Columbia County
Industrial Development Agency

COLUMBIA COUNTY DRAFT
INDUSTRIAL DEVELOPMENT AGENCY
Tuesday, October 6, 2026

A regularly scheduled meeting of Columbia County Industrial Development Agency held in person on Tuesday, October 6, 2026. The meeting was called to order at 8:35am by Carmine Pierro, Chair.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Absent	
Robert Galluscio	Treasurer	Present in person	
William Gerlach	Board Member	Absent	
Brian Keeler	Board Member	Present in person	
Helen Kozel	Board Member	Present in person	
Carmine Pierro	Chair	Present in person	
Sarah Sterling	Vice-Chair	Present in person	
Andrew Howard	Counsel	Present in person	
Jonathan Spampinato	President/CEO	Present in person	
Nadene Zeigler	Hodgson Russ LLP	Present in person	
Christopher Canada	Hodgson Russ LLP	Present in person	
F. Michael Tucker	President/CEO	Present in person	
Martha Lane	Business Development Director	Present in person	
Stephen Vandenburgh	Business Development Specialist	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	
Cat Lyden	Bookkeeper	Present in person	

Administrative Director's Report:
Mr. Spampinato reviewed the financials, noting assets were up due to the closing of the Blue Spruce project and the receipt of the administrative fee. Liabilities were down due to the payment of the CEDC administrative fee. Mr. Spampinato introduced the newest CEDC staff member Rachael Warner to the Board, noting her initial focus would be the Housing Task Force. He stated he was investigating different software to assist with operations, and an application was anticipated soon from Roe Jan Resort.

Mr. Spampinato stated resolutions for two projects would be brought to the Board today for their consideration. The first project, The Perch at Queechy, LLC in Canaan and the second, Hopkins Restore, LLC in Philmont. He stated both projects had submitted complete applications with the associated fees. Mr. Spampinato noted SEQR and Public Hearing Resolutions for each project would be presented to the Board for their review.

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Treasurer's Report:
Mr. Pierro called for a motion to approve the Treasurer's Report. *Mr. Galluscio, made a motion, seconded by Mr. Keeler to approve the Treasurer's Report as presented. Carried.*

Draft Minutes August 4, 2026:
Mr Pierro called for a motion to approve the August 4th 2026 minutes. *Ms. Kozel made a motion, seconded by Ms. Sterling to approve the minutes as presented. Carried.*

The Perch at Queechy, LLC Project:
Mr. Pierro introduced Jennifer and Logan Hallock representing the applicants, who would present the project to the Board. Mr. Hallock reviewed the project, noting it would renovate, rebrand and re-open the motel and the restaurant. He noted the facility had been closed for 25 years. He stated the restaurant seated roughly 40, including bar seats. Mr. Hallock stated their goal was to develop a cozy cocktail bar style, which would be open Friday to Monday to start. He stated the current 20 rooms would be renovated to 17 rooms, of which 5 would become suite style rooms and the remainder single style motel rooms. He stated staff would be needed for the restaurant, bar and rooms. He presented a rendering of the project. He noted there was additional acreage for future development, as well as lake frontage where kayak and paddle board rentals would be available.

Mr. Spampinato asked the timeline for the project. Mr. Hallock stated they plan to open several rooms and the restaurant within 6 months of closing on the financing and the remainder within the following 6 months. The principals planned to have everything fully operational with in 9 months of closing with the IDA. Additional amenities such as outdoor game space and a patio space for dining were included in the future plans. Mr. Hallock stated they had been interviewing contractors and reviewing estimates. Mr. Pierro asked the number of employees to be hired. Mr. Tucker stated the application stated 5 FTE was listed in the application.

Mr. Canada reviewed the IDA process, including the Public Hearing and the SEQR resolutions.

Mr. Pierro called for a motion to accept the application with some minor changes. Mr. Canada stated he had reviewed the changes and determined they didn't alter the application to the level of requiring a new application. He stated the Board would be able to approve the application as presented. *Mr. Galluscio made a motion, seconded by Ms. Kozel to accept the application as presented.* A roll call vote to accept the application was taken with the results as follows:

Name	**Title**	**Vote**
Nina Fingar-Smith	Secretary	Absent
Robert Galluscio	Treasurer	Aye
William Gerlach	Ethics Officer	Absent
Helen Kozel	Member	Aye
Brian Keeler	Member	Aye
Carmine Pierro	Chair	Aye
Sarah Sterling	Vice-Chair	Aye

The application was approved with all present voting in favor and two members absent.

