

# Columbia County Industrial Development Agency

## COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY MEETING NOTICE

Please take notice that there will be a regular meeting of the Columbia County Industrial Development Agency and its Committees to be held in person on August 4, 2026 at 8:30am, at One Hudson City Centre, Suite 301, Hudson, NY 12534 in accordance with Public Officers Law Section 103-a; This meeting is open to the public, who will have the opportunity to attend the meeting in person at the One Hudson City Centre address or via Zoom and provide live comments. Meeting packets are posted and available on the IDA's website: <https://columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/>

Join Zoom Meeting

<https://us06web.zoom.us/j/89300088709?pwd=nQU2xiwqeFdCPdHrrbKBxo9ZA1Ro5B.1>

Meeting ID: 893 0008 8709, Passcode: 855045, One tap mobile:

+16465588656,,89300088709#,,,855045# US (New York)

Join instructions

<https://us06web.zoom.us/join/89300088709/invitations?signature=lnBpSVjVs0TwUAal07qlgMatDJgF9AIXNn9JgwZyG5Y>

Dated: July 28, 2026

Nina Fingar-Smith

Secretary, Columbia County Industrial Development Agency

## IDA Board of Members Agenda

### Members:

|                   |                 |                |              |
|-------------------|-----------------|----------------|--------------|
| Nina Fingar-Smith | Bob Galluscio   | Helen Kozel    | Brian Keeler |
| Carmine Pierro    | William Gerlach | Sarah Sterling |              |

1. Administrative Director's Report
2. Draft Minutes May 5, 2026\*
3. Treasurer's Report\*
4. 2027 IDA Budget\*
5. Project Updates
6. Public Comments

### Attachments:

|                           |
|---------------------------|
| Draft Minutes May 5, 2026 |
| Treasurer's Report        |
| Draft 2027 Budget         |

\* Requires Action

One Hudson City Centre, Suite 301  
Hudson, New York 12534  
518-828-4718

# **Columbia County Industrial Development Agency**

## **MINUTES Draft 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.

| <b>Attendee Name</b> | <b>Title</b>                    | <b>Status</b>     | <b>Arrived</b> |
|----------------------|---------------------------------|-------------------|----------------|
| 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    |
| Carminie 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,*

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*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    |
| Carmin 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 21<sup>st</sup> 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 Draushuk*

|                              | 2027 IDA BUDGET DRAFT |                  |
|------------------------------|-----------------------|------------------|
|                              |                       |                  |
|                              | 2026                  | 2027             |
|                              | IDA                   | IDA              |
|                              | Approved budget       | Budget           |
|                              |                       |                  |
| Income                       |                       |                  |
| FEES LAND SALE               | \$ -                  | \$ -             |
| ADMINISTRATIVE FEES          | 25,000                | 25,000           |
| APPLICATION FEES             | 5,000                 | 5,000            |
| BANK INTEREST                | -                     | -                |
|                              |                       |                  |
| <b><u>TOTAL REVENUE</u></b>  | <b>\$ 30,000</b>      | <b>\$ 30,000</b> |
|                              |                       |                  |
|                              |                       |                  |
| EXPENSES                     |                       |                  |
| CONSULTANTS                  | 2,500                 | 2,500            |
| LEGAL FEES                   | 2,500                 | 2,500            |
| ACCOUNTING & AUDIT           | 8,500                 | 8,500            |
| CEDC - ADMIN                 | 12,500                | 12,500           |
| INSURANCE                    | 2,500                 | 2,500            |
| Office & Misc Exp            | 1,500                 | 1,500            |
| Professional Fees            | 0                     | 0                |
|                              |                       |                  |
| <b><u>TOTAL EXPENSES</u></b> | <b>\$ 30,000</b>      | <b>\$ 30,000</b> |
|                              |                       |                  |
|                              |                       |                  |
|                              |                       |                  |
| <b>(DEFICIT)</b>             | <b>\$ -</b>           | <b>\$ -</b>      |