

Columbia County Industrial Development Agency

MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Full Board Tuesday, December 17, 2025

A regular meeting of Columbia County Industrial Development Agency’s Board held Tuesday, December 17, 2025 in person. The meeting was called to order at 8:37 am by Carmine Pierro, Chair.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Present in person	
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	
Antonia Salisbury	A Squared Buildings LLC	Present via Zoom	
Alex Friedman	A Squared Buildings LLC	Present Via Zoom	
F. Michael Tucker	President/CEO	Present in person	
Chris Brown	Housing Development Coordinator	Present in person	
Martha Lane	Business Development Director	Present in person	
Stephen VanDenburgh	Business Development Specialist	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	
Cathy Lyden	Bookkeeper	Present in person	
Riley Werner	Administrative Assistant	Present in person	

Minutes October 21, 2025:

Mr. Galluscio made a motion, seconded by Ms. Sterling to approve the draft minutes from October 21, 2026. Carried.

Treasurer’s Report:

Mr. Tucker reviewed the Request for Proposal for auditing services. He stated he had received 2 responses to the RFP and reviewed the costs for both. He recommended that the Board engage UHY due to their past experience with the IDA and CRC, and the cost. *Mr. Galluscio made a motion, seconded by Ms. Fingar-Smith to engage UHY as the IDA Auditor. Carried.*

Mr. Tucker reviewed the Treasurer’s Report with the Board, noting the Public Hearing for the 27 Summit Street project had been held the previous day. He stated the fee for the 27 Summit Street project would replenish the Agency’s funds.

Mr. Tucker stated an application for a project located in Claverack was expected for the January meeting. *Mr. Gerlach made a motion, seconded by Ms. Kozel to approve the report as presented. Carried.*

2026 Administrative Contract:

Mr. Tucker reviewed the past contract. He stated for 2026 he was proposing a contract with CEDC increasing the administrative fee to \$1,500 per month and 10% of the IDA fee up to \$25,000 per year. He asked the Board to approve the 2026 contract at \$1,500 per month with 10% of fees capped at \$25,000 per year. *Ms. Fingar-Smith made a motion seconded by Mr. Gerlach to approve the 2026 Contract as outlined. Carried.*

Pat’s Lane Solar Project:

Mr. Tucker outlined the project which was planned to be sited in Stockport. He noted the project was for a solar project under 5 megawatts. He noted the project requested a mortgage and sales tax exemption. He stated the developer had asked the IDA to consider the project despite the fact the IDA does not consider solar projects under 5 megawatts and unless the community requested the IDA be involved. He asked the Board to remove the item from the agenda. *Ms. Kozel made a motion, seconded by Ms. Sterling to remove the Pat’s Lane Solar project from the agenda. Carried.*

27 Summit Street:

Alex Freedman from A Squared Buildings LLC, the owner and developer of the Philmont Mill at 27 Summit Street. Mr. Freedman gave a brief overview of the company as well as an overview of the project. He stated the project would turn part of the building into an event space, with a theatre, music, weddings and community space. He noted this project fit into the Philmont’s vision for the district.

Mr. Tucker reviewed the project costs, the benefits to costs and the requested exemptions. He reviewed the analysis of three different options, one with no benefits, one with 485-B benefits and one with no project as well as the fiscal benefit to the jurisdictions.

Ms. Ziegler reviewed the SEQR Resolution noting that the Village had reviewed and issued a negative declaration earlier. She stated the Board would be accepting the Village of Philmont’s determination with the resolution. **Mr. Gerlach made a motion, seconded by Ms. Sterling to approve the resolution as presented to the Board. Carried.**

Board member name	Aye	Nay	Absent
Nina Fingar-Smith	X		
Robert Galluscio	X		
William Gerlach	X		
Brian Keeler	X		
Helen Kozel	X		
Carmine Pierro	X		
Sarah Sterling	X		

Ms. Ziegler reviewed the Approving Resolution with the Board. **Ms. Fingar-Smith made a motion seconded by Mr. Keeler to approve the Approving Resolution for the 27 Summit Street project as presented. Carried.**

Board member name	Aye	Nay	Absent
Nina Fingar-Smith	X		
Robert Galluscio	X		
William Gerlach	X		
Brian Keeler	X		
Helen Kozel	X		
Carmine Pierro	X		
Sarah Sterling	X		

**Columbia County
Industrial Development Agency**

With no public comment or further business, Mr. Gerlach made a motion, seconded by Ms. Fingar-Smith to adjourn the meeting. The meeting adjourned at 9:15am.

Respectfully submitted by Lisa Drahushuk