



**MINUTES  
COLUMBIA COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING  
Monday, May 16, 2016  
4303 Route 9  
Hudson, New York**

The special meeting of Columbia County Industrial Development Agency held at their offices located at 4303 Route 9, Hudson, NY 12534 on May 16, 2016. The meeting was called to order at 8:30 AM by Sid Richter, Acting- Chairman.

Attendee Name	Title	Status	Arrived
Bob Galluscio	Treasurer	Present	
William Gerlach	Board Member	Present	
Brian Keeler	Board Member	Present	
Jim Mackerer	Chairman	Excused	
Sid Richter	Vice-Chairman	Present	
Sarah Sterling	Secretary	Present	
Theodore Guterman II	Counsel	Present	
F. Michael Tucker	President/CEO	Present	
Tony Jones	Chairman CEDC	Present	
Tiffany Garriga	City of Hudson IDA Chairman	Present	
Lisa Drahushuk	Administrative Supervisor	Present	
Erin McNary	Bookkeeper	Present	

**Architectural Cast Stone:**

Mr. Tucker stated the business produced architectural features for buildings and was based in Chicago. He stated they were potentially purchasing the former Doric Vault building in the Commerce Park in order to be closer to the East Coast market. He reviewed the application with the Board. He stated the company was requesting sales and mortgage tax exemption as well as a PILOT. He handed out a spreadsheet showing 2 options, one utilizing a 10% increase per year with no tax payment in the first year, and the other utilizing a 5% increase per year beginning at 50%. Mr. Guterman stated the application stated 28 jobs would be created in the first year which would increase to 35 in the second year, and 68 by year 5.

Mr. Tucker stated the public hearing would be scheduled and the project could be ready for final approval on June 7<sup>th</sup>. He noted the owners wished to close on the project prior to June 15<sup>th</sup>, in order to begin by December. Mr. Galluscio informed the Board the seller was his direct client and he would be recusing himself from the discussion and vote. Mr. Gerlach noted the project applicant was a client of the bank he was employed by and he would also be recusing himself from discussion and voting.

The board agreed to set a special meeting for 5/26 at 2:00pm, to consider the application and set the public hearing date due to the expressed conflicts.

Mr. Keeler asked about the environmental issues. Mr. Tucker stated SEQR was being done by the Planning Board. Mr. Guterman stated the IDA would be able to review the document and incorporate it into their action. Mr. Keeler then asked about the fee. Mr. Guterman stated the fee was 1% of the project cost.

**Redburn Development Companies, LLC.:**

Mr. Tucker thanked Tiffany Garriga, Chairman of the City of Hudson IDA for attending the meeting. He reminded the board he had previously met with the City of Hudson IDA, he noted Redburn Development had attended and presented their project at an earlier IDA meeting. Mr. Gerlach stated he had a conflict of interest with this project as the project was a client of his bank.

Mr. Tucker stated Redburn was interested in a PILOT for their project. He stated the City of Hudson has only one type of PILOT available, which is based upon 485(b). He noted the school district had opted out of the 485(b) program. Mr. Tucker stated the County IDA has 2 PILOT options, one industrial and one non-industrial.

Mr. Tucker stated there were three scenarios for this project. The first was for the City of Hudson IDA to do the project. The second was for the City of Hudson IDA to ask the County IDA to do the project with the City's guidance and direction, splitting the fee. The third was for the City to do the project and hire CEDC to do the work on the project, paying CEDC a fee.

Mr. Tucker stated the project has gotten strong support for the neighbors. He noted the project was important, citing the receipt of the CREDC grant and the location at the waterfront. Mr. Tucker asked Ms. Garriga her opinion. She stated the City IDA has no staff. She noted the project seemed to follow a positive path but the City IDA needs procedures to follow. Mr. Tucker stated the Zoning board made some adjustments and the Planning Board's approval would be required.

Mr. Galluscio asked what the best path would be for Redburn. Mr. Tucker felt the City contracting with the County IDA. He noted the perception of the County giving the PILOT to a city project may be of some concern. He noted this would allow the City IDA to build up their funds in order to become viable.

Mr. Guterman stated this would require full support of the City. He stated the City needed to support the County IDA and give direction in how they wished to proceed. He stated the City's role was to determine the benefits they wished to confer on the project. He noted the City IDA was capable of doing the project, but using the County IDA would be more efficient.

Mr. Richter asked about splitting the fee. He suggested that the fee be split other than 50/50. Mr. Richter asked if the fee was set at 50/50 would that be setting a precedent. Mr. Tucker stated it would be a political precedent, noting an upfront agreement could be done on a case-by-case basis.

Mr. Tucker stated not accepting a 50/50 fee split would cause a conflict where it would make the City contract the work with CEDC. Ms. Garriga felt the City would support the County IDA doing the project for the 50/50 split. Mr. Guterman suggested that the City IDA should consider passing a resolution supporting the County IDA review and proceed with the process.

Mr. Richter asked the Board if they wished to proceed with the project with the full support of the City of Hudson, splitting the fee 50/50. The Board agreed.

**Interim President/CEO Report:**

Mr. Tucker informed the Board that Project Bourbon was still interested in the Hudson area. He noted there was an August deadline for the project and noted they may be before the Board in July or August.

Mr. Tucker stated He had had conversations with Supervisor Nabozny, who had expressed an interest in siting the Dick's Sporting Goods at the Widewater development. He stated he felt the town should determine what the PILOT should be and guide the IDA. The Board expressed a reluctance to entertain the project as they felt it could not be considered a true destination, and that it was retail.

Mr. Tucker stated The NYS compliance requirements for industrial development agencies would be changing as of June 15. He stated Hodgson Russ offered to complete the work in conjunction with Mr. Guterman. He handed out a letter describing the fee, and the scope of work.

Mr. Tucker asked if there were any questions. Mr. Keeler asked the status of the Ginsberg project. Mr. Tucker stated he had no information regarding the project, only rumors. Mr. Guterman stated if no action on the site was taken within a year, the project could be made to comply with the new zoning law.

Mr. Tucker stated the Hudson Valley Creamery had received a grant for a waste water upgrade. He noted they may have to extend the deadline for the purchase of the building. He stated he was currently working on the goat genetics project and a couple of distilleries. He stated there were approximately 20 projects before CEDC that had the potential to come to the IDA.

Mr. Richter asked the status of the Catamount project. Mr. Tucker stated he had met with them and their attorney, Andy Howard. He stated he would be meeting with owners of the Swiss Hutte, to bring the parties together. He stated the project required a developer, and wouldn't go forward without one, but noted that the grant for the project had been obtained by the prior developer, who continues to have rights to the grant.

*With no further business to discuss or public comment, a motion was made by Ms. Sterling and seconded by Mr. Galluscio. Carried. The meeting adjourned at 9:45am*

*Respectfully submitted by Lisa Draushuk*