

Choose Columbia

Columbia Economic Development Corporation

COLUMBIA ECONOMIC DEVELOPMENT CORPORATION NOTICE OF PUBLIC MEETING

Please take notice that there will be a regular meeting of Columbia Economic Development Corporation's Full Board on October 27, 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: <https://columbiaedc.com>. Join Zoom Meeting: <https://us06web.zoom.us/j/87187613969?pwd=z68lw4HoZgeX46Y2lCcdJnUbg9pKtu.1> Meeting ID: 871 8761 3969, Passcode: 469614, Dial by your location: 1 646 558 8656 Find your local number: <https://us06web.zoom.us/j/87187613969?pwd=z68lw4HoZgeX46Y2lCcdJnUbg9pKtu.1>

Dated: October 20, 2026

Rachel Levine, Secretary Columbia Economic Development Corporation

CEDC Board of Directors Agenda

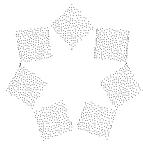
Members:

James Calvin	Gary Graziano	Amanda Karch	Rachel Puckett
Richard Cummings	Derek Grout	Rachel Levine	Sean Sawyer
Tarah Gay	Christine Hinz	Bryan Mahoney	Ryan Skoda
Justin Goldman	Michael Johnston	Carmine Pierro	Dr. Victoria Walsh
Reif Bush	Jonathan Miller	John Perri	

1. Call to Order
2. Welcome new Board members: Reif Bush, Jonathan Miller, John Perri
3. Minutes September 29, 2026 *
4. Loan Committee Report
 - a. Portfolio Dashboard*
5. President/CEO Report & Financials
6. Proposed 2027 Budget*
7. Authorization Subrecipient Agreement for 2026-2027 Microenterprise Grant*
8. Authorization, Subrecipient Agreement for Pro-Housing Technical Assistance Grant*
9. 2027 Draft Meeting Schedule*
10. Public Comments

Attachments:

Minutes, September 29, 2026	Subrecipient Agrmt 2026-2027 Microenterprise Grant
Portfolio Dashboard	Subrecipient Agreement Pro-Housing TA Grant
2027 Draft Budget	2027 Draft Meeting



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.*

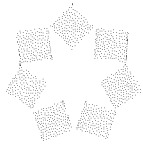
2027 Budget Timeline:

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:



Choose Columbia

Columbia Economic Development Corporation

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

Portfolio Dashboard as of October 19, 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	70	\$1,937,629.57	\$1,188,532.76	5	\$1,968.20	\$1,562.83	\$1,385.32	\$1,110.36	\$1,110.36	\$22,207.20	\$29,344.27
SBA Loan Fund	105	\$2,242,074.69	\$1,372,571.41	3	\$1,364.60	\$1,364.60	\$378.92	\$0.70			\$3,108.82
Grand Total	175	\$4,179,704.26	\$2,561,104.17	8	\$3,332.80	\$2,927.43	\$1,764.24	\$1,111.06	\$1,110.36	\$22,207.20	\$32,453.09
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	Client A	\$20,967.95	\$20,365.39	7/15/2026	\$405.37						\$405.37
SBA Loan Fund	Client B	\$15,000.00	\$15,000.00		\$364.44	\$364.44					\$728.88
CEDC Loan Fund	Client C	\$15,207.89	\$13,729.87	7/20/2026	\$278.36	\$278.36	\$147.48				\$704.20
CEDC Loan Fund	Client D	\$10,000.00	\$6,510.85	8/25/2026	\$174.11	\$174.11	\$127.48				\$475.70
SBA Loan Fund	Client D	\$40,000.00	\$26,199.90	10/2/2026	\$696.46	\$696.46	\$75.22				\$1,468.14
SBA Loan Fund	Client E	\$12,500.00	\$12,053.32	7/1/2026	\$303.70	\$303.70	\$303.70	\$0.70			\$911.80
CEDC Loan Fund	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
CEDC Loan Fund	Client G	\$33,060.36	\$31,631.69	1/10/2025	\$639.15	\$639.15	\$639.15	\$639.15	\$639.15	\$12,783.00	\$15,978.75
Grand Total		\$181,501.45	\$159,868.62		\$3,332.80	\$2,927.43	\$1,764.24	\$1,111.06	\$1,110.36	\$22,207.20	\$32,453.09

Columbia Economic Development Corporation (CEDC)

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - September, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
Administrative Revenue		0.00	0.00	
Columbia County IDA	13,500.00	13,500.00	0.00	100.00 %
Columbia County IDA Projects	9,500.00	17,500.00	-8,000.00	54.29 %
Commerce Park - Col Tent	5,000.00		5,000.00	
HIDA Projects		20,000.00	-20,000.00	
Hudson IDA	13,500.00	13,500.00	0.00	100.00 %
NY Forward - Kinderhook	14,250.00		14,250.00	
OCR Grant Administration	2,142.50	12,500.00	-10,357.50	17.14 %
Other		1,874.97	-1,874.97	
Wireless Grant	57,000.00	58,500.00	-1,500.00	97.44 %
Total Administrative Revenue	114,892.50	137,374.97	-22,482.47	83.63 %
Columbia County		0.00	0.00	
Columbia County Income	372,000.00	372,000.00	0.00	100.00 %
Total Columbia County	372,000.00	372,000.00	0.00	100.00 %
Grant Income		0.00	0.00	
Columbia County-Grant program		0.00	0.00	
Grant-Land Trust	10,000.00	0.00	10,000.00	
Total Columbia County-Grant program	10,000.00	0.00	10,000.00	
Total Grant Income	10,000.00	0.00	10,000.00	
Interest Income (Header)		0.00	0.00	
Bank Interest		0.00	0.00	
Bank Interest Income	7,918.29	11,250.00	-3,331.71	70.38 %
Total Bank Interest	7,918.29	11,250.00	-3,331.71	70.38 %
Loan Interest Income	116,887.78	115,000.00	1,887.78	101.64 %
Total Interest Income (Header)	124,806.07	126,250.00	-1,443.93	98.86 %
Land Income				
Land Bank Income	45,000.00	45,000.00	0.00	100.00 %
Total Land Income	45,000.00	45,000.00	0.00	100.00 %
Membership/Sponsorship		0.00	0.00	
Associate Membership	4,500.00	4,500.00	0.00	100.00 %
Full Membership	7,500.00	18,000.00	-10,500.00	41.67 %
Microbusiness Membership	1,727.35	1,874.97	-147.62	92.13 %
Not for Profit Membership	593.60	1,125.00	-531.40	52.76 %
Sponsorship Inc.	1,000.00	9,000.00	-8,000.00	11.11 %
Sustaining Membership	4,927.20	10,500.03	-5,572.83	46.93 %
Total Membership/Sponsorship	20,248.15	45,000.00	-24,751.85	45.00 %
Other Income		0.00	0.00	
Other Income	3,927.90	7,499.97	-3,572.07	52.37 %
Total Other Income	3,927.90	7,499.97	-3,572.07	52.37 %
SBA Microloan T/A		0.00	0.00	
SBA - T/A	259,627.74	209,999.97	49,627.77	123.63 %

Columbia Economic Development Corporation (CEDC)

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - September, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total SBA Microloan T/A	259,627.74	209,999.97	49,627.77	123.63 %
Total Revenue	\$950,502.36	\$943,124.91	\$7,377.45	100.78 %
GROSS PROFIT	\$950,502.36	\$943,124.91	\$7,377.45	100.78 %
Expenditures				
Conferences and Training		0.00	0.00	
Conference & Training	4,138.08	5,625.00	-1,486.92	73.57 %
Total Conferences and Training	4,138.08	5,625.00	-1,486.92	73.57 %
Consulting Fees		0.00	0.00	
Consultants	43,582.69	26,250.03	17,332.66	166.03 %
Consulting TSI	112,071.06	112,500.00	-428.94	99.62 %
Total Consulting Fees	155,653.75	138,750.03	16,903.72	112.18 %
Direct Program Expenses		0.00	0.00	
Meetings / Events	5,580.35	7,500.00	-1,919.65	74.40 %
Total Direct Program Expenses	5,580.35	7,500.00	-1,919.65	74.40 %
Employer Expenses		0.00	0.00	
Employer Payroll Taxes	0.02	0.00	0.02	
Disability	12.70	1,575.00	-1,562.30	0.81 %
FUTA		450.00	-450.00	
Medicare	5,097.28	6,599.97	-1,502.69	77.23 %
Social Security	21,795.28	28,500.03	-6,704.75	76.47 %
State Unemployment	2,790.99	600.03	2,190.96	465.14 %
Workers Comp.	1,151.00	1,575.00	-424.00	73.08 %
Total Employer Payroll Taxes	30,847.27	39,300.03	-8,452.76	78.49 %
Fringe Benefits		0.00	0.00	
Health Insurance	31,094.49	38,250.00	-7,155.51	81.29 %
Life Insurance	1,805.50	1,874.97	-69.47	96.29 %
Retirement/Pension	15,862.95	18,000.00	-2,137.05	88.13 %
Vacation Buy Back	4,098.21	5,249.97	-1,151.76	78.06 %
Total Fringe Benefits	52,861.15	63,374.94	-10,513.79	83.41 %
Payroll		0.00	0.00	
Salaries	322,546.30	428,625.00	-106,078.70	75.25 %
Total Payroll	322,546.30	428,625.00	-106,078.70	75.25 %
Total Employer Expenses	406,254.72	531,299.97	-125,045.25	76.46 %
Facility		0.00	0.00	
Rent	33,490.06	33,490.06	0.00	100.00 %
Total Facility	33,490.06	33,490.06	0.00	100.00 %
Grants Expense*		0.00	0.00	
CRC Grant Expense	3,500.00	5,000.00	-1,500.00	70.00 %
Land Trust	10,403.24	0.00	10,403.24	
Total Grants Expense*	13,903.24	5,000.00	8,903.24	278.06 %
Insurance		0.00	0.00	

