



2025 Annual Report



Choose Columbia
Columbia Economic Development Corporation

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Choose Columbia
Columbia Economic Development Corporation

ONE HUDSON CITY CENTRE, SUITE 301
HUDSON, NY 12534
PHONE: 518.828.4718
COLUMBIAEDC.COM



James S.
Calvin

CHAIRMAN'S MESSAGE

With pride and appreciation, Columbia Economic Development Corporation reflects on another year of meaningful progress in 2025. While measurable outcomes remain important, what stands out most is the continued collaboration, resilience, and forward-thinking approach demonstrated by our members, partners, and staff.

Thanks to the strong leadership of our dedicated board and the ongoing engagement of our community stakeholders, we remain well-positioned to navigate challenges and seize new opportunities ahead.

Our focus continues to be fostering a thriving economic environment that supports business growth, job creation, and community vitality. Together, we are committed to building a strong and sustainable future for Columbia County.

James S. Calvin

A handwritten signature in black ink that reads "James S. Calvin".

Board Chair



F. Michael
Tucker

PRESIDENT'S MESSAGE

I am proud to share that 2025 has been another impactful year for Columbia Economic Development Corporation. Guided by our strategic priorities, we have remained focused on advancing economic development across the county while expanding our reach through innovative and collaborative initiatives.

Throughout the year, we strengthened our support for local businesses, advanced key projects, and continued to invest in programs that drive meaningful community growth. Our efforts in entrepreneurship and small business support, including the Microenterprise Grant Program, have continued to create opportunities and empower businesses across Columbia County.

As we look ahead, our commitment to inclusive and sustainable growth remains at the core of our work. Through strong partnerships and a shared vision, we will continue working to ensure Columbia County remains a vibrant, equitable, and opportunity-rich community for all.

F. Michael Tucker

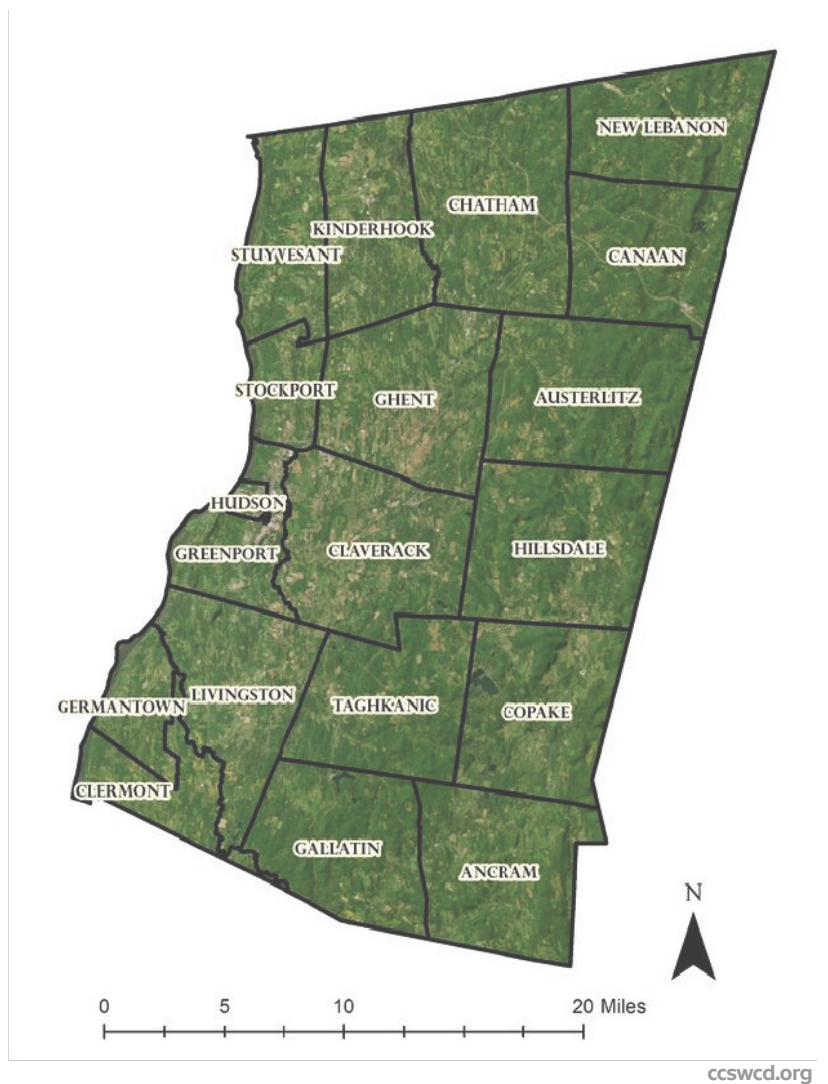
A handwritten signature in black ink that reads "Mike Tucker".

