

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 Finance Committee 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 March 10, 2026*
3. Treasurer's Report*
4. 2027 IDA Budget*
5. CEDC Payment*
6. Public Comments

Attachments:

Draft Minutes March 10, 2026	2027 IDA Draft Budget
Treasurer's Report	

* 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 Finance Committee Tuesday, March 10, 2026

A regularly scheduled meeting of Columbia County Industrial Development Agency's Finance Committee held in person on Tuesday, March 10, 2026. The meeting was called to order at 8:45am by Sarah Sterling, Vice Chair.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Absent	
Robert Galluscio	Treasurer	Present in person	
William Gerlach	Board Member	Present in person	
Brian Keeler	Board Member	Present in person	
Helen Kozel	Board Member	Absent	
Carmine Pierro	Chair	Absent	
Sarah Sterling	Vice-Chair	Present in person	
Andrew Howard	Counsel	Present in person	
F. Michael Tucker	President/CEO	Present in person	
Chris Brown	Housing Development Coordinator	Present in person	
Martha Lane	Business Development Director	Present in person	
Stephen Vandenburg	Business Development Specialist	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	
Cat Lyden	Bookkeeper	Present in person	
Riley Werner	Administrative Assistant	Present in person	

Minutes. February 3, 2026:

Mr. Gerlach made a motion, seconded by Mr. Galluscio to approve the minutes from February 3, 2026. Carried.

Treasurer's Report:

Mr. Tucker briefly reviewed the report. Mr. Keeler made a motion, seconded by Mr. Gerlach to approve the report as presented. Carried.

Finance Committee Evaluation:

Mr. Gerlach made a motion, seconded by Mr. Galluscio to approve the Finance Committee Evaluation as presented. Carried.

With no further business to discuss or public comments, the meeting adjourned at 8:47am upon a motion made by Mr. Galluscio and seconded by Mr. Keeler..

Respectfully submitted by Riley Werner

11:52 AM

08/03/26

Accrual Basis

Columbia County IDA
Balance Sheet
As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Key Checking	18,270.37
Key Money Market	28,318.78
Total Checking/Savings	46,589.15
Other Current Assets	
Prepaid Expense	116.00
Total Other Current Assets	116.00
Total Current Assets	46,705.15
TOTAL ASSETS	46,705.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
*Accounts Payable	2,500.00
Total Accounts Payable	2,500.00
Other Current Liabilities	
due to CEDC	46,499.84
Accounts Payable	-2,500.00
Total Other Current Liabilities	43,999.84
Total Current Liabilities	46,499.84
Long Term Liabilities	
Due to Col.Cnty Land Sale	
HRVH, LLC	-0.31
Total Due to Col.Cnty Land Sale	-0.31
Total Long Term Liabilities	-0.31
Total Liabilities	46,499.53
Equity	
Fund Balance - Unrestricted	15,112.59
Net Income	-14,906.97
Total Equity	205.62
TOTAL LIABILITIES & EQUITY	46,705.15

11:53 AM

08/03/26

Accrual Basis

Columbia County IDA
Profit & Loss
January through June 2026

	Jan - Jun 26
Ordinary Income/Expense	
Income	
Administration Fee Income	1,500.00
Application and Misc Income	4,000.00
Bank Interest	3.42
Total Income	5,503.42
Expense	
Legal Fees	160.00
Accounting & Audit	9,669.89
Administration/CEDC	9,000.00
Insurance	1,570.00
Office & Misc Exp	10.50
Total Expense	20,410.39
Net Ordinary Income	-14,906.97
Other Income/Expense	
Other Income	
PILOT Receipts	99,125.00
Total Other Income	99,125.00
Other Expense	
PILOT Payments	99,125.00
Total Other Expense	99,125.00
Net Other Income	0.00
Net Income	-14,906.97

	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	-	-
<u>TOTAL REVENUE</u>	\$ 30,000	\$ 30,000
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
<u>TOTAL EXPENSES</u>	\$ 30,000	\$ 30,000
(DEFICIT)	\$ -	\$ -