

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: <https://columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/> Join Zoom Meeting:

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

Meeting ID: 883 7563 2413, Passcode: 503683

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

Dial by your location: +1 646 558 8656 US (New York)

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 Governance Committee Agenda

Members:

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

1. Draft minutes, February 3, 2026*
2. 2025 Committee Evaluation*
3. Public Comments

Attachments:

Minutes, February 3, 2026

2025 Committee Evaluation*

* Requires Action

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

Columbia County Industrial Development Agency

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

A regularly scheduled meeting of Columbia County Industrial Development Agency’s Governance Committee held in person on Tuesday, February 3, 2026. The meeting was called to order at 8:46am by Carmine Pierro, Chairman

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	
Brooke 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 Draushuk	Administrative Supervisor	Present in person	
Cat Lyden	Bookkeeper	Present in person	
Riley Werner	Administrative Assistant	Absent	

Consent Agenda

Minutes February 4, 2025:

Governance Committee Charter:

2026 Compliance Calendar:

2025 Discharged Duties:

Mr. Galluscio made a motion, seconded by Ms. Kozel to approve the consent agenda as presented. Carried. With no further business to discuss or public comments, Ms. Sterling made a motion, seconded by Ms. Fingar-Smith to adjourn the meeting. The meeting adjourned at 8:47am.

Respectfully submitted by Lisa Draushuk

2025 Summary Confidential Board Evaluation of the IDA Governance Committee Performance

Criteria		Somewhat	Somewhat	
	Agree	Agree	Disagree	Disagree
The Committee members meet applicable independence requirements.	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			
The Committee members receive a clear agenda and sufficient materials to prepare for each meeting with sufficient time to review and prepare.	7			
The Committee members are kept up to date on Company and corporate governance issues.	7			
The Committee members have the opportunity to speak with and ask questions of any Committee advisors that attend Committee meetings.	7			
The Committee promotes the importance of compliance with Company policies and procedures.	7			
The Committee receives sufficient information from management for its decision-making.	7			
The Committee effectively oversees the Company's corporate governance practices and procedures and regularly evaluates whether any changes to the documents, policies and procedures in the Company's corporate governance framework are necessary.	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			
The Committee conducts a self-evaluation at least annually.	7			