Columbia Economic Development Corporation (CEDC)

Budget vs. Actuals; Budget_FY26_P&L - FY26 P&L

January - September, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Insurance	4,025.96	4,500.00	-474.04	89.47 %
Total Insurance	4,025.96	4,500.00	-474.04	89.47 %
Microbusiness Expenses		0.00	0.00	
Marketing	2,855.00	1,874.97	980.03	152.27 %
Seminars/Workshops		1,874.97	-1,874.97	
Technical Assistance	21,042.70	45,000.00	-23,957.30	46.76 %
Total Microbusiness Expenses	23,897.70	48,749.94	-24,852.24	49.02 %
New Initiatives		0.00	0.00	
Commerce Park	5,500.00		5,500.00	
Housing		11,250.00	-11,250.00	
NY Forward -Kinderhook	14,250.00		14,250.00	
Wireless Grant	66,000.00	60,000.00	6,000.00	110.00 %
Workforce & Education		15,000.00	-15,000.00	
Total New Initiatives	85,750.00	86,250.00	-500.00	99.42 %
Office Expense		0.00	0.00	
Bank Service Charges	2,460.24	2,625.03	-164.79	93.72 %
Charitable Contributions		1,125.00	-1,125.00	
Comp./Equip & Leasing & Maint.	40,677.63	33,750.00	6,927.63	120.53 %
Dues & Subscriptions	13,982.00	11,999.97	1,982.03	116.52 %
Office Supplies & Printing	3,899.33	3,750.03	149.30	103.98 %
Other Office Expense	980.65	3,750.03	-2,769.38	26.15 %
Postage	226.24	375.03	-148.79	60.33 %
Telephone/Internet	4,206.68	4,875.03	-668.35	86.29 %
Web Site	4,429.00	11,250.00	-6,821.00	39.37 %
Total Office Expense	70,861.77	73,500.12	-2,638.35	96.41 %
Other Expenses		0.00	0.00	
EIDL Interest Expense	445.27	1,170.00	-724.73	38.06 %
Miscellaneous Expense	-7,759.79	749.97	-8,509.76	-1,034.68 %
Total Other Expenses	-7,314.52	1,919.97	-9,234.49	-380.97 %
Professional Fees		0.00	0.00	
Accounting and Audit Fees	40,235.80	38,000.00	2,235.80	105.88 %
Legal Fees	3,199.00	9,000.00	-5,801.00	35.54 %
Payroll Services	2,201.59	2,062.53	139.06	106.74 %
Total Professional Fees	45,636.39	49,062.53	-3,426.14	93.02 %
Public Relations/Marketing		0.00	0.00	
Marketing	16,822.87	3,750.03	13,072.84	448.61 %
Travel & Entertainment	3,437.36	7,499.97	-4,062.61	45.83 %
Total Public Relations/Marketing	20,260.23	11,250.00	9,010.23	180.09 %
SBA Interest Expense		0.00	0.00	
Interest on Loan for SBA 10	13,787.53	28,943.20	-15,155.67	47.64 %
Interest on Loan for SBA 11	6,072.08		6,072.08	
Total SBA Interest Expense	19,859.61	28,943.20	-9,083.59	68.62 %

Columbia Economic Development Corporation (CEDC)

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - September, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Expenditures	\$881,997.34	\$1,025,840.82	\$ -143,843.48	85.98 %
NET OPERATING REVENUE	\$68,505.02	\$ -82,715.91	\$151,220.93	-82.82 %
Other Expenditures				
Amortization Expense ROU Asset	23,758.21		23,758.21	
Interest Expense ROU Asset	8,084.90		8,084.90	
Rent ROU	-25,977.00		-25,977.00	
Total Other Expenditures	\$5,866.11	\$0.00	\$5,866.11	0.00%
NET OTHER REVENUE	\$ -5,866.11	\$0.00	\$ -5,866.11	0.00%
NET REVENUE	\$62,638.91	\$ -82,715.91	\$145,354.82	-75.73 %

Columbia Economic Development Corporation (CEDC)

Balance Sheet Comparison

As of September 30, 2026

	TOTAL			
	AS OF SEP 30, 2026	AS OF SEP 30, 2025 (PY)	CHANGE	% CHANGE
ASSETS				
Current Assets				
Bank Accounts				
Cash and Cash Equivalents				
Loan CEDC Cash Accounts				
Loan CEDC Money Market	723,743.03	551,931.31	171,811.72	31.13 %
Loan Community Ckg 6489	147,176.52	215,548.82	-68,372.30	-31.72 %
Total Loan CEDC Cash Accounts	870,919.55	767,480.13	103,439.42	13.48 %
Loan SBA Cash Account				
SBA Bank of Greene Cty - RLF #5	648.78	458.11	190.67	41.62 %
SBA Bank of Greene Cty - RLF #6	32,767.60	37,703.73	-4,936.13	-13.09 %
SBA Key - RLF #10	154,374.59	91,874.18	62,500.41	68.03 %
SBA Key - RLF #11	82,237.86	255,609.40	-173,371.54	-67.83 %
SBA Key - RLF #7	72,298.75	52,774.21	19,524.54	37.00 %
SBA Key - RLF #8	91,102.67	49,729.30	41,373.37	83.20 %
SBA Key - RLF #9	98,630.79	66,696.35	31,934.44	47.88 %
Total Loan SBA Cash Account	532,061.04	554,845.28	-22,784.24	-4.11 %
Operating Bank Accounts				
Checking -Key Bank (4176)	79,036.20	93,272.56	-14,236.36	-15.26 %
Key -Membership payments	348.15	7,101.90	-6,753.75	-95.10 %
Key Bank - Gold MM Savings	18,769.54	44,167.64	-25,398.10	-57.50 %
Total Operating Bank Accounts	98,153.89	144,542.10	-46,388.21	-32.09 %
Total Cash and Cash Equivalents	1,501,134.48	1,466,867.51	34,266.97	2.34 %
Restricted Cash				
Bank of Greene County - LLR #5	0.00	1.52	-1.52	-100.00 %
Bank of Greene County - LLR #6	42,359.46	42,308.71	50.75	0.12 %
BOGC - Reserve	225,270.13	223,429.70	1,840.43	0.82 %
Key Bank - LLR #10	116,916.74	116,916.74	0.00	0.00 %
Key Bank - LLR #11	97,500.11	52,500.11	45,000.00	85.71 %
Key Bank - LLR #7	37,600.00	37,600.00	0.00	0.00 %
Key Bank - LLR #8	41,186.02	41,186.02	0.00	0.00 %
Key Bank - LLR #9	64,360.53	64,360.53	0.00	0.00 %
Total Restricted Cash	625,192.99	578,303.33	46,889.66	8.11 %
Total Bank Accounts	\$2,126,327.47	\$2,045,170.84	\$81,156.63	3.97 %

Columbia Economic Development Corporation (CEDC)

