



Choose Columbia

Columbia Economic Development Corporation

MINUTES
COLUMBIA ECONOMIC DEVELOPMENT CORPORATION
Annual Members Meeting
Tuesday, April 25 2017
Kozel's Restaurant
Route 9H
West Ghent, NY 12075

The annual meeting of the Columbia Economic Development Corporation (CEDC) Members was held at Kozel's Restaurant, located at Route 9H, West Ghent, NY 12075 on April 25, 2017. The meeting was called to order at 8:15a.m. by Tony Jones, Chairman of the Board of Directors.

Mr. Jones welcomed the attendees to the CEDC 2017 Annual Members Meeting. He stated the turnout was the largest ever for a CEDC annual meeting, with an estimate of 125 attendees. Mr. Jones then turned the meeting over to Mr. Tucker for the introduction of speakers.

Mr. Tucker introduced the Chairman of the Board of Supervisors, Matt Murell. Chairman Murell outlined the highlights of the past year including the continued collection of back taxes and the Broadband Committee. He stated 2017 was the 5th year in a row of a zero or modest county tax increase. He stated the County's rating by Moody's had increased and the County was in a strong financial position. The Chairman thanked the members of the Board of Supervisors, Treasurer PJ Keeler and Comptroller Caponera for their hard work and diligence.

Mr. Tucker introduced Ryan McAllister, Congressman John Faso's District Director. Mr. McAllister noted Congressman Faso was sitting on the Agricultural Committee as well as the Budget Committee. He thanked Columbia County for their support and urged the attendees to contact the office with any and all questions and concerns.

Mr. Tucker noted that the county also had a great relationship with Senators Gillibrand and Schumer as well as Governor Cuomo. He expressed gratitude toward the Governor for the benefits received in the latest round of broadband funding. He noted Columbia County received 65% of the funding awarded in the 8 county region for the last round of broadband funding.

Mr. Tucker stated Mike Yevoli, Regional Director of Empire State Development was unable to attend the meeting. Mr. Tucker introduced Arnie Will, Deputy Regional Director. Mr. Will noted the county has been successful in the past obtaining funding through the Consolidated Funding Application process. He noted recently that the quality and the quantity of applications from Columbia County had risen. He encouraged the attendees to contact his office if they had

funding needs or required assistance. Mr. Will noted the organization had access to other programs which the county businesses might find useful.

Mr. Tucker stated the meeting would transition into the CEDC Board meeting and introduced CEDC Attorney, Andrew Howard, Esq.

CEDC Board members attending:

Russell Bartolotta	Kate Johns	Robert Sherwood
Richard Bianchi	Tony Jones	Sarah Sterling
James Calvin	James Lapenn	Maria Suttmeier
David Fingar	John Lee	James Campion
Triona Fritsch	Michael Polemis	Ed Nabozny

Mr. Howard called the CEDC Board to order at 8:36am, noting a quorum of the board was present (see attached list of attending board members). Mr. Howard stated the CEDC Governance and Nominating Committee annually review the by-laws in order to ensure the bylaws are consistent as well as maintain compliance with NYS law. Mr. Jones made a motion, seconded by Mr. Lapenn to recommend the by-laws to the CEDC Membership as presented. Carried. Mr. Jones made a motion, seconded by Mr. Lee to adjourn the CEDC Board meeting. The meeting was adjourned at 8:39pm.

Mr. Tucker introduced Hugh Johnson of Hugh Johnson Advisors, LLC. Mr. Johnson presented his financial forecast for the period of 2017 through 2019. He presented his analysis of the current economic cycle in relation to past cycles, noting only 2 past cycles were longer in duration than the current one. He explained his methodology in identifying trends. Mr. Johnson stated the growth rate has slowed and outlined the reasons. He ended by reviewing the potential changes to the tax law under the new federal administration.

Mr. Jones thanked Mr. Johnson for his time and presentation. He introduced the CEDC staff and recognized CEDC Board members and thanked all for their work over the past year. Mr. Jones stated the major accomplishment during the past year was the transition of Mr. Tucker from interim to full time CEO/President. He cited Mr. Tucker's long experience, vast knowledge and varied skills set. Mr. Jones then turned the program to Mr. Tucker.

Mr. Tucker thanked Mr. Jones for his comments, noting that the past year has been filled with successes. He reminded the attendees that economic development has no finish line and is a team sport. He stated CEDC has in the past year, set out to engage the community as part of their strategic planning process. He noted that CEDC's strategic plan had been unveiled at last year's annual meeting and reviewed the 4 pillars of the plan.

Mr. Tucker noted that CEDC is partnering with the County, service providers and Connect Columbia in the broadband expansion project. He reviewed the various programs and initiatives CEDC has been working on including: business retention and visitation program; SBA, CDBG and CEDC loan funds; assistance to businesses and organizations with Consolidated Funding Applications; outreach to part-time and second homeowners in the county to determine how they can be drawn into the economic development conversation.



