yes
P. Perry	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 2:36.

M. Murell	Yes
B. Adams	Yes
PJ Keeler	Yes
P. Perry	Yes



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The Board exited Executive Session at 2:44 PM. The motion to exit Executive Session was made by B. Adams and seconded by PJ Keeler. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
PJ Keeler	Yes
P. Perry	Yes

V. 2026 Budget

B. Adams made a motion to approve the 2026 Land Bank Budget (Administrative & Capital), seconded by PJ Keeler. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
PJ Keeler	Yes
P. Perry	Yes

VI. CEDC Administrative Services

C. Brown advised that there were two items to vote upon: a contract between the Land Bank and NYS Homes & Community Renewal for Non-Capital Expenses, and a contract between the Land Bank and CEDC for Administrative Services. B. Adams made a motion to approve the contract between the Land Bank and NYS HCR, seconded by R. Knott. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
PJ Keeler	Yes
P. Perry	Yes



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R. Knott made a motion to approve the contract between the Land Bank and CEDC, seconded by B. Adams. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
PJ Keeler	Yes
P. Perry	Yes

VII. Land Bank Director Nomination

Chair Murell described the timing and process of appointing a successor for Suzette Booy's seat on the board.

VIII. Public Comment

No members of the public were in attendance.

IX. Adjournment

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

M. Murell	Yes
B. Adams	Yes
PJ Keeler	Yes
P. Perry	Yes

The meeting adjourned at 2:53 pm.