Balance Sheet Comparison

As of September 30, 2026

	TOTAL			
	AS OF SEP 30, 2026	AS OF SEP 30, 2025 (PY)	CHANGE	% CHANGE
Other Current Assets				
*Undeposited Funds	1,590.77	1,004.60	586.17	58.35 %
Accounts Receivable				
Col. County Land Bank Corp	15,000.00	15,000.00	0.00	0.00 %
Columbia County IDA	3,000.08	34,375.07	-31,374.99	-91.27 %
Due From La Bella	0.00	2,720.00	-2,720.00	-100.00 %
Hudson IDA	4,500.08	3,125.07	1,375.01	44.00 %
SBA Technical Assistance	110,263.97	80,688.98	29,574.99	36.65 %
Total Accounts Receivable	132,764.13	135,909.12	-3,144.99	-2.31 %
Loans Receivable Current				
Loans Receivable SBA	0.00	0.00	0.00	
SBA - RLF #11	555,216.26	94,616.64	460,599.62	486.81 %
SBA RLF - 04	0.00	2,618.19	-2,618.19	-100.00 %
SBA RLF - 05	0.00	12,141.16	-12,141.16	-100.00 %
SBA RLF - 06	33,488.12	59,496.38	-26,008.26	-43.71 %
SBA RLF - 07	47,172.06	104,562.90	-57,390.84	-54.89 %
SBA RLF - 08	98,955.29	171,284.66	-72,329.37	-42.23 %
SBA RLF - 09	195,078.40	261,596.80	-66,518.40	-25.43 %
SBA RLF -10	463,361.74	618,581.91	-155,220.17	-25.09 %
Total Loans Receivable SBA	1,393,271.87	1,324,898.64	68,373.23	5.16 %
Loans Receivable-CEDC-01	0.00	-69,482.00	69,482.00	100.00 %
CEDC - 01	1,203,610.47	1,273,448.99	-69,838.52	-5.48 %
Total Loans Receivable-CEDC-01	1,203,610.47	1,203,966.99	-356.52	-0.03 %
Total Loans Receivable Current	2,596,882.34	2,528,865.63	68,016.71	2.69 %
OCR Grant Receivable				
Loan Receivable HV Creamery	45,000.00	45,000.00	0.00	0.00 %
Loan Receivable Kleins Kill	238,000.00	232,085.00	5,915.00	2.55 %
Loan Receivable Klocke Estates	285,200.00	285,200.00	0.00	0.00 %
Loan Receivable Return Brewery	172,320.00	156,502.31	15,817.69	10.11 %
Total OCR Grant Receivable	740,520.00	718,787.31	21,732.69	3.02 %
Unbilled AR				
Commerce Park - Columbia Tent Unbilled AR	5,000.00		5,000.00	
NY Forward - Kinderhook Unbilled AR	14,250.00		14,250.00	
Wireless Grant Unbilled AR	57,000.00		57,000.00	
Total Unbilled AR	76,250.00		76,250.00	
Total Other Current Assets	\$3,548,007.24	\$3,384,566.66	\$163,440.58	4.83 %
Total Current Assets	\$5,674,334.71	\$5,429,737.50	\$244,597.21	4.50 %

Columbia Economic Development Corporation (CEDC)

Balance Sheet Comparison

As of September 30, 2026

	TOTAL			
	AS OF SEP 30, 2026	AS OF SEP 30, 2025 (PY)	CHANGE	% CHANGE
Fixed Assets				
Accumulated depreciation	-48,114.90	-41,193.90	-6,921.00	-16.80 %
Computers & Equipment	29,561.82	29,082.82	479.00	1.65 %
Equipment	2,616.00	2,616.00	0.00	0.00 %
Furniture	8,687.28	8,687.28	0.00	0.00 %
Land - Rt 9H Property	232,900.00	232,900.00	0.00	0.00 %
Website	10,037.00	10,037.00	0.00	0.00 %
Total Fixed Assets	\$235,687.20	\$242,129.20	\$ -6,442.00	-2.66 %
Other Assets				
Allowance for Bad Debt Loans	0.00	0.00	0.00	
Allowance for loan loss	-232,477.48	-188,128.48	-44,349.00	-23.57 %
SBA Allowance for Loan Loss	-200,917.18	-120,868.18	-80,049.00	-66.23 %
Total Allowance for Bad Debt Loans	-433,394.66	-308,996.66	-124,398.00	-40.26 %
ROU				
Right of Use Asset	407,284.00	407,284.00	0.00	0.00 %
ROU Accumulated Amortization	-78,062.50	-13,576.29	-64,486.21	-474.99 %
Total ROU	329,221.50	393,707.71	-64,486.21	-16.38 %
Securly Deposit	3,200.00	3,200.00	0.00	0.00 %
Total Other Assets	\$ -100,973.16	\$87,911.05	\$ -188,884.21	-214.86 %
TOTAL ASSETS	\$5,809,048.75	\$5,759,777.75	\$49,271.00	0.86 %
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	29,263.17	12,621.84	16,641.33	131.85 %
Total Accounts Payable	\$29,263.17	\$12,621.84	\$16,641.33	131.85 %
Other Current Liabilities				
Accrued Expenses				
Accrued EIDL Interest	0.00	1,699.72	-1,699.72	-100.00 %
Paid Family Leave	1,540.78	1,353.62	187.16	13.83 %
Retirement	5,169.42	6,621.65	-1,452.23	-21.93 %
Vac buy back	3,749.94	3,997.90	-247.96	-6.20 %
Total Accrued Expenses	10,460.14	13,672.89	-3,212.75	-23.50 %
Deferred Revenue (Header)				
Deferred Columbia Housing Money	25,000.00	25,000.00	0.00	0.00 %
Deferred County Money	42,500.00	42,500.00	0.00	0.00 %
Deferred Membership fees	3,914.00	0.00	3,914.00	

Columbia Economic Development Corporation (CEDC)

Balance Sheet Comparison

As of September 30, 2026

	TOTAL			
	AS OF SEP 30, 2026	AS OF SEP 30, 2025 (PY)	CHANGE	% CHANGE
Total Deferred Revenue (Header)	71,414.00	67,500.00	3,914.00	5.80 %
OCR Grants Deferred				
HV Creamery - CDBG Grant	45,000.00	45,000.00	0.00	0.00 %
Klein's Kill CDBG Grant	238,000.00	238,000.00	0.00	0.00 %
Klocke Estates CDBG Grant	285,200.00	285,200.00	0.00	0.00 %
Return Brewery- CDBG Grant	172,320.00	156,502.31	15,817.69	10.11 %
Total OCR Grants Deferred	740,520.00	724,702.31	15,817.69	2.18 %
Payroll Liabilities	0.02	-0.02	0.04	200.00 %
Total Other Current Liabilities	\$822,394.16	\$805,875.18	\$16,518.98	2.05 %
Total Current Liabilities	\$851,657.33	\$818,497.02	\$33,160.31	4.05 %
Long-Term Liabilities				
Lease Liability	349,737.65	396,666.75	-46,929.10	-11.83 %
Loan payable - EIDL	32,673.66	48,777.67	-16,104.01	-33.02 %
Loans Payable to SBA	0.00	0.00	0.00	
Loan Payable - SBA #10	596,679.57	676,618.82	-79,939.25	-11.81 %
Loan Payable - SBA #11	621,404.33	350,000.00	271,404.33	77.54 %
Loan Payable - SBA #6	-0.42	33,610.74	-33,611.16	-100.00 %
Loan Payable - SBA #7	84,046.36	113,769.40	-29,723.04	-26.13 %
Loan Payable - SBA #8	144,339.55	178,301.83	-33,962.28	-19.05 %
Loan Payable - SBA #9	241,299.64	286,642.60	-45,342.96	-15.82 %
Total Loans Payable to SBA	1,687,769.03	1,638,943.39	48,825.64	2.98 %
Total Long-Term Liabilities	\$2,070,180.34	\$2,084,387.81	\$ -14,207.47	-0.68 %
Total Liabilities	\$2,921,837.67	\$2,902,884.83	\$18,952.84	0.65 %
Equity				
Columbia county Land	232,900.00		232,900.00	
Invested in Capital Assets	12,341.70	242,128.70	-229,787.00	-94.90 %
Net assets Restricted				
R SBA Microloan	611,313.51	406,663.51	204,650.00	50.32 %
Total Net assets Restricted	611,313.51	406,663.51	204,650.00	50.32 %
Unrestricted Net Position	1,968,016.96	2,134,539.26	-166,522.30	-7.80 %
Net Revenue	62,638.91	73,561.45	-10,922.54	-14.85 %
Total Equity	\$2,887,211.08	\$2,856,892.92	\$30,318.16	1.06 %
TOTAL LIABILITIES AND EQUITY	\$5,809,048.75	\$5,759,777.75	\$49,271.00	0.86 %