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Mr. Tucker stated CEDC administers the Columbia County Industrial Development Agency as well as the Columbia County Capital Resource Corporation. This year CEDC began administering the City of Hudson Industrial Development Agency. Mr. Tucker stated CEDC is working with Kathryn Bamberger of Empire State Development on the Global NY Initiative.

Mr. Tucker stated CEDC projects include: Architectural Cast Stone, located in the Commerce Park who ultimately anticipates employing 75 people; The Wick Hotel project, which just awarded the building contract to BCI Construction; SunStream Hudson I and II; Hudson Valley Creamery's Goat Study and their goat research study. He noted a number of projects were in the pipeline. Mr. Tucker thanked the event sponsors and attendees.

Mr. Jones asked Mr. Bucci from Pattison, Koskey, Howe and Bucci CPA's P.C. to present the audit and financial report. Mr. Bucci stated the audit and all filings had been completed according to schedule. He stated his firm had issued an unmodified opinion on the audit with no journal entries required.

Mr. Bucci stated the corporation had increased net assets and had controlled operating expenses. He stated operational income had increased due to increased membership and land sales at the Commerce Park. He commended management and staff for their work on the financials as well as their assistance during the audit. Mr. Jones informed the attendees that a compressed statement of financial standing could be found on the last page of the 2016 Annual Report.

Mr. Jones introduced James Campion, President of Columbia Greene Community College and Chairman of the CEDC Governance and Nominating Committee who would present the slates of Directors for election and ratification. Mr. Campion stated he would be presenting two slates of Directors. He explained the first slate would be completing a three-year term expiring on May 2, 2019. Mr. Campion presented the following slate:

James Calvin – New York Association of Convenience Stores
Dr. Maria Suttmeier – Hudson City School District

Mr. Campion called for a motion to approve the slate as presented. *Mr. James Lapenn made the motion, seconded by Mr. John Lee. Carried.*

Mr. Champion stated the second slate of directors would be filling a three year term expiring May 2, 2020. He presented the following slate:

Tony Jones – Roe Jan Publishing
Colin Stair – Stair Galleries and Restoration
Robert Sherwood – Retired Kinderhook Bank
Richard Bianchi – Shallo, Galluscio, & Bianchi CPA's PC.

Mr. Champion called for a motion to approve the slate as presented. *Ms. Kate Johns made a motion, seconded by Mr. James Lapenn. Carried.*

Mr. Jones introduced Andrew Howard Esq., CEDC Attorney to present the review and acceptance of the minutes as well as the proposed by-law amendments. Mr. Howard asked for a motion to approve the draft minutes of the April 19, 2016 Annual Meeting. *Mr. James Champion made the motion, seconded by Ms. Sarah Sterling to approve the minutes as presented. Carried.*

Turning to the by-law changes, Mr. Howard noted the amendments were technical, made to conform to the charters, the NYS Public Authority law and to aid in clarity. Mr. Howard asked for a motion to approve the proposed changes. *Mr. Kenneth Blass made the motion, seconded by Mr. James Lapenn to approve the proposed changes. Carried.*

Mr. Jones thanked the attendees for their time and commitment to CEDC. He encouraged those who had not yet joined to become members of CEDC and directed them to contact Erin McNary or Lisa Drahushuk before they left.

The meeting was adjourned at 9:33am.

Respectfully submitted by Lisa Drahushuk

	Last Name	First Name	Business
1	Acheson	Rosa	Register Star
2	Adams	Brenda	Columbia County Habitat for Humanity
3	Auf de Maur	Melissa	Basilica Hudson
4	Bamberger	Kathryn	Empire State Development
5	Bartolotta	Russell	Klein's Kill Fruit Farm
6	Bassin	Art	Cricket Hill Farm, Inc.
7	Benson	Mike	BCI Construction
8	Benvenuto	Michael	Supervisor, Town of Ghent
9	Berman	David	DPB Communications
10	Bianchi	Rick	Shallo, Galluscio & Bianchi CPAs, PC
11	Blass	Ken	Blass Communications
12	Bohnsack	Bruce	Germantown Telephone
13	Brooks	Chuck	Cornell Cooperative Extension
14	Brusie	John	Ginsberg's Food
15	Bucci	Mike	Pattison Koskey Howe & Bucci, CPAs PC
16	Calvin	James	NYACS
17	Campion	James	Columbia Greene Community College
18	Caplan	Ron	Columbia Greene Board of Realtors
19	Caponera	Ronald	Col Co Comptroller
20	Close	Suzanne	Columbia Greene Board of Realtors
21	Conway	Jim	Columbia Greene Board of Realtors
22	Crowell	Tom	Chatham Brewing
23	Cukerstein	Josh	Keybank
24	Daggett	Mary	Columbia Memorial Health
25	Davala	Karen	Davala Realty
26	Davala	Heather	Davala Realty
27	DeBrino	Michael	MJ Engineering and Land Surveying, PC
28	Dillon	Tambra	Hudson Opera House
29	Dixon	Frank	Assemblyman Pete Lopez Office
30	Dorsey	Bridgit	Les Collines
31	Drahusuk	Lisa	CEDC
32	Edwards	Rich	Catamount Ski Area
33	Erling	Todd	HVADC
34	Fingar, Sr.	Peter	Fingar Insurance
35	Fingar	Dave	Mid-Hudson Cablevision
36	Fingar	Mark	Fingar Insurance
37	Fingar	Greg	Fingar Insurance
38	Fingar	Peter	Fingar Insurance
39	Finnegan	Ann	Kinderhook Bank
40	First	Bill	Claverack Development
41	Ford	Gloria	BCI
42	Fritsch	Triona	Etsy