Mr. Pierro presented the Public Hearing resolution to the Board for a vote. *Ms. Sterling made a motion, seconded by Mr. Keeler to approve the Public Hearing resolution as presented.* A roll call vote was taken with the results as follows:

Name	Title	Vote
Nina Fingar-Smith	Secretary	Absent
Robert Galluscio	Treasurer	Aye
William Gerlach	Ethics Officer	Absent
Helen Kozel	Member	Aye
Brian Keeler	Member	Aye
Carmine Pierro	Chair	Aye
Sarah Sterling	Vice-Chair	Aye

The Public Hearing Resolution was approved with all present voting in favor and two members absent.

Mr. Howard directed the Board's attention to the SEQR. With no questions presented, Mr. Pierro called for a roll call vote. *Ms. Kozel made a motion, seconded by Mr. Galluscio to approve the SEQR resolution as presented.* A roll call vote was taken with the results as follows:

Name	Title	Vote
Nina Fingar-Smith	Secretary	Absent
Robert Galluscio	Treasurer	Aye
William Gerlach	Ethics Officer	Absent
Helen Kozel	Member	Aye
Brian Keeler	Member	Aye
Carmine Pierro	Chair	Aye
Sarah Sterling	Vice-Chair	Aye

The SEQR Resolution was approved with all present voting in favor and two members absent.

Hopkins House Application (Hopkins Restore LLC):
Mr. Tucker reviewed the project for the Board. He noted the project consisted of a building renovation in Philmont, creating apartments on the second floor and a restaurant on the first floor.

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He noted the cost of the project totaled $3.1 million. He stated the project had received an $800,000 Restore NY Grant. The project would also receive historic tax credits.

Mr. Pierro called for a motion to accept the application as presented. *Ms. Sterling made a motion, seconded by Ms. Kozel to accept the application as presented. Carried.* A roll call vote was taken with the results as follows:

Name	**Title**	**Vote**
Nina Fingar-Smith	Secretary	Absent
Robert Galluscio	Treasurer	Aye
William Gerlach	Ethics Officer	Absent
Helen Kozel	Member	Aye
Brian Keeler	Member	Aye
Carmine Pierro	Chair	Aye
Sarah Sterling	Vice-Chair	Aye

The application was approved with all present voting in favor and two members absent.

Mr. Howard reviewed the Public Hearing Resolution for the Board and the attendees. *Mr. Galluscio made a motion, seconded by Mr Keeler to approve the SEQR resolution as presented.* A roll call vote was taken with the results as follows:

Name	**Title**	**Vote**
Nina Fingar-Smith	Secretary	Absent
Robert Galluscio	Treasurer	Aye
William Gerlach	Ethics Officer	Absent
Helen Kozel	Member	Aye
Brian Keeler	Member	Aye
Carmine Pierro	Chair	Aye
Sarah Sterling	Vice-Chair	Aye

The Public Hearing Resolution was approved with all present voting in favor and two members absent.

Mr. Howard reviewed the SEQR Resolution for the Board and the attendees, noting the resolution accepted the determination of the Philmont Planning Board to act as lead agent and acknowledge receipt and determination of the Philmont Planning Board. *Mr. Galluscio made a motion, seconded by Ms. Sterling to approve the SEQR Resolution as presented.* A roll call vote was taken with the results as follows:

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Name	Title	Vote
Nina Fingar-Smith	Secretary	Absent
Robert Galluscio	Treasurer	Aye
William Gerlach	Ethics Officer	Absent
Helen Kozel	Member	Aye
Brian Keeler	Member	Aye
Carmine Pierro	Chair	Aye
Sarah Sterling	Vice-Chair	Aye

The SEQR Resolution was approved with all present voting in favor and two members absent.
the quarterly administrative fee. Carried.

With no further business to discuss or public comments, the meeting adjourned at 8:58am upon a motion made by Mr. Keeler and seconded by Ms. Sterling.

Respectfully submitted by Lisa Drahushuk

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