

Columbia County Industrial Development Agency

MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Full Board Tuesday, April 7, 2026

A regular meeting of Columbia County Industrial Development Agency’s Board held Tuesday, April 7, 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	Present in person	
Robert Galluscio	Treasurer	Absent	
William Gerlach	Board Member	Present in person	
Brian Keeler	Board Member	Present in person	
Helen Kozel	Board Member	Present in person	
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	
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	
Lloyd Koedding	Public	Present in person	
Susan Troy	Public	Present in person	
Jay Shulman	Public	Present in person	
Victor Mendolia	Public	Present in person	
Stephen Hook	Public	Present in person	

Administrative Director’s Report:

Mr. Tucker stated a Public Hearing Resolution and a SEQR Resolution for the Blue Spruce Apartments LLC would be presented to the Board for their consideration. He anticipated bringing the Project to the Board for their consideration at the May 5th meeting. He stated IDA counsel, Nadene Zeigler had sent PILOT deviation letters to the taxing jurisdictions on April 2nd, as required by law.

Claverack Hudson LLC Project:

Mr. Tucker noted Mr. Pierro was unavailable for the meeting due to a death in the family. He had asked that discussion regarding the Claverack Hudson project be postponed until the May 5th meeting. Mr. Tucker noted to date the IDA had received no comments from the public on the project.

27 Summit Street Project:

Mr. Tucker reviewed the project. He noted that the project was eligible for section 444-A of the Real Property Tax Law which provides separate benefits for historic renovations apart from the IDA. He noted under this program the company would be completely tax exempt for a period of 5 years, then the payment would be 20%, 40%, 60%, 80% then 100% of the taxes over the remaining years of the project. He reminded

the Board the IDA had adopted a schedule that began at 50% in year one increasing by 5% each year until they reached full assessment in year 11.

He noted no new applications had been received. He reminded the Board there were 5 potential projects in Greenport related to affordable housing, stating that an issue with the Greenport sewer system needed to be addressed prior to any other housing projects moving forward.

Blue Spruce Apartments LLC.:

Mr. Tucker stated the project would convert the current 52 motel rooms into 52 apartments to be rented at affordable rental rates. He reviewed the application and the review process with the Board and asked IDA Counsel Nadene Zeigler to walk the Board through the two required resolutions.

Blue Spruce Apartments LLC. Public Hearing Resolution:

Ms. Zeigler reviewed the Public Hearing Resolution for the Board. With no questions, Ms. Sterling called for a motion and a second to approve the resolution as presented. *Mr. Gerlach made a motion, seconded by Mr. Keeler to approve the resolution as presented. Carried.* A roll call vote was taken, results were as follows:

Nina Fingar-Smith	Aye
Carmine Pierro	Absent
Robert Galluscio	Absent
William Gerlach	Aye
Helen Kozel	Aye
Sarah Sterling	Aye
Brian Keeler	Aye

Blue Spruce Apartments LLC. SEQR Resolution:

Ms. Zeigler reviewed the SEQR Resolution with the Board. She noted the Town of Kinderhook Planning Board had done a SEQR review on the project and the resolution accepted the findings of the Town of Kinderhook, which found no significant impact. *Mr. Gerlach made a motion, seconded by Ms. Kozel to accept the resolution as presented. Carried.* A roll call vote was taken, results as follows.

Nina Fingar-Smith	Aye
Carmine Pierro	Absent
Robert Galluscio	Absent
William Gerlach	Aye
Helen Kozel	Aye
Sarah Sterling	Aye
Brian Keeler	Aye

Blue Spruce Apartments LLC Application:

Ms. Sterling called for a motion to accept the Blue Spruce Apartments LLC Application. *Mr. Keeler made a motion, seconded by Mr. Gerlach to accept the application from Blue Spruce Apartments LLC. Carried.* A roll call vote was taken, results as follow.

Nina Fingar-Smith	Aye
Carmine Pierro	Absent
Robert Galluscio	Absent
William Gerlach	Aye
Helen Kozel	Aye

Columbia County Industrial Development Agency

Sarah Sterling	Aye
Brian Keeler	Aye

Minutes, March 10, 2026:

Mr. Tucker asked for a motion to approve the draft minutes of the March 10, 2026 meeting. *Ms. Kozel made a motion, seconded by Ms. Fingar-Smith to approve the minutes of the March 10, 2026 meeting as presented. Carried.*

Ms. Sterling asked the size of the proposed apartments. Mr. Tucker stated he would ask the developer for the information and have it available at the public hearing. With no further questions from the Board, Ms. Sterling asked for public comment. No comments were presented.

Claverack Hudson LLC:

Mr. Tucker stated there were guests present who had comments on the Claverack Hudson project. He reminded them this was a public hearing for the Blue Spruce Apartments LLC. He asked them to provide their comments today and they were welcome to attend the May 5th IDA meeting which will have the project on the agenda.

Jay Shulman from Claverack expressed his concern with the size of the project and read an excerpt from his letter to the Claverack Planning Board dated October 14, 2025. In that letter expressed his concern about the size of the proposed development. He urged the IDA Board to listen to the community's concerns and asked them to ensure a mechanism is in place for contact information and code enforcement oversight as well as onsite accountability for issues as they arise. He expressed his opposition to the requested significant tax cut and felt it should be denied. He thanked the Board and asked them to consider his comments.

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 8:54am.

Respectfully submitted by Lisa Draushuk