President and CEO

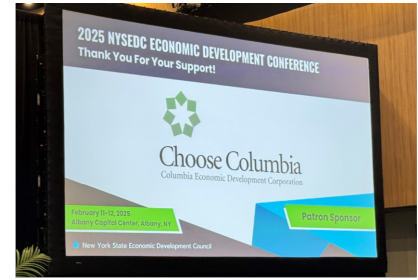
CEDC Mission



Columbia Economic Development Corporation is the lead economic development organization for Columbia County, New York. Our mission is to strengthen the area’s tax base through economic development and job creation, to assist businesses to locate and expand within the County, and to promote Columbia County as a premier spot for both business investment and personal opportunity.



2025 Key Partnerships



Partnerships play an important role in our economic development successes. Collaboration with our partners ensures ongoing opportunities for the community and more.

**BERKSHIRE TACONIC
COMMUNITY FOUNDATION**

**CAPITAL REGION CHAMBER OF
COMMERCE**

**CENTER FOR ECONOMIC
GROWTH**

**COLUMBIA COUNTY BOARD OF
SUPERVISORS**

**COLUMBIA COUNTY CHAMBER
OF COMMERCE**

COLUMBIA COUNTY TOURISM

**COLUMBIA-GREENE COMMUNITY
COLLEGE**

**COLUMBIA GREENE BOARD OF
REALTORS**

**COLUMBIA GREENE WORKFORCE
DEVELOPMENT BOARD**

**COLUMBIA GREENE NY WORKS &
TRAINING CENTER**

COLUMBIA LAND CONSERVANCY

EMPIRE STATE DEVELOPMENT

**GREENE COUNTY CHAMBER OF
COMMERCE**

**GREENE COUNTY ECONOMIC
DEVELOPMENT**

HUDSON BUSINESS COALITION

**HUDSON DEVELOPMENT
CORPORATION**

**HUDSON RIVER BANK & TRUST
FOUNDATION**

**HUDSON VALLEY AGRIBUSINESS
DEVELOPMENT CORPORATION**

**HUDSON VALLEY PATTERN FOR
PROGRESS**

**INTERNATIONAL ECONOMIC
DEVELOPMENT CORPORATION**

**NEW YORK ASSOCIATION OF TRAINING
AND EMPLOYMENT**

NYS FARM BUREAU

**NYS ECONOMIC DEVELOPMENT
COUNCIL**

NYS RURAL HOUSING COALITION

**QUESTAR III & COLUMBIA COUNTY
SCHOOL DISTRICTS**

U.S. SMALL BUSINESS ADMINISTRATION

Marketing and Communications Activities

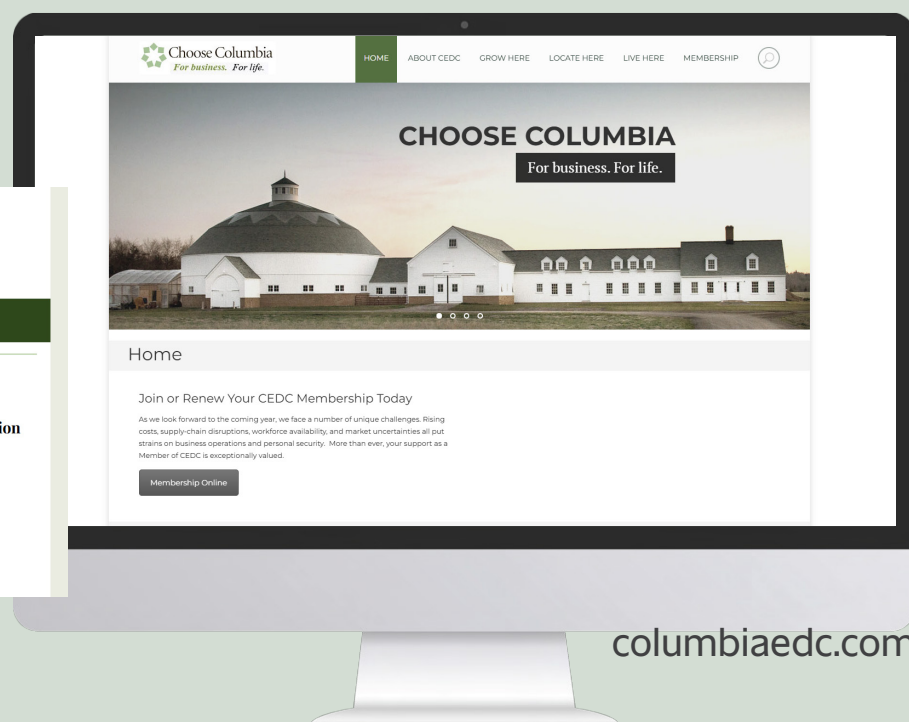
In 2025, CEDC continued its comprehensive marketing and communications efforts to actively promote Columbia County's economic assets and to share important local and statewide economic development news with its stakeholders. Its **monthly newsletters** and **special edition emails** are a critical source of information relevant to local industries and economic development partners.

CEDC also continued the process of **updating its website** in 2025, so that it can continue to serve as a resource hub and economic development promotional tool.

In addition to internal activities to raise awareness for opportunities in Columbia County, CEDC actively engages with local media to provide information about our successes to regional audiences and beyond.

CEDC's mailing list consists of over **3,600** emails, including partners, members and the community.

CEDC Newsletter



