

Meeting Minutes DRAFT
COLUMBIA ECONOMIC DEVELOPMENT CORPORATION
GOVERNANCE and NOMINATING COMMITTEE
September 17, 2026
One Hudson City Centre, Suite 301
Hudson, New York

A meeting of the Columbia Economic Development Corporation (CEDC) Governance and Nominating Committee was held on Thursday, September 17, 2026 at 9:00am for the purpose of hearing any matters that may be presented to the Committee for consideration. The meeting was called to order at 9:06am by Rachel Levine, Chair.

Attendee Name	Title	Status	Arrived/Departed
James Calvin	Committee Member	Present in person	
Rick Cummings	Committee Member	Present in person	
Tarah Gay	Committee Member	Present in person	
Christine Hinz	Committee Member	Present in person	
Rachel Levine	Committee Chair	Present in person	
Gary Graziano	Committee Member alternate	Not required	
Jonathan Spampinato	President/CEO	Present in person	
Andy Howard	Counsel	Present via Zoom	
Reif Bush	Board member candidate	Present in person	
Jonathan Miller	Board member candidate	Present in person	
John Perri	Board member candidate	Present in person	
Martha Lane	Vice President Business Development	Present in person	
Stephen VanDenburgh	Business Development Specialist	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	
Cathy Lyden	Bookkeeper	Present in person	

Board Candidate Interviews:

Ms. Levine introduced Reif Bush to the Committee as a candidate for one of the open CEDC board seats. Mr. Bush reviewed his background and current job with Key Bank and expressed his interest in serving. Mr. Spampinato explained CEDC's mission and touched on some of the programs of CEDC. Mr. Bush stated he was currently not serving on any boards and would welcome the opportunity to serve. Mr. Calvin reviewed the responsibilities of Board members. Mr. Spampinato stated CEDC also administered the Columbia County Land Bank, the Columbia County IDA and the City of Hudson IDA. The Committee thanked Mr. Bush for his interest in serving. Mr. Bush thanked the Committee for their time and consideration then departed the meeting.

The Committee welcomed John Perri founder of Clever Property Management, and Jonathan Miller of Northway Financial Group and New York Life to the meeting. Mr. Peri and Mr. Miller both introduced themselves and gave brief overview of their backgrounds. Mr. Spampinato reviewed the CEDC organization, noting it is the lead economic development corporation in the county. He noted CEDC also administered the City of Hudson IDA and the Columbia County IDA as well as the Columbia County Land

Bank. He stated CEDC had two loan funds which were administered by Martha Lane and Stephen Vandenburg. Ms. Lane noted there was a federal SBA loan fund as well as a CEDC loan fund. She informed the attendees there were currently 180 loans between the two programs. Mr. Spampinato introduced Cathy Lyden CEDC's Bookkeeper and Lisa Drahushuk, Administrative Supervisor.

The Board asked the attendees to give them some background. Mr. Peri stated Columbia Memorial Hospital was one of his company's first rental clients, and briefly reviewed several of his projects in the area. Mr. Cummings asked both candidate's opinion of the economic strength and challenges of Columbia County. Mr. Miller stated he didn't have a full picture, but felt housing was expensive in part from the influx of people coming to the area from the outside. He questioned the sustainability but noted there was a lot of potential. He noted it was an aging population and wondered about the future.

Mr. Peri noted that it was easy to say housing was expensive and the prices were driving out the working class, but he noted insurance, taxes, electrical and costs for heating were increasing, and the landlords were carrying the burden. He stated the influx from downstate had increased the rents. He stated rents are beginning to level off and some residents are moving downstate and out of state, noting building costs are increasing.

Mr. Calvin summarized the expectations of a board member. He suggested they review the by-laws and would be required to serve on at least one committee. He asked them to inform him of their preference for which committee they preferred. He stated Board members were required to pay an annual investment membership. Mr. Calvin stated he would be in contact with them.

Mr. Cummings made a motion to approve the minutes of the February 10, 2026 meeting, seconded by Mr. Calvin. Carried.

Mr. Calvin made a motion to enter Executive Session to discuss personnel matters, Mr. Cummings seconded the motion. Carried. Executive Session was entered into at 9:50am. Executive Session was exited at 10:03am upon a motion made by Mr. Cummings and seconded by Ms. Levine.

Mr. Cummings made a motion, seconded by Ms. Gay to forward all three candidates to the Full Board for consideration,. All present approving with the exception of Ms. Hinz who abstained from the vote.

With no further business to come before the committee and no public comments, Mr. Calvin made a motion, seconded by Mr. Cummings to adjourn the meeting. Carried.

The meeting was adjourned at 10:04am

Respectfully submitted by Lisa Drahushuk