

Columbia County Industrial Development Agency

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY MEETING NOTICE

Please take notice that there will be a regular meeting of the Columbia County Industrial Development Agency and its Committees to be held in person on March 10, 2026 at 8:30am, at One Hudson City Centre, Suite 301, 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 at the One Hudson City Centre address or via Zoom and provide live comments. Meeting packets are posted and available on the IDA's website

Join Zoom Meeting: <https://us06web.zoom.us/j/88375632413?pwd=BBpJpgAjembR9bsw7tsbNcv4GmcJjd.1>

One tap mobile +16465588656,,88375632413#,,,,*503683# (New York)

Dial by your location: +1 646 558 8656 US (New York), Meeting ID: 883 7563 2413, Passcode: 503683

Find your local number: <https://us06web.zoom.us/j/88375632413?pwd=BBpJpgAjembR9bsw7tsbNcv4GmcJjd.1>

Dated: March 3, 2026

Nina Fingar-Smith

Secretary, Columbia County Industrial Development Agency

IDA Finance Committee Agenda

Members:

Nina Fingar-Smith	Brian Keeler	Sarah Sterling
Bob Galluscio	Helen Kozel	
William Gerlach	Carmine Pierro	

1. Minutes, February 3, 2026
2. Treasurer's Report*
3. Finance Committee Evaluation*
4. Public Comments

Attachments:

Minutes February 3, 2026

Treasurer's Report

Finance Committee Evaluation

**One Hudson City Centre, Suite 301
Hudson, New York 12534
518-828-4718**

Columbia County Industrial Development Agency

MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Finance Committee Tuesday, February 3, 2026

A regularly scheduled meeting of Columbia County Industrial Development Agency’s Finance Committee held in person on Tuesday, February 3, 2026. The meeting was called to order at 8:44am 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	Absent	
Brian Keeler	Board Member	Absent	
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 via Zoom	
Ofer Cohen	Claverack Hudson LLC	Present via Zoom	
Brookee Safford Cohen	Claverack Hudson LLC	Present in person	
Chris Brown	Housing Development Coordinator	Absent	
Martha Lane	Business Development Director	Present in person	
Stephen VanDenburgh	Business Development Specialist	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	
Cat Lyden	Bookkeeper	Present in person	
Riley Werner	Administrative Assistant	Absent	

Treasurer’s Report:

Mr. Tucker briefly reviewed the report, noting little had changed from the previous report. *Ms. Kozel made a motion, seconded by Ms. Fingar-Smith to approve the report as presented. Carried.*

Consent Agenda

Annual Housekeeping Resolution:

Minutes August 5, 2025:

Finance Committee Charter:

2025 Discharged Duties:

2025 Investment Report:

Ms. Fingar-Smith made a motion, seconded by Ms. Kozel to approve the above Consent Agenda as presented. Carried.

With no further business to discuss or public comments, the meeting adjourned at 8:46am upon a motion made by Ms. Sterling and seconded by Ms. Fingar-Smith.

Respectfully submitted by Lisa Drahushuk

Columbia County IDA
Balance Sheet
As of January 31, 2026

	<u>Jan 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Key Checking	26,175.52
Key Money Market	28,317.62
Total Checking/Savings	<u>54,493.14</u>
Other Current Assets	
Prepaid Expense	116.00
Total Other Current Assets	<u>116.00</u>
Total Current Assets	<u>54,609.14</u>
TOTAL ASSETS	<u>54,609.14</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
*Accounts Payable	2,500.00
Total Accounts Payable	<u>2,500.00</u>
Other Current Liabilities	
due to CEDC	36,499.84
Total Other Current Liabilities	<u>36,499.84</u>
Total Current Liabilities	38,999.84
Long Term Liabilities	
Due to Col.Cnty Land Sale	
HRVH, LLC	-0.31
Total Due to Col.Cnty Land Sale	<u>-0.31</u>
Total Long Term Liabilities	<u>-0.31</u>
Total Liabilities	38,999.53
Equity	
Fund Balance - Unrestricted	15,112.59
Net Income	497.02
Total Equity	<u>15,609.61</u>
TOTAL LIABILITIES & EQUITY	<u>54,609.14</u>

Columbia County IDA
Profit & Loss
January 2026

	<u>Jan 26</u>
Ordinary Income/Expense	
Income	
Application and Misc Income	2,000.00
Bank Interest	0.52
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Total Income	2,000.52
Expense	
Administration/CEDC	1,500.00
Office & Misc Exp	3.50
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Total Expense	1,503.50
Net Ordinary Income	497.02
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Net Income	<u>497.02</u>

2025 Summary Confidential Board Evaluation of IDA Finance Committee Performance

Criteria		Somewhat	Somewhat	
	Agree	Agree	Disagree	Disagree
The Committee members meet applicable independence requirements.	7			
The Committee reviews and approves its charter and its policies and procedures, and recommends any changes to the board for approval, at least annually.	7			
Discusses guidelines and policies governing the processes used to address and manage risk exposure.	7			
Reports proceedings, findings and recommendations to the Board after each Committee meeting.	7			
Agendas and related information are circulated in advance of meetings allowing the Committee sufficient time to review information.	7			
The Committee monitors managements assessment of the adequacy and effectiveness of internal controls over financial reporting as well as deficiencies and remedies	7			
Reviews and suggests changes to the annual budget.	7			
Reviews financial reports at least quarterly.	7			
The Committee members have the opportunity to speak with and ask questions of any Committee advisors that attend Committee meetings.	7			
The Committee conducts a self-evaluation at least annually	7			