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Columbia Economic Development Corporation

COLUMBIA ECONOMIC DEVELOPMENT CORPORATION NOTICE OF PUBLIC MEETING

Please take notice that there will be a regular meeting of the Columbia Economic Development Corporation's Loan Committee to be held in person on September 21, 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. Comments can also be provided via email before and during the meeting to mtucker@columbiaedc.com. Meeting packets are posted and available on CEDC's website: Join Zoom Meeting:
https://us06web.zoom.us/j/83504958059?pwd=DWMaWPLU0tgtopJVdcbQdvCUmQWQJm.1
Meeting ID: 835 0495 8059, Passcode: 827569, Dial by your location+1 646 558 8656
Find your local number: https://us06web.zoom.us/u/keqgPS02c5

Dated: September 14, 2026
Rachel Levine, Secretary Columbia Economic Development Corporation

CEDC Loan Committee

Chairman: Justin Goldman
Members: James Calvin, Rachel Levine, Gary Graziano, Rachel Puckett

1. Minutes July 20, 2026*
2. Portfolio Dashboard*
3. Amphora Flora LLC Loan Request*
4. Public Comment

Attachments:

Minutes, July 20, 2026	Amphora Flora LLC Loan Request
Portfolio Dashboard	

* Requires Approval

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Meeting Minutes DRAFT
COLUMBIA ECONOMIC DEVELOPMENT CORPORATION
LOAN COMMITTEE
July 20, 2026
One Hudson City Centre, Suite 301
Hudson, New York

A regularly scheduled meeting of Columbia Economic Development Corporation's (CEDC) Loan Committee meeting was in person in accordance with the Public Officer's Law Section 103-a, on June 22, 2026.

Attendee Name	Title	Status	Arrived/ Departed
James Calvin	Committee Member	Present in person	
Justin Goldman	Committee Member	Present in person	
Gary Graziano	Committee Member	Present in person	
Rachel Levine	Committee Member	Absent	
Rachel Puckett	Committee Member	Absent	
Jonathan Spampinato	CEO/President	Present in person	
F. Michael Tucker	Consultant	Present in person	
Andy Howard	CEDC Attorney	Present in person	
Martha Lane	Vice-President of Business Development	Absent	
Stephen Vandenburgh	Business Development Specialist	Present in person	
Cathy Lyden	Bookkeeper	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	
Jack Mullins	Intern	Present in person	

Mr. Goldman, Chair, called the meeting to order at 8:30 am, noting there was a quorum present.

Minutes May 18, 2026:
Mr. Calvin made a motion, seconded by Mr. Graziano to approve the minutes from June 22, 2026 as presented. Carried.

Portfolio Dashboard:
Mr. Vandenburgh reviewed the Portfolio Dashboard. Loan Client A: He noted the wait continued on the sale of the property. Loan Client B: He noted they have been in contact with the client and the loan continued 30-60 days behind. Loan Client C: He stated no word had been received about the sale of the property . Loan Client D: The loan Client has been in contact. Loan Client E. The client had stated a payment would be provided by the end of the month. *Mr. Calvin made a motion, seconded by Mr. Graziano to approve the report as presented. Carried.*

Risk Rating Report:
Mr. Vandenburgh stated this was the quarterly review of the loans in the portfolio. *Mr. Goldman made a motion, seconded by Mr. Calvin to approve the report as presented. Carried.*

Hudson Roastery LLC Loan Request:
Mr. Vandenburgh stated the loan request was for a $25,000 SBA loan for 5 years at 7.75% interest rate, and a $50,000 CEDC loan for 7 years at a rate of 7.75%. Funds would be used for equipment purchases and working capital. Collateral

would consist of a lien on businesses assets and the personal guarantee of the principals. *Mr. Goldman made a motion, seconded by Mr. Calvin to approve the loans as presented. Carried.*

Olde Kinderhook Electric LLC Loan Request:
Mr. Vandenburgh stated the loan request was for a $25,000 SBA loan. He stated the terms would be 7.75% interest over 5 years. Funds would be used for equipment, inventory and working capital. Collateral would consist of a lien on business assets and the personal guarantee of the principal. *Mr. Goldman made a motion, seconded by Mr. Graziano to approve the loan as presented. Carried.*

Mr. Vandenburgh discussed the Working Capital Loan fund program that had been approved by the Board. He reminded the Committee that the program consisted of $15,000 quick turn loans. He stated 4 of those loans had been closed. He stated the next plan would be presented to the Committee and Board once developed.