In 2025, Columbia County businesses and not-for-profit organizations were awarded **over \$6 million in economic development project awards** through New York State’s Consolidated Funding Application (CFA) process, for activities including business expansions, renovations, construction, and local comprehensive planning. Over the twelve years of the CFA process, Columbia County projects received over 150 awards totaling over \$70 million.

CEDC supports county businesses and not-for-profit organizations by supplying information and guidance on programs, including state grants through the CFA process.

CFA Project Awards Announced in 2024	Amounts
Village of Philmont Natural Resource Inventory	\$33,600
PS21: Center for Contemporary Performance Working Capital	\$100,000
Dew East Farm Winery Dewey's Wines	\$100,000
Town of Hillsdale Smart Growth Comprehensive Planning	\$111,060
Village of Philmont Advancing Philmont Rising BOA Priority Sites	\$162,000
City of Hudson Zoning Update	\$180,000
The Olana Partnership North Road Entrance Rehabilitation	\$360,000
Trout Unlimited, Inc. Stony Kill Reconnection and Restoration	\$601,147
Columbia Land Conservancy Charles Williams Park	\$675,000
A Squared Buildings 1876 Summit Knitting Mill Adaptation	\$1,309,250
Hudson Housing Authority Hudson Housing Authority Redevelopment	\$3,000,000
Total	\$6,632,057

CEDC administers the **Columbia County Industrial Development Agency (IDA)** and the **City of Hudson Industrial Development Agency (HIDA)**, overseeing their activities to promote and attract industry expansion through a variety of programs and incentives. CEDC also oversees and administers the **Columbia County Capital Resource Corporation (CRC)**, which encourages community and economic development by providing low-cost financing to not-for-profit capital projects.

2025 Accomplishments

CEDC continued administration of the Columbia County IDA with their existing projects. Updates were provided on the 178 Healy Boulevard project located in Greenport, which is currently undergoing a redesign as plans continue to evolve. Klocke Estate has fully opened to the public, marking a significant addition to the county's hospitality and tourism offerings.

The 27 Summit Street Philmont project will renovate an old knitting mill building to create event space, a wedding venue, community space, and a theatre, while also hosting a residency program and housing an artist-in-residence program on site, contributing to arts, culture, and community engagement in the area. The Claverack Hudson project is also moving forward and will involve renovating the former Claverack College building and adding an additional 40 hotel rooms in smaller units on the property, further expanding lodging opportunities in Columbia County.

