

MINUTES
COLUMBIA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Tuesday, February 7, 2017
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 February 7, 2017. The meeting was called to order at 9:07 am by James Mackerer, Chairman.

Attendee Name	Title	Status	Arrived/Daparted
Bob Galluscio	Treasurer	Present	
William Gerlach	Board Member	Present	
Brian Keeler	Board Member	Present	
Jim Mackerer	Chairman	Present	
Carmine Pierro	Member	Present	Left 9:30am
Sid Richter	Vice-Chairman	Present	
Sarah Sterling	Secretary	Excused	
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	
Martha Lane	Business Development Specialist	Present	
Matt Cabral	Guterman, Shallo Alford PLLC	Present	

Election of Officers:

Mr. Mackerer stated the Governance Committee had recommended the current officers as the 2017 slate. *Mr. Pierro made a motion, seconded by Mr. Gerlach to approve the recommended slate of officers. Carried.*

2017 Annual Housekeeping Resolution:

Mr. Guterman reviewed the 2017 Housekeeping Resolution with the Board. Mr. Mackerer asked if there were any questions. *Mr. Galluscio made a motion, seconded by Mr. Gerlach to approve the resolution as presented. Carried.*

Minutes:

Mr. Keeler made a motion, seconded by Mr. Richter to approve the minutes of October 11, and December 29, 2016. Carried.

2017 Mission Statement and Measurements Report

Mr. Mackerer asked if the Board wished to make any changes to the mission statement or the measurements report. *Mr. Gerlach made a motion, seconded by Mr. Galluscio to approve the documents as presented. Carried.*

CEDC/IDA Contract:

Mr. Guterman reviewed the contract with the board noting the terms remained the same as the previous year. Mr. Tucker stated the board should feel free to negotiate in light of the contract with the City of Hudson. Mr. Mackerer stated large projects don't come to the IDA frequently and stated the terms could be reviewed in 2018. *Mr. Galluscio made a motion, seconded by Mr. Gerlach to approve the contract as outlined by Mr. Guterman. Carried.*

Mortgage Tax Exemption Law:

Mr. Guterman explained NYS had passed a law stating the IDA's in designated Transportation Districts are no longer exempt from the additional mortgage recording tax of ¼ point. He informed the Board that Columbia County was not in any officially designated Transportation District and would still be allowed to exempt the ¼ point.

Audit Committee Report:

Engagement Letter:

Mr. Keeler made a motion, seconded by Mr. Gerlach to approve the updated engagement letter as recommended. Carried.

Audit Committee Charter:

Mr. Richter made a motion, seconded by Mr. Galluscio to approve the Audit Committee Charter as recommended. Carried.

Finance Committee Report:

Treasurer's Report:

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

Finance Committee Charter:

Mr. Richter made a motion, seconded by Mr. Gerlach to approve the Finance Committee Charter as recommended. Carried.

Governance Committee Report:

Governance Committee Charter:

Mr. Galluscio made a motion, seconded by Mr. Pierro to approve the Governance Committee Charter as recommended. Carried.

Mr. Mackerer noted the compliance calendar in the packet was informational, he reminded the Board to complete all the committee and board evaluations and return to Mrs. Draushuk for compilation and board review. He further reminded the Board to complete and return the Annual Financial disclosure to Mrs. Draushuk.

Redburn Development:

Letter Authorizing to City of Hudson IDA:

Mr. Pierro made a motion, seconded by Mr. Gerlach to approve the letter authorizing the Redburn fee split with the City of Hudson IDA. Carried.

SunStream Hudson I & II:

Mr. Tucker stated subsequent to the special IDA Meeting held on December 29, 2016, the Greenport Planning Board had met and granted the project final approval.

American BioMedica:

Mr. Tucker stated the PILOT had expired as of the January PILOT Payment. He stated their attorney had previously reached out regarding an additional extension of benefits. Mr. Tucker stated he had emailed the attorney on February 6th and had received no reply. Mr. Guterman stated the property would be placed on the tax rolls by March 1st.

Other Business:

Biocam:

Mr. Tucker stated the County had passed a resolution transferring a parcel to the IDA with the understanding that the parcel would be sold to Biocam and used for a business expansion. A closing date was set but never took place. A demand letter was issued in November of 2016 with no response. The transaction is being considered null and void, and the property available for sale.

Mr. Guterman introduced his associate, Matt Cabral to the IDA Board, noting Mr. Cabral would be assisting Mr. Guterman with the IDA. Mr. Guterman stated he had attended the NYSEDC conference and had met the current head of the Authority Budget Office, Jeff Perlman. He stated Mr. Perlman was aware of the local authorities concerns and intended to improve the organization's relationships with the local authorities.

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 9:35am

Respectfully submitted by Lisa Draushuk