**Columbia Economic Development Corp.
2027 Budget, Final Draft**

	2027 Budget	2026 Budget	2026 Projected Actual
Income			
Administrative Revenue			
Columbia County IDA	18,000	18,000	18,000
Columbia County IDA Projects	-	30,000	7,000
Hudson IDA	18,000	18,000	18,000
HIDA Projects	-	30,000	-
Land Bank Income	30,000	60,000	60,000
Total Administrative Revenue	66,000	156,000	103,000
Grants			
Village of Kinderhook New York Forward Grant	\$ 14,000.00		14,250
Microenterprise Grant 2026	\$ -		14,800
Microenterprise Grant -2027	\$ 25,000.00		
ConnectAll Regional and Local Assistance Grant	\$ 60,000.00	60,000	59,500
Pro Housing Communities Technical Assistance Grant	\$ 35,000.00		
CBDG Expansion and Startup Grant	\$ 15,000.00		
SBA Microloan Technical Assistance	\$ 393,500.00		
Town of Kinderhook CBDG Imminent Threat Grant	\$ 35,000.00		
Other		280,000	371,725
		22,500	1,040
Total Grant Revenue	577,500	362,500	461,115
Columbia County			
Columbia County Appropriation	496,000	500,000	496,000
Total Columbia County	496,000	500,000	496,000
Interest Income			
Bank Interest	15,000	20,000	13,850
Loan Interest Income	175,000	130,000	166,375
Total Interest Income	190,000	150,000	180,225
Membership/Sponsorship	40,000	60,000	20,248
Other Income	7,500	7,500	7,045
Total Income	1,311,000	\$ 1,236,000.00	1,267,633
			1,252,000
Expenses			
Conferences and Training	7,500	7,500	\$ 5,663.00
Consulting Fees			
Consulting	35,000	35,000	\$ 58,558.00
Consulting Other	59,000	50,000	
Consulting TSI	47,000	75,000	\$ 134,666.00
Total Consulting Fees	141,000	160,000	\$ 193,224.00
Direct Program Expenses	7,500	7,500	\$ 5,580.00
Employer Expenses			
Payroll Taxes	\$ 45,756.65	45,000	\$ 38,070.00
Fringe Benefits	\$ 84,051.00	70,000	\$ 78,983.00
Salaries	\$ 549,400.00	565,000	\$ 484,712.00
Total Employer Expenses	\$ 679,207.65	680,000	\$ 620,000.00
Rent	47,500	45,250	\$ 44,900.00
CRC Grant Expense	5,000	5,000	\$ 3,500.00
Insurance	4,500	4,500	\$ 4,025.00
MicroBiz Expenses			
Marketing	15,000		\$ 2,511.00
Seminars/Workshops	2,500		\$ 1,042.00
Technical Assistance	65,000		\$ 46,461.00
Total for MicroBiz Expenses	82,500	65,000	\$ 50,014.00
New Initiatives			
Commerce Park	-		\$ 5,500.00
Broadband Study	-		
Columbia Forward	-		\$ 18,000.00
Village of Kinderhook	-		
Digital Access Grant	60,000	45,000	\$ 65,000.00
Housing	10,000	15,000	\$ 6,250.00
Workforce & Education	10,000	15,000	\$ 3,500.00
Other	25,000		\$ 2,500.00
Total New Initiatives	105,000	75,000	\$ 97,250.00
Office Expense	95,000	85,000	\$ 100,900.00
Other Expenses	5,000	3,500	\$ 6,044.00
Accounting Fees	45,000	37,500	\$ 40,942.00
Legal Fees	12,000	15,000	\$ 8,199.00
Payroll Fees	3,000	2,750	\$ 2,628.00
Total Professional Fees	60,000	55,250	\$ 51,767.00
Public Relations/Marketing	17,500	17,500	\$ 15,083.00
Marketing			\$ 8,282.00
Travel & Entertainment	6,800		\$ 6,800.00
Interest on SBA Loans	40,000	25,000	\$ 31,898.00
Total Expenses	1,294,008	\$ 1,236,000.00	\$ 1,229,848.00
Net Operating Income	16,992	\$ -	\$ 37,785.36

SUBRECIPIENT AGREEMENT BETWEEN COLUMBIA COUNTY
AND COLUMBIA ECONOMIC DEVELOPMENT CORPORATION

AGREEMENT, dated the 27th of October, 2026, between COLUMBIA COUNTY, a municipal Corporation organized under the laws of New York State, whose principal offices are at 401 State Street, Hudson NY 12534 (hereinafter referred to as COUNTY) and COLUMBIA ECONOMIC DEVELOPMENT CORPORATION, a not-for-profit corporation organized under the laws of New York State whose offices are located at One Hudson City Centre, Suite 301, Hudson NY 12534 (hereinafter referred to as CEDC).

WITNESSETH:

WHEREAS, the COUNTY is the recipient of a New York State Office of Community Renewal Community Development Block Grant No. 267ME505-26 in the amount of \$300,000 and

WHEREAS, the sum of \$30,000 of said Grant has been made available to cover the cost of administration, and program delivery, of said Grant; and

WHEREAS, CEDC has the experience and willingness to assist the COUNTY in administering said Grant;

NOW THEREFORE, in consideration of the covenants and agreements herein set forth the parties agree as follows:

I. EMPLOYMENT OF SUBRECIPIENT NAME

The COUNTY hereby engages CEDC and CEDC hereby agrees to perform the administration and program delivery services hereinafter set forth:

II. STATEMENT OF WORK

- (1) CEDC shall serve as administrator of the Office of Community Renewal Community Development Block Grant and shall administer said Grant in a manner consistent with the COUNTY application as approved by the Office of Community Renewal, which is incorporated herein, as if fully set forth as part of this agreement.
- (2) CEDC shall provide the following services:
 - (a) Assist the COUNTY with completing all preliminary activities necessary for the release of program funds including environmental review, all reports, public notices and certifications required for project activities.
 - (b) Establish and prepare all books and official accounting records to be maintained by the COUNTY to document and account for all activities and expenditures under this Grant throughout the course of the project in accordance with Uniform Administration Requirements at 2 CFR 200.

- (c) Assist in conducting public information meetings to explain the rehabilitation and or homeownership program to area residents.
 - (d) Attend CDBG meetings with municipal boards, commissions, agencies, departments, Office of Community Renewal, or other Federal/State Agencies as required by the COUNTY.
 - (e) Provide preliminary plans, specifications, cost estimates and supportive budgetary data for rehabilitation projects, for homeownership projects provide education and monitor purchase process through closing.
 - (f) Prepare construction contracts and include detailed plans and specifications.
 - (g) Monitor Rehab contractors.
 - (h) Process, approve and pay claims for contractor payments and process contract change orders as may be required and inspect and close out each job.
 - (i) Prepare program amendments, revised budgets and changes in the guidelines to reflect any changes which may be required during implementation of the Grant Program.
- (3) CEDC shall render the above-mentioned services commencing on or about October 15, 2026 and continuing for a period of 24 months or until grant close-out.
- (4) The COUNTY shall provide the following services:
- (a) Conduct public information meetings to explain the housing rehab program to area contractors and project area residents.
 - (b) Review all fiscal claims and reports prepared by CEDC to be submitted to the Office of Community Renewal prior to submission.
 - (c) Submit audit reports to the Office of Community Renewal established by the Single Audit requirements in 2 CFR 200 Subpart F for any calendar year in which federally funded expenditures exceed \$750,000.00. CDBG Funds can be used only for payment of the federal portion of such audit.

III. RECORDS AND REPORTS

- (1) Maintain all files as required by HUD and CDBG Regulations and prepare all required reports for review by the COUNTY.
- (2) Provide to the COUNTY, in hard copy or electronic copy, all documents related to the grant on a semi-annual basis.
- (3) CEDC shall retain financial records, supporting documents statistical records, and all other records pertinent to this agreement and upon Grant closeout shall transfer such records to the COUNTY. Said records, books, documents, and papers that are pertinent to the Program are available for review by the NYS Office of Community Renewal and/or the COUNTY and/or the Comptroller General of the United States, or of their duly authorized representatives for the purpose of making audits, examinations, excerpts and transcriptions.

IV. PROGRAM INCOME

Program Income is defined as the gross income, which includes principal and interest, of the Recipient or its Subrecipients that was generated from the use of CDBG funds when such total exceeds \$35,000 as provided in 24CFR 570.489(e). When the income is generated by an activity that is only partially funded with CDBG funds, the income must be prorated to reflect the percentage of CDBG used.

The gross income from CDBG funds must be accumulated in a separate local account. If during the State's fiscal year (April 1 - March 31), the gross income does not exceed \$35,000, the funds are considered miscellaneous revenue and may be retained by the Recipient and moved to its general account at the end of the State's fiscal year. However, prior to moving the funds to the general account, the Recipient must submit the bank account settlements to OCR, for the State's fiscal year, to demonstrate that the gross income did not exceed \$35,000. The OCR will provide written approval for transfer. However, if during the State's fiscal year, the gross income exceeds \$35,000, then all funds received, including the initial \$35,000, are considered Program Income and must be returned to HTFC at the end of the State's fiscal year with a Program Income Report. Nevertheless, no Program Income may be directly disbursed to activities by the Recipient or Subrecipients without HTFC written consent. Gross income accrued after the grant has been closed out by the HTFC may still be Program Income if it exceeds

\$35,000 during the State's fiscal year, in which case it must be returned to the HTFC.

