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Columbia Economic Development Corporation

COLUMBIA ECONOMIC DEVELOPMENT CORPORATION
Meeting Minutes
Tuesday, August 25, 2026
One Hudson City Centre, Suite 301
Hudson, NY 12534

A regularly scheduled meeting of the Columbia Economic Development Corporation (CEDC) Board of Directors was held in person at their office located at One Hudson City Centre, Suite 301, Hudson, NY 12534 on August 25, 2026. The meeting was called to order at 8:30 a.m. by James Calvin, Chair.

Attendee Name	Title	Status	Arrived/ Departed
James Calvin	Chair	Present in person	
Richard Cummings	Board Member	Present in person	
Tarah Gay	Vice - Chair	Present in person	
Justin Goldman	Board Member	Absent	
Gary Graziano	Board Member	Present in person	
Derek Grout	Board Member	Present in person	
Christine Hinz	Board Member	Absent	
Michael Johnston	Board Member	Absent	
Amanda Karch	Board member – Ex-Officio	Present in person	
Rachel Levine	Secretary	Present in person	
Bryan Mahoney	Treasurer	Present in person	
Carmine Pierro	Board Member – Ex Officio	Absent	
Rachel Puckett	Board Member	Present in person	
Sean Sawyer	Board Member	Via Zoom	
Ryan Skoda	Board Member – Ex Officio	Absent	
Dr. Victoria Walsh	Board Member - Ex Officio	Absent	
Andy Howard	CEDC Attorney	Present in person	
Jonathan Spampinato	President/CEO	Present in person	
F. Michael Tucker	Consultant	Present in person	
Martha Lane	Vice President Business Development	Present in person	
Stephen Vandenburgh	Business Development Specialist	Present in person	
Cathy Lyden	Bookkeeper	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	

Call to Order:
Mr. Calvin called the meeting to order at 8:30am.

Treasurer's Report:
Mr. Mahoney asked Mr. Spampinato to deliver the report. Mr. Spampinato reviewed the report with the Board,. He noted revenues and expenses were within budget.. He noted no significant changes in the Balance Sheet. He stated work had begun with UHY to begin the process of updating the chart of accounts and the

monthly reporting. He anticipated presenting the new reports in the next couple of months, resulting in simpler and more consistent monthly reports. *With no questions or comments presented, Mr. Cummings made a motion, seconded by Ms. Gay to approve the report as presented. Carried.*

CRC $5,000 Grant:
Mr. Tucker noted the request was for up to $5,000 to the Capital Resource Corporation to allow them to pay for their annual audit. *With no questions presented, Mr. Grout made a motion, seconded by Ms. Levine to approve the funding as proposed. Carried.*

Portfolio Dashboard:
Ms. Lane stated there were two loans currently in default. She noted one had been sent a demand letter. She stated the remainder have either made a payment, contacted her or were working with a technical assistance provider. *Ms. Puckett made a motion, seconded by Ms. Levine to approve the Loan Report as presented. Carried.*

HDC/ CEDC Loan Program Contract:
Mr. Spampinato announced the agreement had been signed the previous day and asked Ms. Lane to review the program. Mr. Calvin noted the agreement was clear about delineating responsibilities. Mr. Spampinato confirmed the loans would be co-branded. Ms. Lane explained CEDC was working in partnership with HDC to make loans within the City of Hudson. She stated HDC would bring loans to CEDC, for underwriting. If the loan was approved and funded, HDC would receive 25% of the interest earned which CEDC would pay quarterly for the life of the loans approved.

President/CEO Report:
Mr. Spampinato stated the process of updating the Employee Handbook had begun and anticipated completing the task in approximately 30 days. He announced that Mr. Tucker had accepted the position of Housing Director as of September 1st. He stated he would lead the Land Bank and Housing Strategy meetings. He also announced that Rachael Warner had accepted the position of Economic Development Specialist.

He announced 2 new County IDA incomplete applications had been received. He stated he had scheduled calls with all the principals of the IDA projects to discuss the status of their projects. He stated a City of Hudson IDA project that the mortgage tax benefits would be "clawed back".

Mr. Spampinato noted the Land Bank Renewal Contract was complete, the County Grant for identifying "Zombie Properties" is on track.

Mr. Spampinato noted there was no new report on the EPA Brownfields Initiatives and phase 1 was still in process. He stated work is ongoing on infrastructure and cellular mapping. He stated he had begun outreach to light manufacturers and had sent a survey. He noted that results of the survey would be gathered, compiled and distributed to the Board.

The County Executive Administrator Task Force is ongoing, with the guest speaker, the Current Greene County Administrator. He stated CEDC had submitted a CFA for a $300,000 Microenterprise grant. He stated no formal notification had been received. A letter of support was done for a Hudson business owner for submission for a National Grid Main Street Initiative program. Mr. Spampinato stated he had begun meeting individually with the County Supervisors.

Minutes, July 28, 2026:
Mr. Cummings made a motion, seconded by Mr. Mahoney to approve the July 28, 2026 minutes as presented. Carried.

Other Comments:
Ms. Puckett announced that on September 10th at 4:00pm, Mid-Hudson Fiber would be celebrating 55 years in business. She invited the Board to attend the event. Ms. Karch informed the Board that Ms. Puckett had been elected Chair of the Workforce Development Board. She announced that Workforce Development would be adding a location at 401 State Street. She noted they would also be maintaining their locations at the Department of Labor, Greene County Municipal Building and the Columbia Greene Community College. She thanked the Board of Supervisors for their support. Mr. Graziano announced the sale of his business HVRG to ADP, noting the transition will take 5-6 months. Mr. Grout stated Golden Harvest will be honoring long time Golden Harvest employee John Henry, for his 50 years of service. Ms. Levine noted real estate seemed to be normal in Germantown.

With no further business to be conducted and no public present, Mr. Mahoney made a motion, seconded by Mr. Grout to adjourn the meeting. Carried. The meeting was adjourned at 8:56am.

Respectfully submitted by Lisa Drahushuk