COLUMBIA COUNTY LAND BANK CORPORATION

BOARD OF DIRECTORS MEETING

401 State Street, Hudson, NY 12534
Meeting Minutes
April 14, 2026

I. Call to Order

Matt B. Murell called the meeting to order at 2:04 PM.

II. Roll Call

Directors Present: Matt B. Murell; Adams; Ron Knott; Patrice Perry; Kimberly Prince-Walsh; PJ Keeler
Directors not Present: Brenda Adams; Mark Taylor

Also Present: Mike Tucker, Administrative Director; Chris Brown, Director of Operations

III. March Minutes

P. Perry made a motion to pass the March Minutes as presented; PJ Keeler seconded the motion. The motion passed 5-0.

M. Murell	Yes
PJ Keeler	Yes
R Knott	Yes
K. Prince-Walsh	Yes
P. Perry	Yes

IV. 2025 Certified Financial Report*

C. Brown presented the 2025 certified financial report to the board, as prepared by Drescher & Malecki, LLP. The 2025 audit revealed no findings of note. C. Brown explained that the audit required approval by the board and would then be submitted to the Authorities Budget Office. R. Knott made a motion to approve the 2025 Certified Financial Audit, seconded by P. Perry. The motion passed 5-0.

M. Murell	Yes
PJ Keeler	Yes
R Knott	Yes
K. Prince-Walsh	Yes
P. Perry	Yes

V. 2025 Performance Measurements Report*

C. Brown presented the 2025 Performance Measurement Report, a review of 2025 goals and accomplishments. The Performance Measurement Report is required to be submitted to the Authorities Budget Office. R. Knott made a motion to approve the 2025 Performance Measurement Report, seconded by PJ Keeler. The motion passed 5-0.

M. Murell	Yes
PJ Keeler	Yes
R Knott	Yes
K. Prince-Walsh	Yes
P. Perry	Yes

VI. Resolution to Apply for a Line of Credit*

C. Brown recalled a previous discussion regarding the land bank applying to the Community Loan Fund of the Capital Region for a line of credit. C. Brown explained that the state funding through the Land Bank Initiative program is reimbursement based, and having access to a line of credit will allow for more efficient transactions. R. Knott made a motion to approve the Resolution to Apply for a Line of Credit, seconded by PJ Keeler. The motion passed 5-0.

M. Murell	Yes
PJ Keeler	Yes
R Knott	Yes
K. Prince-Walsh	Yes
P. Perry	Yes

VII. Administrative Report

C. Brown mentioned that the land bank was approaching the limits of its second round of Operations & Technical Assistance funding, that the contract period for that funding ends on June 30, and that the land bank would need to submit a renewal application for those funds. M. Tucker explained that the line items of the budget would be adjusted from the previous application based on costs incurred during the current contract period.

C. Brown provided updates on the Valatie Mill and Germantown parcels transactions. Both contracts are in the pre-acquisition period and were currently undergoing environmental reviews.

VIII. Public Comment

No members of the public were in attendance.

IX. Adjournment

PJ Keeler made a motion to adjourn, seconded by K. Prince-Walsh. The motion passed 5-0.

M. Murell	Yes
PJ Keeler	Yes
R Knott	Yes
K. Prince-Walsh	Yes
P. Perry	Yes

The meeting adjourned at 2:21 pm.