



MINUTES
COLUMBIA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Monday, May 26, 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 26, 2016. The meeting was called to order at 2:07 AM by Jim Mackerer, Chairman.

Attendee Name	Title	Status	Arrived
Bob Galluscio	Treasurer	Excused	
William Gerlach	Board Member	Excused	
Brian Keeler	Board Member	Present	
Jim Mackerer	Chairman	Present	
Sid Richter	Vice-Chairman	Present	
Sarah Sterling	Secretary	Present	
Theodore Guterman II	Counsel	Present	
F. Michael Tucker	President/CEO	Present	
Lisa Drahashuk	Administrative Supervisor	Present	

Architectural Cast Stone:

Mr. Guterman stated the standard industrial PILOT begins at 100% of the existing assessment, increasing 10% per year until it reaches 100% of the value added. He noted there would be no reduction in current taxes paid. The first year of the PILOT the taxes due would equal the amount currently paid. He noted the assessor has the final say on the assessment. Mr. Mackerer stressed the taxing jurisdictions would not get less under the proposed PILOT than they would in the most recent tax payment. Mr. Guterman recommended the Board consider going to a public hearing to obtain further information from public comments. *Ms. Sterling made a motion, seconded by Mr. Keeler to schedule a public hearing in order to gain public comment regarding the project. Carried.*

Mr. Guterman stated a company representative should be asked to attend in order to answer any questions. He suggested that the representative not be the lawyer, but someone employed by the company, knowledgeable in the potential project. Mr. Tucker stated the public hearing would be scheduled for June 7th at 8:30 at A.B. Shaw Firehouse in Claverack.

Redburn Development Companies, LLC.:

Mr. Tucker stated he attempted to obtain a sense of the preference of the City of Hudson regarding Redburn. He stated he is trying to develop a model that shows how Redburn's payment would compare to the other hotels payments. He noted the difficulty was the higher tax rate in the City as

compared to the other taxing districts in the County. Mr. Guterman stated it was important for the City to make a decision. Mr. Richter stated it was difficult to compare the Barlow to the Redburn.

Mr. Guterman stated this project was key to the development of the waterfront. Mr. Guterman and Mr. Tucker noted the project required full support from the City of Hudson. Mr. Tucker stated he would be asking the City to pass two resolutions, the first requesting the County IDA do the project on behalf of the City of Hudson; the second outlining exactly what they wanted the County to provide in a PILOT. He stated he was pushing to have the City of Hudson contract with the County IDA for this project and additionally hire CEDC to do the cleanup of the City IDA administrative work for a one year period.

President/CEO Report:

Mr. Tucker stated there was a potential project in the New Lebanon area, as well as other projects in the pipeline. He stated a copy of his President/CEO report would be emailed to the Board.

Mr. Tucker stated Hudson Valley Creamery was currently evaluating utilizing the IDA as was Project Bourbon and Project ZYX. He stated he had met with the Columbia Memorial Health to discuss their expansion plans as well as Catamount and the owners of the Swiss Hutte to attempt to settle their differences and move the project forward.

Mr. Mackerer asked if Project Bourbon was investigating other sites. Mr. Tucker stated they were looking at Saugerties, but would prefer to be at the Columbia County site. He stated NYS would be asking the County for a letter stating the sewer system would be capable of accepting the sewage generated by Project Bourbon by phase 4 of that project.

Mr. Tucker gave an update of the most recent broadband meeting. He noted Chairman of the Board of Supervisors, Matt Murell would be forming a sub-committee.

With no further business to discuss or public comment, a motion was made by Mr. Keeler and seconded by Mr. Richter. Carried. The meeting adjourned at 2:52am

Respectfully submitted by Lisa Draushuk



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Columbia Economic Development Corporation

COLUMBIA ECONOMIC DEVELOPMENT CORPORATION NOTICE OF MEETING

Please take notice that there will be a meeting of the Columbia Economic Development Corporation Governance and Nominating Committee held on June 23, 2016 at 8:30am, at 4303 Route 9, Hudson, NY 12534 for the purpose of discussing any matters that may be presented to the Committee for consideration.

Dated: June 16, 2016

Sarah Sterling

Secretary

Columbia Economic Development Corporation

CEDC Governance and Nominating Committee Agenda

Chairman:

Jim Campion

Members:

David Fingar

Tony Jones

James Lapenn

Michael Polemis

Sarah Sterling

1. Minutes from April 21, 2016 meeting*
2. CEDC Board Member Vacancies
3. Public Comment
4. CEDC Board Candidate Interviews – Executive Session

Attachments:

Draft minutes from April 21, 2016 meeting

* Requires Approval