Mr.. Calvin asked the status of the joint project with HDC. Mr. Spampinato stated the HDC Board had deferred their vote due to the illness of their Chair. He stated HDC intended to vote on the loan program as well as the Friends of the Public Square loan at their next meeting. He noted he thought they were still on track for their planned soft launch in August but would check with HDC.

With no further business and no public present in person or on Zoom, the meeting was adjourned upon a motion made by Mr. Calvin and seconded by Mr. Graziano. The meeting adjourned at 8:39am.

Respectfully submitted by Lisa Drahushuk

Portfolio Dashboard as of September 15, 2026

Loan Fund	# of Active Loans	Amount Approved	Principal Balance	# of Delinquent Loans	30+ Days	60+ Days	90+ Days	120+ Days	150+ Days	180+ Days	Delinquency Total
CEDC Loan Fund	72	$2,045,629.57	$1,233,887.16	6	$2,334.29	$1,385.32	$1,110.36	$1,110.36	$1,110.36	$21,568.05	$28,618.74
SBA Loan Fund	107	$2,282,074.69	$1,416,473.59	5	$1,768.04	$1,000.16	$379.46				$3,147.66
Grand Total	179	$4,327,704.26	$2,650,360.75	11	$4,102.33	$2,385.48	$1,489.82	$1,110.36	$1,110.36	$21,568.05	$31,766.40

Loan Fund	Borrower	Amount Approved	Principal Balance	Date of Last Payment	30+ Days	60+ Days	90+ Days	120+ Days	150+ Days	180+ Days	Delinquency Total
CEDC Loan Fund	Loan client A	$33,060.36	$31,631.69	1/10/2025	$639.15	$639.15	$639.15	$639.15	$639.15	$12,143.85	$15,339.60
CEDC Loan Fund	Loan client B	$18,936.23	$18,115.62	8/7/2026	$366.09						$366.09
SBA Loan Fund	Loan client C	$15,000.00	$9,578.21	7/15/2026	$274.56						$274.56
CEDC Loan Fund	Loan client D	$20,967.95	$20,365.39	7/15/2026	$405.37						$405.37
CEDC Loan Fund	Loan client E	$10,000.00	$6,510.85	8/25/2026	$174.11	$127.48					$301.59
SBA Loan Fund	Loan client E	$40,000.00	$27,025.36	8/25/2026	$696.46	$696.46	$378.76				$1,771.68
CEDC Loan Fund	Loan client F	$34,765.25	$34,377.60	11/4/2024	$471.21	$471.21	$471.21	$471.21	$471.21	$9,424.20	$11,780.25
SBA Loan Fund	Loan client G	$10,000.00	$6,532.55	8/23/2026	$128.88						$128.88
SBA Loan Fund	Loan client H	$15,000.00	$15,000.00		$364.44						$364.44
CEDC Loan Fund	Loan client I	$15,207.89	$13,729.87	7/20/2026	$278.36	$147.48					$425.84
SBA Loan Fund	Loan client J	$12,500.00	$12,053.32	7/1/2026	$303.70	$303.70	$0.70				$608.10
Grand Total		$225,437.68	$194,920.46		$4,102.33	$2,385.48	$1,489.82	$1,110.36	$1,110.36	$21,568.05	$31,766.40

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CEDC Loan Request
September 14, 2026

APPLICANT:	Amphora Flora LLC
LOCATION:	Greene County
DESCRIPTION:	Retail flowers and gifts
REQUEST:	$10,000 SBA Microloan
TERM:	36-month note & amortization; monthly payment of $312.21
RATE:	7.75%
PURPOSE:	Working capital
COLLATERAL:	Lien on business assets Personal guarantee of the principal