43	Futterman	Enid	IMBY
44	George	Kevin	National Grid
45	Gerlach	Bill	IDA Board
46	Gibson	Don	Bank of Greene County
47	Goff	Jeevan	Lotus Energy
48	Hale	Sarah Roberts	Basilica Hudson
49	Henderson	Sophie	Basilica Hudson
50	Howard	Andy	Freeman Howard
51	Hyland	Joseph	CT Male
52	Johns	Kate	Kate Johns AIA
53	Johnson	Hugh	Hugh Johnson Advisors, LLC
54	Johnson	Debbie	Sneeringer, Monahan et al
55	Jones	Tony	Roe Jan Publishing
56	Juliano	Richard	Columbia County
57	Kanaga	Keith	Col. Cty Democratic Committee
58	Keeler	PJ	Columbia County Treasurer
59	Keeler	Brian	Columbia Memorial Health
60	Knott	Ron	Supervisor, Town of Stuyvesant
61	Lane	Martha	CEDC
62	Lapenn	James	CEDC Board
63	Lasher	Perry	Bank of Greene County
64	Lee	John	Saturn Industries
65	Lee	Maryanne	Saturn Industries
66	Linville	Bob	Columbia County Public Defender
67	Lopez	Constance	RARE, Inc./dba The Two of Us Productions
68	Lull	Maria	Supervisor, Town of Chatham
69	Magione	Veronica	Wells Advisory Group
70	McAllister	Ryan	Congressman John Faso's District Director
71	McNary	Erin	CEDC
72	Mettler	Jeanne	Copake Hamlet Revitalization Task Force, Copake Town Board
73	Midwood	John	Didi Barrett Office
74	Molinski	Michael	Photographic Solutions
75	Monahan	Jim	Sneeringer, Monahan et al
76	Moore	Don	Supervisor, City of Hudson
77	Mueller	Ann	Congressman John Faso's office
78	Murell	Matt	Chairman of BOS
79	Nabozny	Edward	Supervisor, Town of Greenport
80	Nitschke	Ian	Shaw Bridge Project
81	Paden	Peter	Columbia Land Conservancy
82	Patterson	Carol	Columbia County Chamber of Commerce
83	Pearce	David	Pearce & Company
84	Perry	Patrice	Columbia County Planning Department
85	Pierro	Louis	Pierro, Conner & Associates, LLC

86	Pizza	Fran	Town of Claverack
87	Polemis	Michael	Columbia Land Conservancy
88	Rahaman	Cheryl	Hudson Cruises
89	Rahaman	Noor	Hudson Cruises
90	Reilly	John	Supervisor, Town of Gallatin
91	Reilly	Rick	Columbia Greene Board of Realtors
92	Salvino	Sheena	Hudson Development Corporation
93	Sanborn	Stephen	RARE, Inc./dba The Two of Us Productions
94	Sawyer	Sean	The Olana Partnership
95	Sherwood	Robert	Kinderhook Bank
96	Snyder	Joan	Frog Hollow Consulting
97	Staggs	David	Pierro, Conner & Associates, LLC
98	Stalker	Doug	Photographer
99	Sterling	Sarah	Supervisor, City of Hudson
100	Stickles	Brian	Bank of Greene County
101	Stiffler	Ed	CEDC
102	Stone	Jeff	Kinderhook Bank
103	Sullivan	Tara	New York State Bridge Authority
104	Suttmeier	Maria	Superintendent, Hudson City School District
105	Tanner	Holly	Columbia County Clerk
106	Teasdale	Parry	The Independent
107	Thompson	Joyce	Board Member, Town of Taghkanic
108	Thurston	Ellen V	Resident, City of Hudson
109	Torrey	Marty	MJ Engineering and Land Surveying, PC
110	Trevellyan	Suzanne	Trevellyan.biz
111	Trevellyan	Robert	Trevellyan.biz
112	Tucker	Michael	CEDC/Tucker Strategies
113	Vanderlan	Christine	Columbia Land Conservancy
114	Vienni	Charlie	Resident, Town of Claverack
115	Vinciguerra	Mark	Columbia-Greene Media
116	Weckler	Chad	Hudson Summerfest
117	Weilbacker	Lisa	Historic Hudson
118	Wicker	Choppy	Lotus Energy
119	Wieland	Matthew	Law Office of Matthew A. Wieland
120	Wilber	Carol	CEDC
121	Will	Arnie	Empire State Development
122	Winch	Nate	NUBK
123	Zaik	Edward	AXA Advisors