



COLUMBIA COUNTY LAND BANK CORPORATION

BOARD OF DIRECTORS MEETING

401 State Street, Hudson, NY 12534

Meeting Minutes

November 18, 2025

I. Call to Order

Matt B. Murell called the meeting to order at 2:01 PM.

II. Roll Call

Directors Present: Matt B. Murell; Brenda Adams; Ron Knott; Chris Watz

Patrice Perry arrived at 2:14 pm

Directors Absent: PJ Keeler, Mark Taylor

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

III. October Minutes

C. Watz pointed out that there was an error in the vote count to enter Executive Session at the October Meeting. C. Brown stated that he had noticed the error and suggested approving the October Minutes as amended to reflect the correct vote count. C. Watz made a motion to approve the October meeting minutes as amended. The motion was seconded by R. Knott. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
C. Watz	Yes

IV. Executive Session

C. Brown made a recommendation to enter Executive Session to discuss the acquisition of real property, as per New York State Public Officers Law Article 7 § 105 (h). B. Adams made a motion to enter Executive Session, seconded by R. Knott. The motion passed 4-0. The board entered Executive Session at 2:03.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
C. Watz	Yes



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The Board exited Executive Session at 2:14 PM. The motion to exit Executive Session was made by B. Adams and seconded by R. Knott. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
C. Watz	Yes

VI. Contract – CCLBC purchase of two parcels in Germantown

R. Knott made a motion to approve a sale contract between the County of Columbia and the Columbia County Land Bank Corporation for two vacant parcels in Germantown for an amount not to exceed \$125,000,000. The parcels are located on County Route 8, Tax Map IDs 169.-1-33.112 and 169.-1-33.200. The motion was seconded by B. Adams and passed 4-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
C. Watz	Yes

V. Insurance Invoice

C. Brown presented an invoice from CNA Surety and Hartford Insurance for workers comp and general insurance renewal. C. Watz made a motion to approve, seconded by R. Knott. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
C. Watz	Yes

VII. HCR Request – Budget Amendment

C. Brown discussed a need to amend the current CCLBC budget to account for acquisition costs and likely upcoming expenditures. C. Brown stated that he would present a revised budget and formal request at the next board meeting.

VIII. Public Comment

No members of the public were in attendance.



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IX. Adjournment

PJ Keeler made a motion to adjourn, seconded by C. Watz. The motion passed 4-0.

M. Murell	Yes
B. Adams	Yes
R Knott	Yes
C. Watz	Yes
P. Perry	Yes

The meeting adjourned at 2:29 pm.