Real property sold five (5) years from the date of closeout by the HTFC, must be included in gross income for the purpose of determining Program Income. However, after five (5) years from the date of closeout by the HTFC, any proceeds from the sale of real property purchased or improved with CDBG funds are not considered Program Income and may be retained by the Recipient.

Notwithstanding any other provisions of this clause, all revolving loan fund income, both of principal and interest, is Program Income. Revolving loan fund income must be returned monthly upon receipt to the HTFC. Revolving loan fund income is not included in the total gross income calculation when determining program income.

V. SUSPENSION AND TERMINATION

This agreement may be terminated by either party upon thirty days' written notice should either party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination, or for convenience in accordance with 2 CFR 200.

VI. REVERSION OF ASSETS

- (1) Upon the expiration of this Agreement, CEDC shall transfer to the COUNTY any NYS CDBG funds on hand at the time of expiration and any accounts receivable that are attributable to the use of NYS CDBG funds. Furthermore, if any real property under CEDC control was acquired or improved in whole or in part with NYS CDBG funds, including NYS CDBG funds provided to CEDC in the form of a loan, in excess of \$25,000, said is either.
 - (2) used to meet one of the national objectives until five (5) years after expiration of the agreement, or.
 - (3) not used in accordance with meeting a national objective, CEDC shall pay to the COUNTY an amount equal to the current market value of the property, less any portion of the value attributable to expenditures of non-NYS CDBG funds for the acquisition of, or improvements to, the property. No payment is required after five (5) years.

VII. UNIFORM ADMINISTRATIVE REQUIREMENTS

This agreement shall require CEDC to comply with applicable uniform administrative requirements, as described in 24 CFR Part 200.

VIII. OTHER PROGRAM REQUIREMENTS

The COUNTY and CEDC agree to comply with all Federal Regulations as they may apply to project administration, including, but not limited to the following:

- (1) Title VI of the Civil Rights Act of 1964, as amended, and implementing regulations issued at 24 CFR Part 1 Non-discrimination in Federally Assisted Program of the Department of Housing and Urban Development.
- (2) Housing & Community Development Act of 1974, as amended, and the regulations issued pursuant thereto 24 CFR Part 570 Community Development Block Grants.
- (3) Section 3 of the Housing and Urban Development Act of 1968, as amended, and implementing regulations issued at 24 CFR Part 60.
- (4) Executive order 11246 Equal Employment Opportunity, as amended by Executive Orders 11375 banned discrimination based on sex and 12086 Consolidation of Contract Compliance Functions for Equal Employment Opportunity and implementing regulations issued at 41 CFR Chapter 60 Office of Federal Contract Compliance Program, Equal Employment Opportunity, Department of Labor.
- (5) The HUD Lead-Based Paint Poisoning Prevention in Certain Residential Structures 24 CFR Part 35.
- (6) The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by the Federal Emergency Management Agency (FEMA) as being within a Special Flood Hazard Areas (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP).
- (7) The regulation, policies, guidelines, and requirements of 2 CFR 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards as they relate to the acceptance and use of Federal funds under this federally assisted program.
- (8) The Federal Regulations under 24 CFR 570 Community Block Grant and 2 CFR 200 Subpart E regarding Cost Principles.
- (9) This agreement shall require {SUBRECIPIENT NAME} to carry out each activity in compliance with all federal laws and regulations excluding the Recipient's environmental responsibilities and responsibility for initiating the review process under the provisions of 24 CFR Part 52 Intergovernmental review of Department of Housing and Urban Development Programs and Activities.

IX. CONDITIONS PROHIBITING INHERENTLY RELIGIOUS ACTIVITIES

Where applicable, HUD rules prohibiting the use of CDBG funds for inherently religious activities 24 CFR 570.200(j) must also be included in the Agreement with the CEDC and COUNTY.

X. COMPENSATION

CEDC will provide administrative and program delivery services as herein set forth for a sum not to exceed \$30,000 over the life of the project. This amount includes all costs for administration, grant preparation, start-up activities to request release of funds, normal reimbursable expenses, and the costs for program close-outs as well as federally permissible audit costs.

XI. INVOICES

- (1) CEDC shall receive, as soon after the execution of this contract as feasible, a payment for costs incurred for grant preparation; initial program start-up activities and program delivery for costs incurred beginning at grant award date.
- (2) CEDC shall submit vouchers for payments on a per project basis. Original documentation shall be retained by CEDC and shall be available for review by designated COUNTY officials.
- (3) CEDC shall submit administrative and program delivery vouchers on at least a quarterly basis once costs have been incurred. With each administrative and program delivery voucher, CEDC will submit a line-item budget breakdown for each expense category.
- (4) All costs shall be documented and calculated in accordance with 2 CFR 200, Cost Principles. The community shall not be liable for payments of any amount that does not meet the allowable cost as set forth by the regulation.

XII. AMENDMENT OF AGREEMENT

This agreement can be amended only with the approval of both the COUNTY and CEDC.

XIII. SUBRECPEINT MONITORING

24 CFR 200.331 and 24 CFR 570.501 requires that Recipients monitor grant-supported activities to assure compliance with applicable Federal requirements and achievement of performance goals. The CEDC must be monitored by the Municipality to ensure compliance with all of the requirements outlined in their agreement with the COUNTY. A report indicating the following areas were monitored: Financial Management, Cost Allowability, Cost Allocability, Project Review, Audit Review and any other pertinent information must be prepared.

XIV. CONTRACT TERM

This agreement will be effective beginning October 15, 2026, and will terminate on October 14, 2028 unless the Program is extended, in which case a written amendment will be implemented to modify the termination date.

All parties shall be bound by and comply with all applicable Federal, State, and local laws and regulations including, but not limited to 24 CFR Part 570 and 2 CFR Part 200.

All parties agree to indemnify, defend, and hold harmless the Housing Trust Fund Corporation, its agents and employees, from and against any and all claims, actions, damages, losses, expenses and costs of every nature.

IN WITNESSES WHEREOF, the COUNTY and CEDC have executed this agreement as of the date, first written above.

COLUMBIA COUNTY

Columbia Economic Development Corp.

Matt B. Murell

Chief Elected Official Name

Jonathan Spampinato

Authorized Signatory

Chairman, Board of Supervisors

Title

President & CEO

Title

SUBRECIPIENT AGREEMENT

THIS AGREEMENT, entered into this _____ day of _____, 2026 by and between COLUMBIA COUNTY, a municipal corporation organized and existing under and by virtue of the laws of the State of New York and having its principal offices at 401 State Street, Hudson, New York 12534 and hereinafter called "County", and the COLUMBIA COUNTY ECONOMIC DEVELOPMENT CORPORATION, a public benefit corporation organized and existing under and by virtue of the laws of the State of New York and having its principal offices at One Hudson City Centre, Suite 301, Hudson, New York 12534 and hereinafter called "CEDC",

WITNESSETH THAT:

WHEREAS, County has received an award letter pursuant to a grant application in the amount of two hundred forty seven thousand and two hundred fifty dollars (\$247,250) (the "Grant") from the Housing Trust Fund Corporation ("HTFC") through its Technical Assistance to Grow Pro-Housing Communities Initiative for the purpose of inventorying and developing rehabilitation plans for abandoned buildings (hereinafter the "Program") in the County; and

WHEREAS, CEDC has the capacity to implement the Program in the best interests of County, and

WHEREAS, Resolution No. 165-206 of the County Board of Supervisors dated April 8, 2026, authorized the Chairman of the County Board of Supervisors to execute a Subrecipient Agreement with CEDC under the terms and conditions as herein provided; and

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto do mutually agree as follows:

Section 1. Definitions

Unless specifically provided otherwise or the context otherwise requires, when used in this Agreement:

"Application" means County's grant application to New York State Homes and Community Renewal ("HCR") dated November 25, 2025 and accompanying submissions, and which is incorporated herein by reference and made a part hereof.

"HTFC" means Community Development Block Grant, a program of the United States Department of Housing and Urban Development.

"HTFC Funds" means Community Development Block Grant funds, including funds in the form of grants under 24 CFR Part 570, Subpart I, that are subject to Grant Agreement 20260069 between County and HTFC, and Program Income (as hereinafter defined).

"Grant Agreement" means the agreement dated _____, 2026 between County and HTFC that awards the HTFC Funds to County, such agreement being incorporated herein.