CEDC continued to provide administrative services for the City of Hudson IDA, including support for key projects such as Providence Hall & Schuyler Court Apartments, the Pocketbook Hudson Hotel, Depot Loft Apartments, and Crescent.

Community Development Block Grant

The NYS Community Development Block Grant or CDBG Program is a unique source of federal funding for Cities, Town, Villages, and Counties to assist low- and moderate-income communities, households, and people.

The NYS Community Development Block Grant Business Expansion and Start-up (BEST) Program provides grant funds to eligible communities for economic development projects that result in the creation or retention of permanent jobs, principally for persons from low- and moderate-income families.

2025 Accomplishments

On behalf of the City of Hudson, CEDC submitted a budget modification, followed by the final disbursement and Annual Performance Report for the Return Brewing Project. CEDC staff also attended training webinars for the CDBG program, including webinars on applying and grant administration.

Housing

CEDC works closely with the Columbia County Board of Supervisors and its Housing Task Force to address the housing needs of the local and regional workforce. Affordable housing is key to retaining a robust local workforce as housing costs continue to rise.

Housing Task Force Goals

Preserve and expand housing affordability, attainability and availability throughout Columbia County

Engage and energize communities and stakeholders to increase awareness of and create responses to housing issues

Develop and provide resources to towns and villages to help them achieve their housing goals

Housing Task Force 2025 Accomplishments

Housing Development Coordinator Chris Brown continued to lead the Housing Task Force's efforts to improve housing affordability and availability. Fourteen households were selected for the Plus One ADU program, a \$2 million state grant awarded to the County in 2024 and administered by nonprofit housing development partner RUPCO, Inc. Columbia County also emerged as a leader in the Pro-Housing Communities program, becoming the first County in New York to achieve 100% Pro-Housing certification among all its communities. This certification allows our towns, villages and city access to \$750 million in state funding for housing, infrastructure and economic development.

Columbia County Land Bank Corporation

The Columbia County Land Bank Corporation ('CCLBC') was formed in December 2023 under Article 16 of New York State Not-for-Profit Law as a public benefit corporation. The agency is overseen by a seven-member board, appointed by the Columbia County Board of Supervisors. CEDC serves as CCLBC's administrators, with Mike Tucker and Chris Brown as the lead agents.

CCLBC 2025 Accomplishments

In 2025, CCLBC applied for and was awarded its first round of both operational and capital project funding. Under the guidance of the Board of Directors, CCLBC identified properties for acquisition and development. These properties include tax foreclosed parcels in Germantown and a municipally owned, distressed commercial building in Valatie. CCLBC is collaborating with Columbia-Greene Habitat for Humanity to create affordable housing opportunities on the former site, and will seek development partners for the latter in the coming months.

STRATEGIC PILLAR:

Business Growth

Business retention and expansion services remain a signature feature of CEDC's strategy. CEDC helps businesses access funding opportunities, loan programs and other resources, and maintains lines of communication to understand the needs of Columbia County entrepreneurs.

Total Loans 2015-2025 = \$6.8 Million



Key Initiatives in 2025:

- In 2025, CEDC made **37 loans totaling \$923,708**. From 2015-2025, CEDC closed over **\$6.8 million in loans, benefiting close to 300 businesses**.
- CEDC, in partnership with the Columbia County Chamber of Commerce, managed the **Columbia Forward Program** with associated loan and grant funding, along with hosting free business workshops, training and networking events in collaboration with the Columbia County Chamber of Commerce.
- CEDC supported the needs of start-ups and microbusinesses through financing and a range of **technical assistance** activities.
- CEDC secured **\$600,000** grant enabling them to provide grants and business training course to entrepreneurs and small businesses throughout Columbia County. In 2025, CEDC graduated **17 entrepreneurs** from its 4-week training course and provided grants to **13 businesses totaling \$275,000** as part of the Microenterprise Grant Program.
- CEDC graduated 120 business owners from its **Microbusiness Seminar Series** since 2015, equipping them with basic business operational knowledge covering topics such as bookkeeping, financing, legal considerations, and marketing.
- On an ongoing basis, CEDC addressed opportunities and challenges faced by individual Columbia County businesses to help facilitate their **retention and expansion**.

