



## MINUTES

Minutes of the regularly scheduled meeting of the Columbia County Industrial Development Agency held at 4303 Route 9, Hudson, NY on **Tuesday, May 19, 2015.**

### ATTENDANCE:

#### IDA Members

Michael Benson  
Bruce Bohnsack  
Bob Galluscio  
Brian Keeler  
Jim Mackerer  
Sid Richter  
Sarah Sterling

#### Staff

Lisa Drahushuk  
Ken Flood  
Erin McNary  
Carol Wilber

#### Counsel

Theodore Guterman II

#### Guest

Matt Vanderbeck

#### Public:

Katie Kocijanski –  
Register Star

Mr. Bohnsack called the IDA meeting to order at 8:30am. He asked for a moment of silence in memory of Don Kline.

#### **Welcome New Members:**

Mr. Bohnsack welcomed the new Board members.

#### **Election Secretary/Treasurer:**

Mr. Bohnsack stated Mr. Galluscio agreed to serve as Secretary/Treasurer. Ms. Sterling made the motion to appoint Mr. Galluscio as Secretary/Treasurer. Mr. Richter seconded the motion, which passed unanimously.

#### **Election of Committee Members:**

Mr. Flood handed out descriptions of the duties for each of the committees. He suggested that the entire Board serve on each committee. Mr. Guterman stated there would then be no problem with obtaining quorums for individual committees. He noted that all the business dealt with by the committees was presented to the full board. He recommended that the full board be designated as the membership for each committee. Mr. Bohnsack called for a motion to make all IDA board members, members of each of the committees (Audit, Governance and Finance). Mr. Richter made the motion to approve the entire board becoming the membership of the committees. Mr. Keeler seconded the motion, which passed unanimously.

#### **Minutes:**

Mr. Bohnsack asked if there were any changes to the presented minutes from February 3, 2015 and March 17, 2015. Mr. Guterman asked that the minutes of February 3, 2015

on page 2, 4<sup>th</sup> paragraph from the top, the second to last sentence, be changed to read "He stated he would also ensure Section 874, section 4b of the NYS General Municipal law was spelled out in the Columbia County policy". He also asked that on page 2, in the 5 paragraph, the first sentence be changed to read, "Mr. Guterman asked the Board to enter Executive Session in order to discuss a litigation matter." With no other suggested changes, Mr. Bohnsack called for a motion to approve the corrected minutes. Mr. Richter made the motion, which was seconded by Mr. Galluscio. The motion passed unanimously.

*Note: 8:37a.m., the meeting was held in abeyance in order to hold the Audit Committee meeting. The meeting was called back to order at 8:55a.m.*

**Audit Committee Report/Recommendations:**

Mr. Bohnsack called for a motion for the Board to approve the 2014 audited financials and the 2014 assessment of internal controls as presented to the Audit Committee. Mr. Galluscio made the motion to approve both reports. Mr. Richter seconded the motion, which passed unanimously.

*Note: 8:56a.m., the meeting was held in abeyance in order to hold the Finance Committee meeting. The meeting was called back to order at 8:59a.m.*

**Finance Committee Report/Recommendations:**

Mr. Bohnsack called for a motion for the Board to approve the Treasurer's Report as presented. Mr. Mackerer made the motion, which was seconded by Mr. Richter and passed unanimously.

**2014 Operations and Accomplishments:**

Mr. Flood noted that the document was required by the ABO. He reviewed the document with the board, noting the list was not comprehensive. With no questions, Mr. Keeler made the motion to approve the document as presented. Mr. Galluscio seconded the motion, which passed unanimously.

**Ginsberg's:**

Mr. Flood noted the IDA had previously approved the package of benefits offered to Ginsberg's. The package was approved with the 33 acre parcel as part of the approval. He stated if the company chose to go to another parcel, the process would begin again. He noted Ginsberg's had no signed land contract with CEDC. He stated under the new fee schedule some of the fees would be obtained upfront to cover the significant expenses the IDA would incur. Ms. Sterling asked when a decision was expected. Mr. Guterman stated he anticipated a ruling perhaps near the end of the month.

**Other Business:**

Mr. Benson asked the status of litigation involving the Berkshire Mountain Club. Mr. Flood stated the first lawsuit was settled. The second suit was an article 78. He noted briefs had been submitted and a decision was forthcoming. Mr. Benson asked if the IDA should pursue the Love's project. Mr. Flood stated the sales tax on materials was

substantial. He stated Love's had been approached but were not interested in pursuing tax breaks. Mr. Guterman stated the IDA facilitates financing with businesses that require assistance to locate to the area. He stated the Loves would be able to avail themselves of the benefits if they wished. He noted that to some companies, the public information disclosure is an issue. Mr. Flood stated NYS requires a cost benefit analysis be completed for each project, and the IDA technically owned the property once the benefits were approved.

Mr. Flood stated the IDA had received a request from the Upstate Revitalization Initiative. He noted the initiative was being modelled after the "Buffalo Billion" that had been used to revitalize the Buffalo area. He stated if the area won the competition, it would be given \$100 million a year for 5 years. The Chair of the sub-committee charged with developing a regional economic transformational plan and competing for the funding was Michael Castellana of SEFCU. The subcommittee proposes to engage a consultant to draft the plan. They have sent requested to all IDA's requesting \$100,000.

Mr. Bohnsack and Mr. Flood have expressed concerns about the opinion of the ABO. An opinion has been requested by the CREDC sub-committee from the ABO and the group is awaiting an answer. Mr. Flood stated that Chairman Grattan had sent a letter to the subcommittee requesting Supervisor John Reilly be appointed as Columbia County's representative to the subcommittee. No response has been received to date.

Mr. Benson asked if any of the CREDC members have been to Columbia County. Mr. Flood noted the Regional Council has held meetings in the county, and have been present at Premier and Mt Lebanon projects. Mr. Benson stated recently CREDC members have been touring the Shaker Museum.

The Board discussed the fact that financially the IDA is unable to contribute and the ABO regulations prevent such a contribution. Mr. Benson suggested that Mr. Flood or Mr. Bohnsack call Mr. Castellana and request a meeting. He noted that the Columbia County IDA had no money to contribute but could be engaged in the process. The Board agreed that Mr. Flood should contact Mr. Castellana and set up a meeting with the IDA and the stakeholders.

Mr. Flood stated he had received a draft application from SunStream, a solar farm to be located in Greenport. The project was anticipated to cost \$12 million and was exempt from NYS sales tax. The company would like to apply for exemption from the county sales tax. They would not be taking advantage of mortgage recording taxes or PILOT benefits. He asked if the Board were willing to reduce the fee because of the limited request for benefits. Mr. Guterman stated the IDA can reduce fees. He suggested that the Board provide the special circumstance which caused the reduction in fees.

Mr. Flood suggested the IDA fee be reduced to ½ of the total project fee, in this case \$60,000. Mr. Benson suggested Mr. Flood explore the assessment to ensure the value wouldn't increase. Mr. Richter asked what would happen if the business decided to take

advantage of a PILOT. Mr. Flood stated the fee would not be reduced, but the company would be charged the full fee.

With no further business, Mr. Richter made a motion to adjourn the meeting. Ms. Sterling seconded the motion, which passed unanimously.

The meeting was adjourned at 9:38am.

*Respectfully submitted by Lisa Drahusluk*