"HTFC" means the New York State Housing Trust Fund Corporation.

"HUD" means the United States Department of Housing and Urban Development.

"HCR" means the Office of Homes and Community Renewal, an office of the New York State Division of Homes and Community Renewal.

"HCR Grant" means the award of HTFC funds to County by HTFC as represented by HCR and as evidenced by Grant Agreement 20260069 between County and HTFC dated August 10, 2026.

"Program" means the activities described in the Application that are to be undertaken by CEDC in implementing the Pro-Housing Communities Technical Assistance to Grow program, such activities to generally include engaging consultants to inventory abandoned buildings throughout the County, create a database of same, and collaborate with towns and villages on vacant and abandoned building regulations.

"Program Guidelines" means the Policy Guidelines and Operating Plan adopted by CEDC with respect to the Program, as amended from time to time, which guidelines are incorporated herein.

"Program Income" means certain gross income received by CEDC from its use of HTFC Funds and shall further have the meaning defined at 24 CFR 570.489(e).

Section 2. Statement of Work

2.1 CEDC shall make its best efforts to implement the Program by using HTFC Funds in the amount of two hundred forty seven thousand and two hundred fifty dollars (\$247,250) to manage the project consistent with the Program Guidelines. In implementing the Program, CEDC, either itself, or through the contracted services of a qualified third-party, shall be responsible for the following activities as appropriate:

- (a) Drafting all related Requests for Proposals ("RFPs");
- (b) Coordination with County to select qualified RFP respondent(s);
- (c) Establishment of terms and conditions of grants;
- (d) Periodic monitoring of compliance by consultants with the conditions and covenants of the grant;
- (e) Prepare for and attend HCR Grant monitoring; and
- (f) Take such other reasonable actions as may be necessary to implement the Program in a manner consistent with the laws, regulations, and policies of the HTFC program.

2.2 In addition to the activities described in Section 2.1 above, CEDC shall itself, or through the contracted services of a qualified third-party, be responsible for the following with respect to the administration of the HTFC Funds and implementation of the Program:

- (a) Performance of all administrative activities required pursuant to the use of HTFC Funds including, but not limited to environmental review requirements, maintenance of books of account, procurement and maintenance of requisite statistical information, periodic reporting, preparation for and attendance at any HCR monitoring of the Grant, and the preparation of all submissions required to facilitate a closeout of the Grant. With respect to

HTFC environmental review requirements, the parties hereto acknowledge that County shall retain the ultimate responsibility for compliance, but that CEDC shall cooperate with County in procuring requisite information and performing requisite reviews; and

(b) Development of appropriate forms and systems for the reporting and documentation of costs, employment, client eligibility, and all other information required to be maintained pursuant to the rules, regulations, and policies of the HTFC program.

2.3 To the extent that contracted services are used, such use shall be in accordance with the provisions of 2 CFR Part 200. Subject to the restrictions contained in Section 3.2 herein, CEDC may be reimbursed for costs incurred in accomplishing the Statement of Work where such costs represent eligible HTFC program costs pursuant to 24 CFR Part 570 and are necessary, reasonable, and directly related to the work performed in accordance with this Agreement. For the reimbursement of such costs, the following shall apply:

(a) All eligible costs incurred by CEDC pursuant to this Agreement shall be charged in conformance with 2 CFR Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards."

2.4 CEDC's procurement and use of third-party services in accomplishing the Statement of Work shall consistent with the provisions of 2 CFR Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards."

2.5 CEDC shall make its best efforts to accomplish the Statement of Work as described in this Section 2 in a manner consistent with the requirements of the Grant Agreement.

2.6 CEDC shall use its best efforts to accomplish the Statement of Work as set forth at this Section 2 and shall make its best efforts to complete the implementation of the Program within one year of an executed grant agreement between County and HCR, or by such later date as HCR shall have approved as an extension of the termination date of the Grant Agreement.

2.7 In accomplishing the Statement of Work as described in this Section 2 and as outlined in Resolution 165-2026 referenced above, the County will provide staff to perform services outlined in this agreement.

(a) Direct costs of County services provided for this grant shall be documented by timesheets, invoices, or other appropriate information to evidence the nature of the cost. Such costs may include but are not limited to employee salaries, benefits, and other compensation at rates not to exceed those paid by County for work not provided pursuant to this agreement; and actual costs of materials, equipment, bonding, insurance, and services incurred by County; and

(b) All eligible costs incurred by County pursuant to this Agreement shall be charged in conformance with 2 CFR Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards."

2.8 Notwithstanding the obligation of CEDC pursuant to Section 2.6 herein, unless this Agreement is terminated by Article 15 of this Agreement, CEDC shall continue to provide Grant administration services until such time as HCR issues a closeout of the Grant.

Section 3. Disbursements and Management of HTFC Funds

HTFC Funds shall be disbursed and managed by CEDC in the following manner:

- 3.1 CEDC may use HTFC Funds in an amount not to exceed \$161,250 to contract with consultants for work consistent with the goals and objectives of the Program as set forth in the Program Policy and Operating Guidelines.
- 3.2 CEDC may, at any time, requisition the County to draw and pay from HTFC Funds amounts due CEDC for program delivery and administrative services provided pursuant to Section 2 of this Agreement. Such requisitions shall include an appropriate accounting of all charges to be paid from HTFC Funds. The amount of HTFC Funds provided by the County to CEDC for the purpose of funding administrative services shall not exceed the sum of \$51,750. The County shall be responsible for effecting any such draws of HTFC Funds in a timely manner upon requisition by CEDC and shall disburse HTFC Funds so drawn to CEDC no more than three (3) business days after receiving such HTFC Funds from HCR.

3.3 The cumulative amount of HTFC Funds provided by County to CEDC for the purpose of contracting with consultants and conducting required grant administration duties shall not exceed the sum of two hundred forty seven thousand and two hundred fifty dollars (\$247,250).

3.4 CEDC shall maintain HTFC Funds it receives for the purpose of making payments to contracted consultants in a bank checking account and shall disburse all such HTFC Funds no later than five (5) business days after their receipt.

3.5 Notwithstanding any other provision of this Agreement, County shall not be obligated to disburse to CEDC any funds that are not made available to the County pursuant to the Grant Agreement.

3.6 County shall be obligated to reimburse CEDC for the cost of services provided prior to the effective date of this Agreement if such services; (a) were provided on or after the date of the Agreement between the County and the New York State Housing Trust Fund respecting the HCR Grant; (b) represent eligible costs pursuant to the HCR Grant; and (c) were provided in a manner consistent with all provisions of this Agreement.

3.7 Notwithstanding any other provision of this Agreement, County shall not be obligated to reimburse CEDC for any costs incurred pursuant to this Agreement that are in excess of, or inconsistent with, HTFC amounts approved under the HCR Grant.

Section 4. Financial Management

4.1 CEDC shall comply with the "Standards for Financial Management Systems" set forth at 2 CFR Part 200, Subpart D.

4.2 CEDC shall comply with the audit requirements of 2 CFR Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards".

4.3 Except as otherwise provided in 24 CFR 570.502, CEDC shall comply with the administrative requirements of 2 CFR Part 200, "Uniform Administrative Requirement, Cost Principles, and Audit Requirements for Federal Awards".

Section 5. Reports and Information

5.1 At such time and in such forms as HCR or County directs, CEDC shall submit to County or its agent any statements, records, reports, data and information required by HCR or County pertaining to matters covered by this Agreement.

5.2 CEDC shall maintain appropriate accounting and documentation of all monies paid to contracted consultants as required by HCR.

5.3 CEDC shall retain all records that are directly pertinent to this Agreement for four years after the HCR Grant and all other pending matters have closed.

Section 6. Inspection of Records

6.1 At a minimum of a semi-annual basis, CEDC shall provide in hard copy or electronic copy all documents related to the grant to County

6.2 At any time during normal business hours and as often as County may deem necessary, CEDC shall make available to County, HCR, the Comptroller General of the United States, or their respective agents all of its records with respect to matters covered by this Agreement, and CEDC shall permit County, HCR, the Comptroller General of the United States, or their respective agents to audit, examine and make excerpts or transcripts from such records and to make audits of all contracts, invoices, materials, reports of personnel, conditions of employment and other data relating to all matters covered by this Agreement.

Section 7. Assignment by CEDC

7.1 Except for the requirements at Section 15.7(b) herein, CEDC shall not assign any of its rights, obligations, or duties under this Agreement in whole or in part without the prior written consent of County.

Section 8. Federal Contract Requirements

To the extent applicable to the services provided by CEDC under this Agreement, CEDC shall comply with the following requirements. In addition, CEDC shall include such provisions in any contracts it executes in accomplishing the Statement of Work as described in this Section 2.

