

Columbia County Industrial Development Agency

MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Full Board Tuesday, March 10, 2026

A regular meeting of Columbia County Industrial Development Agency’s Board held Tuesday, March 10, 2026 in person. The meeting was called to order at 8:48 am by Sarah Sterling, Vice Chair.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Absent	
Robert Galluscio	Treasurer	Present in person	
William Gerlach	Board Member	Present in person	
Brian Keeler	Board Member	Present in person	
Helen Kozel	Board Member	Absent	
Carmine Pierro	Chair	Absent	
Sarah Sterling	Vice-Chair	Present in person	
Andrew Howard	Counsel	Present in person	
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	

Administrative Director’s Report:

Claverack Hudson LLC Project:

Mr. Tucker reviewed the Claverack Hudson LLC project and proposed PILOT. He stated that the project is estimated at approximately \$35 million and would involve development of a hospitality-related project in the Town of Claverack. A public hearing has been scheduled for March 24, 2026, and will be held at the A. B. Shaw Firehouse on NY Rte 23 in Claverack. He reviewed the enclosed letter to the taxing jurisdictions and the application with the board. He noted he would be contacting the Town Supervisor and the school district prior to the public hearing meeting.

27 Summit Street:

Mr. Tucker reviewed the project. He noted that the project was eligible for 444A of the Real Property Tax Law which provides separate benefits from the IDA. He noted under this program the company would be completely exempt for a period of 5 years. He noted a additional public hearing would be needed regardless of how the project decided to move forward.

Draft Minutes February 3, 2026:

Mr. Keeler made a motion, seconded by Mr. Galluscio to approve the minutes from February 3, 2026. Carried.

Full Board Evaluation Summary:

Mr. Gerlach made a motion, seconded by Mr. Keeler to approve the evaluation. Carried.

Audit Committee Report:

2025 Audited Financials:

Audit Committee Evaluation:

Mr. Galluscio made a motion, seconded by Mr. Gerlach to approve the 2025 Audited Financials and the Audit Committee Charter as presented. Carried.

Finance Committee Report:

Treasurer's Report:

Finance Committee Evaluation:

Mr. Gerlach made a motion, seconded by Mr. Keeler to approve the Treasurer's Report and the Finance Committee Evaluation as presented. Carried.

Governance Committee Report:

Governance Committee Evaluation:

Mr. Gerlach made a motion, seconded by Mr. Keeler to approve the Governance Committee Report as presented. Carried.

Mr. Tucker handed out copies of a summary of 9 IDA's Uniform Tax policies for IDA's who offer benefits to affordable housing projects. He noted there have been inquiries and felt the IDA should be prepared for applications.

With no public comment or further business, Mr. Galluscio made a motion, seconded by Mr. Keeler to adjourn the meeting. The meeting adjourned at 9:14am.

Respectfully submitted by Riley Werner