

MINUTES
COLUMBIA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING
Tuesday, June 7, 2016
67 NY Route 23
Claverack, New York

The public hearing of Columbia County Industrial Development Agency held at A.B. Shaw Firehouse located at 67 NY Route 23, Claverack, NY 12513 on June 7, 2016. The hearing was called to order at 8:33am by Jim Mackerer, Chairman.

Attendee Name	Title	Status	Arrived
Bob Galluscio	Treasurer	Present	
William Gerlach	Board Member	Present	
Brian Keeler	Board Member	Present	
Jim Mackerer	Chairman	Present	
Sid Richter	Vice-Chairman	Excused	
Sarah Sterling	Secretary	Present	
Theodore Guterman II	Counsel	Present	
F. Michael Tucker	President/CEO	Present	
Lisa Drahushuk	Administrative Supervisor	Present	
Erin McNary	Bookkeeper	Present	
Ed Stiffler	Economic Developer	Present	
Carol Wilber	Marketing Director	Present	
Paul Freeman, Esq	Architectural Cast Stone Attorney	Present	
Todd Surta	Architectural Cast Stone, Principal	Present	

Mr. Mackerer turned the meeting over to IDA counsel, Theodore Guterman II. Mr. Guterman noted the public hearing was part of vetting the application of Architectural Cast Stone. He informed the attendees the public hearing had been noticed properly. He stated copies of the application and the public hearing notice were available on the table for use by the attendees.

Mr. Guterman stated the public hearing notice informed the public that the board would be considering potential sales tax, mortgage tax and property tax relief for the project. He stated the notice also provided a place and an opportunity for the public to comment upon the project. Mr. Guterman disclosed two of the IDA members had a conflict of interest on this project. He stated William Gerlach and Robert Galluscio were involved with the seller and the potential purchaser of the property. He stated this disqualified them from participating in the discussion. Mr. Guterman introduced Mr. Tucker, the administrative director of the IDA.

Mr. Guterman asked the applicant to give an overview of the project. Todd Surta introduced himself to the attendees. He stated the company produces architectural pieces made of cast stone used in mainly public sector projects. He stated the company was currently shipping the ordered pieces to New York as well as 7 other states. He stated the pieces were made from custom drawings, fabricated and then shipped to the site. He stated the property was attractive to his company due in part to the fact it was a formerly a precast concrete plant. He stated the building contained some of the needed equipment in place and could be expanded to fit their needs.

Mr. Guterman asked Mr. Surta to outline the number of jobs he anticipates creating. Mr. Surta stated initially he planned to hire 4 – 5 for the initial site preparation. That would increase to 15-18 initially, 65 by year three and 75 in year five. He explained that the product was all custom made, and would include some large structural pieces. He stated the company did a number of pieces for historical renovations and that line of the business would be pursued. He noted there would be a mix of employees. He stated the business utilized CNC equipment which required a higher skill set. Ms. Sterling asked what the ratio would be of skilled workers to non-skilled. Mr. Guterman referred Ms. Sterling to page 12 of the application. Ms. Sterling asked the starting salary range. Mr. Surta replied he anticipated in the range of \$15 - \$17/per hour, but stated that was based on little research.

Mr. Surta informed the Board that the company had recently done many large pieces for a Chicago project. He noted the company also does some installation on specific projects. Mr. Tucker asked if they dealt with transportation permits. Mr. Surta stated they don't deal with that portion, they transport smaller pieces. He also noted the business dealt with white cement rather than gray and produced products with mixes with granite and marble.

Mr. Keeler asked when they anticipated beginning the production. Mr. Surta noted if the project was to proceed the operation would need to be open by the end of December. He noted they would need to produce pieces to supply the next building cycle. Mr. Freeman stated the business had received planning board approval the previous night.

Mr. Surta stated their product currently shipped to eight states. He stated the business wished to keep their shipping within 500 miles to remain green. He noted the location of the site allowed shipping to Massachusetts, Connecticut and New York City.

Mr. Guterman asked if there were further questions from the Board or attendees, with none presented he closed the public hearing at 8:47am.

Respectfully submitted by Lisa Draushuk