8.1 Equal Employment Opportunity - All construction contracts awarded in excess of \$10,000 shall contain a provision requiring compliance with E.O. 11246, "Equal Employment Opportunity," as amended by E.O. 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and as supplemented by regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

8.2 Copeland "Anti-Kickback" Act (18 U.S.C. 874 and 40 U.S.C. 276c) -All contracts and subgrants in excess of \$2,000 for construction or repair shall include a provision for compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. 874), as supplemented by Department of Labor regulations (29 CFR part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled. All suspected or reported violations shall be reported to the Federal awarding agency.

8.3 Davis-Bacon Act, as amended (40 U.S.C. 276a to a-7) - All construction contracts of more than \$2,000 shall include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 276a to a-7) and as supplemented by Department of Labor regulations (29 CFR part 5, "Labor Standards Provisions Applicable to Contracts Governing Federally Financed and Assisted Construction"). Under this Act, contractors shall be required to pay wages to laborers and mechanics at a rate not less than the minimum wages specified in a wage determination made by the Secretary of Labor. In addition, contractors shall be required to pay wages not less than once a week. A copy of the current prevailing wage determination issued by the Department of Labor shall be placed in each solicitation and the award of a contract shall be conditioned upon the acceptance of the wage determination. All suspected or reported violations shall be reported to HUD.

8.4 Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330) -All construction contracts awarded in excess of \$100,000 that involve the employment of mechanics or laborers shall include a provision for compliance with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330), as supplemented by Department of Labor regulations (29 CFR part 5), requiring each contractor to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours and allowing work in excess of the standard work week provided that the worker is compensated at a rate of not less than 1½ times the basic rate of pay for all hours worked in excess of 40 hours in the work week. Section 107 of the Act is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous on federal and federally financed and assisted construction projects. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

8.5 Patent Rights to Inventions Made Under a Contract or Agreement - In the event services include the performance of experimental, developmental, or research work, the Federal Government and recipient of the HCR Grant shall have patent rights in any resulting invention in accordance with 37 CFR part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by HUD.

8.6 Clean Air Act (42 U.S.C. 7401 et seq.) and the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.) as amended - Contracts and subgrants of amounts in excess of \$100,000 shall contain a provision that requires compliance with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401 et seq.) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251 et seq.). Violations shall be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

8.7 Section 3 12 U.S.C. 1701u of The Housing and Community Development Act of 1968, as amended - All contracts subject to Section 3 shall include the clause set forth at 24 CFR 135.38 as provided in the Section 3 Rider.

8.8 Anti-Job Pirating Act 24CFR 570.482 - HTFC Funds will not be used to assist directly in the relocation of any industrial or commercial plant, facility, or operation, from one area to another area, if the relocation is likely to result in a significant loss of employment in the labor market area (LMA) from which the relocation occurs.

Section 9. Additional Provisions of Law to be Complied With

9.1 The parties hereto agree to comply with applicable State and local laws, rules and regulations, and any future revisions thereto, including but not limited to, 2 CFR Part 200 and 24 CFR Parts 570 and 52, in the performance of this Agreement.

Section 10. Program Income

10.1 Except as otherwise provided by this Agreement or by any other written agreement between the parties, any Program Income received by CEDC throughout the life of the grant program outlined herein shall remain restricted as Program Income.

10.2 Income generated by CEDC's use of HTFC Funds pursuant to this Agreement that is not Program Income shall be deemed unrestricted funds and may be retained and used by CEDC without restriction.

10.3 As required by 24 CFR 570.504 (c), County and CEDC hereby acknowledge that CEDC is not to retain any income defined as Program Income and shall remit all Program Income balance to County by the end of the New York State fiscal year.

Section 11. Indemnification

11.1 CEDC shall defend, indemnify, and hold harmless HTFC and County and their respective agents and employees from and against any and all claims, actions, damages, losses, expenses, and costs of every nature and kind, including reasonable attorney's fees, incurred by or asserted or imposed against HTFC or County arising out of CEDC's performance of the Statement of Work as set forth at Section 2 of this Agreement, except to the extent that such claims, actions, damages, losses, expenses, and costs arise from an inability of CEDC to perform the Statement of Work due to a failure by County to perform its obligations under this Agreement.

Section 12. Superseding of Prior Agreements

12.1 This Agreement shall supersede all prior agreements, both written and oral, between the parties respecting the use of HTFC Funds awarded by HCR for implementation of the Project.

Section 13. Amendments

13.1 This Agreement may be amended only by the mutual written consent of County and CEDC.

Section 14. Notices

14.1 All notices, requests and demands to or upon the respective parties hereto shall be deemed to have been given or made if mailed, three (3) days after deposit in the mail, postage prepaid, in the case of delivery by overnight delivery service, one (1) day after delivery to the delivery service, or in the case of personal delivery, when delivered, addressed as set forth below or to such other address as may be hereafter designated in writing by the respective parties hereto:

County:
Chairman
Columbia County Board of Supervisors 401 State Street
Hudson, NY 12534

CEDC:
Columbia County Economic Development Corporation
One Hudson City Centre, Suite 301
Hudson, NY 12534

Section 15. Term of Agreement

15.1 This Agreement shall become effective as of the date first above written, provided, however, that the parties hereto acknowledge actions taken by CEDC prior to the effective date of this Agreement to implement the Program and confirm that such actions were taken in a manner consistent with this Agreement.

15.2 This Agreement may be terminated by County for cause upon CEDC's failure to comply with any provision of this Agreement. County shall effect such termination in the following manner:

(a) County shall provide written notice to CEDC stating the specific instance(s) of noncompliance. Such notice shall specify a date that is not less than thirty (30) days after the date of delivery of such notice (the "Response Date") by which CEDC may cure, mitigate, or otherwise address the instance(s) of noncompliance.

(b) Upon CEDC's failure to cure, mitigate, or otherwise address the instance(s) of noncompliance to the satisfaction of County by the Response Date, County may, at its option, provide written notice to CEDC effecting termination immediately upon the delivery of such notice.

15.3 Upon a termination of this Agreement for cause pursuant to Section 15.2 of this Agreement, County shall have the right to take the following actions:

(a) Whatever action at law or in equity as may appear necessary or desirable to enforce the performance or observance of any obligations, agreements, or covenants of CEDC under this Agreement; and

(b) In the event that (i) HCR shall have made a finding regarding the implementation of the Program that requires County to pay to HCR or to HTFC, or to reimburse to County's HTFC account from non-HTFC Funds, any amount of the Grant Funds, and (ii) it is expressly stated by HCR that such HCR finding resulted in whole or in part from CEDC's failure to meet its obligations pursuant to this Agreement in a manner acceptable to HCR; then County shall have the right to receive from CEDC, and CEDC shall have the obligation to pay to County, the lesser of (a) a sum equal to the amount County is required by the HCR finding to pay to HCR or reimburse to County's HTFC account, or (b) the amount of HTFC Funds disbursed to CEDC by County pursuant to this Agreement. County shall exercise such right of receipt by written notification to CEDC which includes an assertion of such right, the amount of CEDC's obligation, and written evidence of the applicable HCR finding. CEDC shall effect such payment to County within twenty-one (21) calendar days of its receipt of such notification.

15.4 This Agreement shall terminate immediately upon the occurrence of any of the

following:

- (a) Suspension or termination of the award of HTFC Funds to County by HCR occurs due to CEDC's material failure to comply with any of the terms and conditions of said award or this Agreement.
- (b) Termination in whole or in part of the award of HTFC Funds to County by HCR is effected for convenience pursuant to the provisions of 20 CFR 200.339-342.
- (c) The HCR shall have issued to County a closeout of the Grant that is unconditional and requires no actions that are the responsibility of CEDC pursuant to this Agreement.

15.5 Upon a termination of this Agreement, CEDC shall not henceforth obligate or expend HTFC Funds.

15.6 Upon a termination of this Agreement, County shall be obligated to pay from HTFC Funds unpaid eligible costs resulting from any obligations of HTFC Funds made by CEDC pursuant to this Agreement where such obligations were made prior to the date of termination and in a manner consistent with the terms and conditions of this Agreement.

15.7 Upon a termination of this Agreement that occurs prior to HCR's issuance of a closeout of the Grant, CEDC shall:

- (a) Provide to County all data, records, documentation, and other information regarding consultant payments and contracts; and
- (b) Assign to County all of CEDC's agreements, documents, and rights respecting contracts with consultants made with Grant Funds.

