

**MINUTES**  
**COLUMBIA COUNTY**  
**INDUSTRIAL DEVELOPMENT AGENCY**  
**Board Meeting**  
**Tuesday, October 2, 2018**  
**4303 Route 9**  
**Hudson, New York**

A regularly scheduled meeting of Columbia County Industrial Development Agency’s Board held at their offices located at 4303 Route 9, Hudson, NY 12534 on Tuesday, October 2, 2018. The meeting was called to order at 8:56am by Carmine Pierro, Chairman.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Board Member	Present	
Robert Galluscio	Treasurer	Present	
William Gerlach	Board Member	Present	
Brian Keeler	Board Member	Present	
Carmine Pierro	Chairman	Present	
Sidney 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	Excused	
Ed Stiffler	Economic Developer	Present	
Martha Lane	Business Development Specialist	Present	
Carol Wilber	Marketing Director	Excused	

**Minutes:** *Mr. Richter made a motion, seconded by Mr. Gerlach, to approve the minutes from August 7, 2018. Carried.*

**Treasurer’s Report, 2019 Budget:**

*Mr. Galluscio made a motion, seconded by Mr. Keeler to approve the Treasurer’s Report and the 2019 budget as recommended by the Finance Committee. Carried.*

**Default Mortgage Review:**

Mr. Tucker stated he had met with Mr. Harpis regarding the status of the property owned by Hudson River Valley Holdings, LLC. Mr. Harpis had requested a formal letter about the default be sent to both his partner and himself regarding the default. Mr. Tucker stated a letter outlining the default had been sent to Mr. Harpis and his partner, and a letter had also been sent to the principal of Limz Equipment. Mr. Tucker noted that none of the parties had yet responded and requested Mr. Guterman be involved.

Mr. Guterman stated he would draft a letter giving a firm time limit of 30 days after which a formal foreclosure would be commenced, if the Board agreed. Mr. Guterman also noted personal guarantees had

been executed in both cases. *Mr. Richter made a motion, seconded by Mr. Gerlach to authorize Mr. Guterman to send demand letters to the property owners in default if they fail to pay as well as take further action to collect the debt. Carried.*

**New Business:**

Mr. Tucker informed the Board a draft application and check had been received from Drumlin Fields Ventures LLC. He noted the numbers were very preliminary and would be adjusted in the final application. He stated he would be discussing the potential project with the IDA Bond Counsel in order to determine the impact of the ag exemption. Mr. Tucker noted there would be some limited retail included with the project and noted the project would be entitled to some benefits under 485-b. The board discussed PILOT length, expressing their discomfort with a length of over 10 years. Mr. Tucker stated he expected to call a special meeting before the scheduled December meeting.

*With no further business to discuss or public comment, a motion was made by Mr. Galluscio and seconded by Mr. Keeler. Carried. The meeting adjourned at 9:46am.*

*Respectfully submitted by Lisa Draushuk*