



Choose Columbia

Columbia Economic Development Corporation

COLUMBIA ECONOMIC DEVELOPMENT CORPORATION

Meeting Minutes

**Tuesday, September 29, 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 September 29, 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	Absent	
Tarah Gay	Vice - Chair	Present in person	
Justin Goldman	Board Member	Present in person	
Gary Graziano	Board Member	Present in person	
Derek Grout	Board Member	Present in person	
Christine Hinz	Board Member	Present in person	
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	Present in person	
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 Vandenburg	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.

CEDC Single Audit

Ms. Overbaugh reviewed the single audit for the Board and attendees. She noted the SBA Microloan and the CDBG were tested and there were no issues or findings. She stated the document would be submitted today.

*Mr. Mahoney made a motion to approve the document as presented, which was seconded by Ms. Gay.
Carried.*

Governance & Nominating Committee Report:

Ms. Levine noted there were currently three vacancies on the Board. She stated the Committee had interviewed and recommended three candidates: Jonathan Miller, Reif Bush and John Perri. *Mr. Grout made a motion, seconded by Mr. Graziano to approve the three candidates for the open Board seats. Carried.*

2027 Slate of Officers:

Ms. Levine reminded the Board that Mr. Calvin would be retiring at the first of the year stated a slate of officers had been proposed for 2027. She reviewed the proposed slate of directors as follows:

Tarah Gay – Chair
Rachel Levine – Vice-Chair
Justin Goldman – Secretary
Bryan Mahoney – Treasurer
Rick Cummings – Ethic Officer

Mr. Grout made a motion to elect the proposed Slate of Directors as presented. Ms. Graziano seconded the motion, which was approved unanimously. Mr. Calvin stated the new officers would take office on January 1st for a smooth transition.

MC Fiber Contract Phase 2:

Mr. Spampinato stated the first phase had been completed. The contract in front of the Board was for the second phase of the project. He stated the Board had previously approved the project, noting this vote was meant to approve phase 2 of the project to maintain a clear trail of the project. He noted the sum total of the project remained at \$60,000. *Ms. Gay made a motion to approve the contract as presented. Ms. Levine seconded the motion which passed unanimously. Carried.*

Treasurer's Report:

Mr. Spampinato stated revenues and expenses were within budget. He reviewed the current assets and total liabilities. He stated a meeting had been held with UHY to improve the financial reporting to remake the chart of accounts. He anticipated the project to be done within 6 weeks. *Mr. Grout made a motion, seconded by Mr. Goldman to approve the Treasurer's Report as presented. Carried.*

2027 Budget Timeline:

Mr. Spampinato stated the 2027 budget was nearly completed, with only final details to be completed. He noted it was a level budget from last year. He stated the request from the County last year remained the same for next year. He stated a budget would be presented against current actuals at the next Board meeting. He noted the other agency budgets were also being presented to their respective boards. *With no questions or comments presented, Mr. Cummings made a motion, seconded by Ms. Gay to approve the report as presented. Carried.*

Loan Committee Report:

Mr. Goldman asked Ms. Lane and Mr. Vandenburg to present the information to the Board. Ms. Lane reviewed the Portfolio Dashboard with the Board. She stated her only update was Loan Client C had cleared up their past due amounts and were now current. She stated there was an uptick in the loans 30 days past due. She noted the dashboard only showed clients more than 30 days past due. She noted there was also an uptick in those loans 30 days past due. Mr. Vandenburg stated the number of loans closed to date, numbered 27 for 23 businesses totaling just under \$600,000. He stated 13 loans from 8 businesses had been paid in full. He stated the Loan Committee at their last meeting had approved one loan. *Ms. Gay made a motion, seconded by Ms. Levine to approve the Loan Committee report as presented. Carried.*

President/CEO Report:



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Mr. Spampinato announced that Rachael Warner would begin her new position as Economic Development Specialist on October 1st. He announced Mr. Tucker would start as Director of Housing as of the first of the month. He noted his first housing meeting would be October 1st. Mr. Spampinato stated he had begun the Governance & Policy overview to align CEDC policies with the ABO guidelines. He stated payroll had been integrated with ADP. He noted he had no further updates on the loan program and there was nothing new with the IDA's. He stated he would give a full update every other month on the IDAs unless there was something specific to discuss. He gave an update on the Hudson IDA projects noting that the Hudson Mansions project continued, 620 Union Street project was being recaptured due to inaction. He noted an application had been received from the St. Charles Hotel.

Mr. Spampinato stated the Columbia County IDA had received the Hopkins House Application, and The Perch at Queechy Lake applications. He stated the Brownfields phase 1 assessments had begun on 5 identified parcels. He had met with the Chair of the Board of Supervisors, the county attorney and the consultant to discuss the parcels in Phase one and Phase two. He reviewed the goal of the next meeting of the housing task force. He stated the digital cellular mapping continued. Mr. Spampinato stated the employer listening tour continued, noting he would share some of the items which had been presented. He stated most employers were positive about the economy but had clear pain points to share. He noted there was no update on the County Executive Task Force. He noted the Chatham Central School Superintendent contacted him regarding a student apprenticeship program and was seeking some Columbia County employers for their program.

Mr. Spampinato stated he is still awaiting word from NYS on the Microenterprise grant on behalf of Columbia County. He stated they anticipated an answer by the end of October. He stated he had met with the County Attorney regarding the sale of 610 State Street. He will facilitate and assist only. He stated 2 letters of support had been written, one for an imminent threat grant and another for the Philmont/Claverack rail trail.

With no further business to be conducted and no public present, Ms. Levine made a motion, seconded by Mr. Graziano to adjourn the meeting. Carried. The meeting was adjourned at 8:59am.

Respectfully submitted by Lisa Drahushuk