STRATEGIC PILLAR:

Infrastructure

CEDC is actively engaged in a variety of infrastructure activities aimed at bolstering the local economy.

Key Initiatives in 2025:

- CEDC continued to extend broadband service throughout and on behalf of Columbia County. In collaboration with the New York State Public Service Commission, Empire State Development's ConnectAll office and the Federal Communications Commission, CEDC has reduced the number of households unserved by broadband by 80%. **Since 2016, the number of properties unserved by broadband narrowed from 3,500 to approximately 416.**
- CEDC provided support for the expansion of **water, sewer, and energy infrastructure** to both communities and project partners. Through its work with National Grid, NYSEG, NYSERDA and more, CEDC continues to play a key role in Columbia County's response to infrastructure needs.
- CEDC continued to work with local partners to improve access to child care in Columbia County. Key collaborators include the Columbia-Greene Workforce Development Board, Columbia Opportunities and the Columbia County Department of Social Services.



STRATEGIC PILLAR:

Quality of Life and Sustainability

Columbia County's quality of life, scenic setting, and overall character remain our greatest strategic strengths, especially as the trend of remote work has accelerated in recent years. CEDC works to ensure that these assets continue to underpin successful economic development.

Key Initiatives in 2025:

- CEDC bolstered local arts, community and tourism events throughout 2025. CEDC once again sponsored the **Columbia County Fair** and the **Hudson Winter Walk**, events which attract thousands of visitors each year.



STRATEGIC PILLAR:

Workforce and Education

CEDC's work under this strategic pillar is meant to ensure that businesses have the talent pipeline they need for growth, and that Columbia County residents are prepared for tomorrow's jobs.

Key Initiatives in 2025:

- Throughout the year, CEDC provided key support to local workforce development initiatives and programs. Through marketing, sponsorships, and staff outreach, CEDC promoted available workforce training initiatives and resources to the business community, including those of New York State's new Office of Strategic Workforce Development.
- CEDC continued its partnerships with Columbia-Greene Community College, Questar III BOCES, Columbia-Greene Workforce Board, and other organizations to facilitate business-education dialogue and partnerships.



Statement of Net Position

Year Ending December 31, 2025

Assets	2025	2024
Capital Assets	588,188	631,368
Current Assets	2,055,794	1,870,773
Long-Term Assets	2,994,881	2,914,356
Total Assets	5,638,863	5,416,497
Liabilities		
Current Liabilities	380,134	290,690
Long-Term Liabilities	2,366,267	2,257,752
Deferred Inflow of Resources	71,414	84,415
Net Position		
Unrestricted	1,941,056	2,057,127
Capital	(12,342)	1,801
Restricted	892,334	724,712
Total Liabilities, deferred inflows and net position	5,638,863	5,416,497

Statement of Revenues, Expenses and Change in Net Position

Year Ending December 31, 2025

	2025	2024
Total operating revenues	1,099,666	1,029,355
Non-operating revenues		
Columbia County appropriation	460,000	460,000
Interest earnings	29,347	36,980
Gain on lease modification	-	18,195
Total non-operating revenues	489,347	515,175
Total revenues	1,589,013	1,544,530
Total operating expenditures	1,515,120	1,487,828
Non-operating expenditures		
Interest	36,485	23,582
Total non-operating expenditures	36,485	23,582
Total expenditures	1,551,605	1,511,410
Total revenues in excess of expenditures	37,408	33,120
Net position at beginning of the year	2,783,640	2,750,520
Net position at the end of the year	2,821,048	2,783,640

Annual Meeting Sponsors



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MELTZ LUMBER CO. OF MELLENVILLE, INC.

PGS MILLWORK INC.

RONNYBROOK FARM DAIRY

KLOCKE ESTATES HOLDINGS, LLC

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CALVIN COMMUNICATIONS

CATAMOUNT SKI RESORT

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GEORGIA RAY'S KITCHEN

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HAWTHORNE VALLEY ASSOCIATION INC.

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SHAKER MUSEUM

THE OLANA PARTNERSHIP