Section 16. Reversion of Assets

16.1 Upon termination of this Agreement, and in accordance with the provisions at 24 CFR 570.503(b)(7), CEDC shall transfer to County any HTFC Funds on hand and any accounts receivable attributable to the use of HTFC Funds. Such transfer of HTFC Funds and accounts receivable shall be made no later than thirty (30) days after the termination date. Any real property under CEDC's control that was acquired or improved in whole or in part with HTFC Funds in excess of \$25,000 shall be either:

- (a) Used to meet one of the national objectives at 24 CFR 570.208 until at least five years after the expiration of this Agreement; or
- (b) If the use of the property ceases to conform to the provisions of Section 15.1(a) of this Agreement prior to the expiration of the five-year period, CEDC shall pay to County an amount equal to the current market value of the property less any portion of the value attributable to expenditures of non-HTFC Funds for acquisition of, or improvement to, the property. Such payment shall be made in full no later than one hundred eighty (180) calendar days after the date that the use of the property ceases to conform to the provisions of Section 15.1(a) of this Agreement.

16.2 Upon termination of this Agreement, CEDC shall transfer to County any • furnishings, fixtures, and equipment purchased in whole with HTFC Funds. Such transfer shall be made no later than five (5) business days after the termination date and shall be made at

County's expense in a manner prescribed by County. For furnishings, fixtures, and equipment purchased in part with HTFC funds, CEDC shall either (i) pay to County an amount equal to the fair market value of such furnishings, fixtures, and equipment at the time of termination, less any portion of the value attributable to expenditures of non-HTFC funds for acquisition of such assets, such payment to be made by CEDC no later than thirty (30) calendar days after the termination date; or (ii) transfer such furnishings, fixtures, and equipment to County no later than five (5) business days after the termination date.

Section 17 Conditions Prohibiting Inherently Religious Activities

17.1 Where applicable, HUD rules prohibiting the use of HTFC funds for inherently religious activities 24 CFR 570.2000) must also be included this Agreement between CEDC and County.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and delivered by their proper and duly authorized offices as of the day and year first above written.

COLUMBIA COUNTY ECONOMIC DEVELOPMENT CORPORATION

By:

Matt Murell, Chairman Board of Supervisors

By:

James Calvin, Chairman

2027 Meeting Schedule

<p>January 2027</p> <ul style="list-style-type: none"> • 1st Holiday Office Closed • 4th HIDA Meeting Tentative 2:00pm • 5th CEDC Finance Com 8:30am • 6th CEDC Gov & Nom Com 8:30am • 11th CEDC Loan Com 8:30am • 12th CEDC Executive Com. 8:30am • 18th Holiday Office Closed • 26th CEDC Full Board 8:30am 	<p>July 2027</p> <ul style="list-style-type: none"> • 5th Holiday Office Closed • 12th HIDA 2:00pm Tentative • 13th CEDC Finance Committee 8:30am • 19th CEDC Loan Committee 8:30am • 27th CEDC Full Board 8:30am
<p>February 2027</p> <ul style="list-style-type: none"> • 1st HIDA meeting 2:00pm Tentative • 2nd IDA & CRC 8:30am • 8th CEDC Loan Com 8:30am • 9th CEDC Gov & Nom Com 8:30am • 15th Holiday Office Closed • 23rd CEDC Full Board 8:30am 	<p>August 2027</p> <ul style="list-style-type: none"> • 2nd HIDA Tentative 2:00pm • 3rd IDA & CRC 8:30 am • 10th CEDC Gov & Nom Com 8:30am • 23rd CEDC Loan Committee 8:30am • 31st CEDC Full Board 8:30am
<p>March 2027</p> <ul style="list-style-type: none"> • 1st HIDA Tentative 2:00pm • 2nd CEDC Exec Committee 8:30am • 9th IDA CRC PARIS Meeting 8:30am • 16th CEDC Audit Com 8:30am • 22nd CEDC Loan Com Meeting 8:30am • 30th CEDC Full Board 8:30am 	<p>September 2027</p> <ul style="list-style-type: none"> • 6th Holiday Office Closed • 7th CEDC Executive Committee 8:30am • 13th HIDA Meeting 2:00pm Tentative • 20th CEDC Loan Committee 8:30am • 28th CEDC Full Board 8:30am
<p>April 2027</p> <ul style="list-style-type: none"> • 5th HIDA Tentative 2:00pm • 6th IDA/CRC Meeting 8:30am • 12th CEDC Loan Com 8:30am • 13th CEDC Finance Com Meeting 8:30am • 20th CEDC Full Board 8:30am • IF NEEDED • 27th CEDC Annual Meeting 7:30am 	<p>October 2027</p> <ul style="list-style-type: none"> • 4th HIDA 2:00pm Tentative • 5th IDA/CRC 8:30am • 12th CEDC Finance Committee 8:30am • 18th CEDC Loan Committee 8:30am • 26th CEDC Full Board 8:30am
<p>May 2027</p> <ul style="list-style-type: none"> • 3rd HIDA Tentative 2:00pm • 11th CEDC Gov & Nom Com 8:30am • 17th CEDC Loan Com 8:30am • 25th CEDC Full Board 8:30am • 31st Holiday Office Closed 	<p>November 2027</p> <ul style="list-style-type: none"> • 1st HIDA 2:00pm Tentative • 9th CEDC Gov & Nom Com 8:30am • 15th Loan Committee 8:30am • 25th-26th Holiday Office closed • 30th CEDC Full Board 8:30am
<p>June 2027</p> <ul style="list-style-type: none"> • 1st IDA/CRC 8:30am • 7th HIDA 2:00pm Tentative • 8th CEDC Executive Committee 8:30am • 21st CEDC Loan Committee 8:30am • 29th CEDC Full Board 8:30am 	<p>December 2027</p> <ul style="list-style-type: none"> • 6th HIDA 2:00pm Tentative • 7th IDA & CRC 8:30am • 13th CEDC Loan Committee 8:30am • 14th CEDC Executive Committee 8:30am • 15th CEDC Audit Committee 8:30am • 21st CEDC Full Board 8:30am • 24th Holiday Office Closed

***This Schedule does not include Workforce & Education Committee meetings.

2027 Meeting Schedule

2027 CEDC Audit Committee Meetings

- March 16th 8:30am
- December 15th 8:30am

2027 CEDC Executive Committee Meetings

- January 12th 8:30am
- March 2nd 8:30am
- June 8th 8:30am
- September 7th 8:30am
- December 14th 8:30am

2027 CEDC Finance Committee Meetings

- January 5th 8:30am Alternate dates January 19th at 8:30am
- April 13th 8:30am April 19th 8:30am(Monday) week prior to the annual mtg
- July 13th 8:30am July 20th at 8:30
- October 12th 8:30am October 19th @ 8:30 am

2027 CEDC Governance & Nominating Committee Meetings

- January 6th 8:30am
- February 9th 8:30am
- May 11th 8:30am
- August 10th 8:30am
- November 9th 8:30am

2027 CEDC Loan Committee Meetings

- January 11th 8:30am
- February 8th 8:30am
- March 22nd 8:30am
- April 12th 8:30am
- May 17th 8:30am
- June 21st 8:30am
- July 19th 8:30am
- August 23rd 8:30am later than last year option is 16th
- September 20th 8:30am
- October 18th 8:30am
- November 15th 8:30am
- December 13th 8:30am

2027 Meeting Schedule

2027 CEDC Full Board Meetings

- January 26th 8:30am
- February 23rd 8:30am
- March 30th 8:30am
- April 20th 8:30am *If needed*
- April 27th 7:30am Annual Meeting
- May 25th 8:30am
- June 29th 8:30am
- July 27th 8:30am
- August 31st 8:30am
- September 28th 8:30am
- October 26th 8:30am
- November 30th 8:30am
- December 21st 8:30am

2026 CEDC Committees and members:

Gary Graziano designated as alternate on all Committees except Executive Committee

CEDC Executive Committee

Chair – James Calvin

Tarah Gay

Rachel Levine

Bryan Mahoney

Rick Cummings

Audit Committee

Chair - James Calvin

Vice Chair – Tarah Gay

Secretary – Rachel Levine

Loan Committee Chair – Justin Goldman

Governance & Nominating Chair – Rachel Levine

Finance Committee

Chair: Bryan Mahoney -

James Calvin

Tarah Gay

Derek Grout

Rachel Puckett

Carmine Pierro

CEDC Governance and Nomination Committee:

Chair: Rachel Levine

Jim Calvin

Rick Cummings

Tarah Gay

Christine Hinz

Vacancy

CEDC Loan Committee:

Chair: Justin Goldman

Jim Calvin

Gary Graziano

Rachel Levine

Rachel Puckett

Workforce & Education Committee

Co-Chair: Dr. Victoria Walsh

Co Chair: Amanda Karch

James Calvin

Derek Grout

Michael Johnston

Bryan Mahoney

Sean Sawyer