



MINUTES
COLUMBIA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Tuesday, August 9, 2016
4303 Route 9
Hudson, New York

The regular meeting of Columbia County Industrial Development Agency held at their offices located at 4303 Route 9, Hudson, NY 12534 on August 9, 2016. The meeting was called to order at 8:59 am by James 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	
Carmine Pierro	Member	Present	
Sid Richter	Vice-Chairman	Present	
Sarah Sterling	Secretary	Present	
Theodore Guterman II	Counsel	Present	
F. Michael Tucker	President/CEO	Present	
Lisa Drahushuk	Administrative Supervisor	Present	
Erin McNary	Bookkeeper	Present	

Mr. Mackerer welcomed Carmine Pierro to the Columbia County IDA Board.

Minutes:

Mr. Richter made a motion, seconded by Ms. Sterling to approve the minutes of June 7, June 10, June 24 and June 28, 2016. Carried.

President's Report:

Mr. Tucker stated there are a number of deals in the pipeline. He informed the board Hudson Valley Creamery had decided against using the IDA in their expansion project, choosing to use their cash reserves instead.

Mr. Tucker stated the County had submitted CFAs for sewer expansion at the Commerce Park with the Department of Environmental Conservation and Empire State Development in the amount of \$600,000 each. He noted the County was currently working with the Environmental Facilities Committee as well for additional funding. Mr. Tucker believed the project would open up the corridor to additional businesses. He stated the County had also discussed extending the sewer to the airport as part of the project. Mr. Tucker stated he was still in communications with Project

Bourbon. He noted the housing developer had signed a binder which would be dependent upon the sewer and Project Bourbon.

Mr. Tucker stated CEDC had written over 20 letters of support for submitted CFA projects. He stated he anticipated some of those projects would come to the IDA seeking help.

Mr. Tucker stated he had received a call from American BioMedica discussing the possibility on obtaining IDA benefits for closing the New Jersey plant and moving the associated jobs to Columbia County. He stated Marco Marzocchi from Widewaters had called to discuss the IDA considering potential benefits for Dick's Sporting Goods in the Widewater's Plaza. Mr. Tucker had requested he give the IDA a reason and rationale for the requested benefits. Mr. Marzocchi had responded that it would not be worthwhile.

Mr. Tucker gave an overview of the Governor's visit and announcement of broadband funding to Columbia and Greene County providers.

Financial Committee Report:

Treasurer's Report:

Mr. Richter made a motion, seconded by Mr. Gerlach to approve the Treasurer's Report as recommended by the Finance Committee. Carried.

Confidential Board Evaluation:

Mr. Mackerer directed the board members to complete the attached evaluation form and return it to Mrs. Drahashuk. He stated the summary would be reviewed by the Governance Committee at the next meeting. Mr. Pierro asked Mr. Guterman if he would be required to complete the form. Mr. Guterman stated he should not complete the form since he was newly appointed.

Architectural Cast Stone:

Mr. Tucker stated Architectural Cast Stone had not yet set a closing date.

Redburn Development/41 Cross Street Hospitality:

He informed the board 41 Cross Street planned on closing in October and had indicated their funding was in place and they had an affiliated flag on board with the project.

Other Business:

Mr. Tucker stated he had talked to the City of Hudson IDA regarding contracting with CEDC for the administration of their IDA. He stated it was a different structure than with the County IDA. The City was requesting a fee of \$10,000 – \$12,000 annually with 10% of any project fees. He stated the City was reviewing the proposal.

Mr. Guterman reminded the Board the IDA currently had a lease agreement with SunStream Hudson I and II until year end. He stated the company was in the midst of refinancing the project and would be terminating the lease agreement earlier. Mr. Guterman stated Joe Scott, the Agency's Bond Council, was currently working on the termination documents. Mr. Guterman stated the IDA had been paid everything that had been due.

With no further business to discuss or public comment, a motion was made by Mr. Keeler and seconded by Ms. Sterling. Carried. The meeting adjourned at 9:15am

Respectfully submitted by Lisa Drahashuk