

Columbia County Industrial Development Agency

MINUTES COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Full Board Tuesday, May 5, 2026

A regular meeting of Columbia County Industrial Development Agency's Board held Tuesday, May 5, 2026 in person. The meeting was called to order at 8:30 am by Carmine Pierro, Chair.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Present in person	
Robert Galluscio	Treasurer	Present in person	
William Gerlach	Board Member	Absent	
Brian Keeler	Board Member	Present in person	
Helen Kozel	Board Member	Present in person	
Carmine Pierro	Chair	Present in person	
Sarah Sterling	Vice-Chair	Present in person	
Andrew Howard	Counsel	Absent	
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	
Susan Troy	Public	Present in person	
Jay Shulman	Public	Present in person	
Brooke Safford Ofer	Public	Present in person	
Brian Greene	Blue Spruce Apartments LLC.	Present in person	
Nadene Zeigler	Hodgson Russ	Present via Zoom	

Administrative Director's Report:

Mr. Tucker stated no new inquiries for PILOTs had been received. He stated he was working with the Town of Greenport on their sewer plant study to assist the Planning Board in determining what additional housing projects can be approved. He stated there were currently 5 projects pending, he asked Susan Troy to provide an update on the one project she was involved in. Ms. Troy stated the project was proposed to create 26 emergency housing units with DSS vetting the clients. She stated they have been in discussions with NYS DEC noting they had solved their effluent issue. Mr. Tucker explained the process for the study. He noted that for smaller projects a tank can be installed which would allow the contents to be released during lower usage times. He noted this was not a solution for the larger projects who have submitted application to the IDA.

Draft Minutes, April 7, 2026:

Ms. Fingar-Smith made a motion, seconded by Ms. Kozel to approve the minutes as presented. Carried.

Draft Minutes Blue Spruce Apartments LLC. Public Hearing April 22, 2026:

Mr. Galluscio made a motion, seconded by Ms. Sterling to approve the minutes as presented. Carried.

Claverack Hudson LLC Project:

Mr. Tucker gave an overview of the project for the attendees. IDA Attorney Nadene Zeigler briefly reviewed the PILOT Deviation Resolution and the Approving Resolutions for the Board. Mr. Tucker handed out a financial evaluation to the Board for their review. He noted the model has been used by the Hudson IDA.. Ms. Sterling asked if the County or Claverack had any comments on the project. Mr. Tucker stated the Claverack Planning Board had approved the project, and the plan would not be brought before the County Planning Board. He stated he had met with the Claverack Town Supervisor as well as Majority Leader Ron Knott and Chairman Murell. Mr. Pierro called for public comments. Mr. Jay Shulman read a statement (attached). Mr. Tucker stated IDA Attorney Andy Howard had recused himself from this project and asked Ms. Zeigler to assist the IDA in following the correct procedures to complete their portion of their review. Ms. Zeigler stated the Board could discuss the concerns, or table the resolutions for further discussion and review, or the Board could vote on the resolutions presented. Mr. Tucker noted that the decisions made by the Planning Board were beyond the purview of the IDA. He stated it was between the developer, the neighbors and the members of the community to coordinate the activities. He stated he felt there was no reason to hold up the decision of the IDA.

Claverack Hudson PILOT Deviation Resolution:

Ms. Zeigler reviewed the PILOT Deviation Resolution and asked if there were any questions. With none presented Mr. Pierro called for a motion, followed by a roll call vote. *Mr. Galluscio made a motion, seconded by Ms. Fingar-Smith to approve the Pilot Deviation Approval Resolution as presented. Carried.*

A roll call votes was taken with the results as listed below:

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

Claverack Hudson Approving Resolution:

Mr. Ziegler reviewed the approving Resolution for the Board. With no questions presented, Mr. Pierro called for a motion to approve the resolution as presented. Mr. Sterling stated she would like to hear from Mrs. Cohen about the plans for the neighbors. Mrs. Cohen stated several meetings were held and discussions were had about boundaries with several solutions presented. She stated the current plans had evergreens installed for privacy. She noted this was all done at the Planning Board level. With no further questions, Mr. Pierro called for a motion on the project as presented. *Mr. Keeler made a motion,*

Columbia County Industrial Development Agency

seconded by Ms. Fingar-Smith to approve the Approving Resolution as presented. Carried. A roll call vote on the Claverack Hudson Approving Resolution was taken with the results listed below:

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

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 PILOT and the application and the review process with the Board and asked IDA Counsel Nadene Zeigler to walk the Board through the three required resolutions.

Blue Spruce Apartments LLC. PILOT Deviation Resolution:

Ms. Zeigler reviewed the PILOT Deviation Resolution for the Board. With no questions, *Ms. Kozel made a motion, seconded by Ms. Sterling to approve the resolution as presented. Carried. A roll call vote was taken, results were as follows:*

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

Blue Spruce Apartments LLC. Commercial Findings:

Ms. Zeigler reviewed the Commercial Findings Resolution with the Board. She noted that IDA's were unable to assist housing projects unless they were commercial. She noted the IDA resolution outlined why the housing was commercial and the area's needs. She also stated a letter from the Town was obtained explaining why the project was commercial and expressing their support. *Mr. Keeler made a motion, seconded by Ms. Fingar-Smith to accept the resolution as presented. Carried. A roll call vote was taken, results as follows.*

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

Sarah Sterling	Aye
Brian Keeler	Aye

Blue Spruce Apartments LLC Approving Resolution:

Ms. Zeigler briefly reviewed the resolution for the board. *With no questions presented, Ms. Fingar - Smith made a motion, seconded by Ms. Kozel to approve the Blue Spruce Apartments LLC Approving Resolution. A roll call vote was taken, results as follow.*

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

Ms. Zeigler stated the documents had been distributed and the closing was scheduled tentatively for May 21st or May 22.

With no public comment or further business, Mr. Galluscio made a motion, seconded by Ms. Sterling to adjourn the meeting. The meeting adjourned at 8:27am.

Respectfully submitted by Lisa Drahushuk