



**COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY MEETING NOTICE**

Please take notice that there will be a regular meeting of the Columbia County Industrial Development Agency and its Audit Committee held on March 18, 2019 at 8:30am at their offices at 4303 US Route 9, Hudson, NY 12534. This meeting will be held to consider all appropriate business brought before it. The meeting is open to the public.

Sarah Sterling  
Secretary  
Columbia County Industrial Development Agency  
Dated March 12, 2019

**IDA Board of Members Agenda**

**Members:**

Nina Fingar-Smith	Brian Keeler	Sarah Sterling
Bob Galluscio	Carmine Pierro	
William Gerlach	Sidney Richter	

1. Minutes, February 5, 2019\*
2. Administrative Director's Report
3. Audit Committee Report
  - a. 2018 Audited Financials and Required Communications\*
4. 2018 Confidential Board Evaluation\*
5. 2018 Draft PARIS Report\*
6. Drumlin Farms
7. Public Comments

**Attachments:**

Draft Minutes February 5, 2019  
2018 Draft Audited Financials and Required Communications  
2018 Draft PARIS Report

**DRAFT**

**MINUTES  
COLUMBIA COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY  
Board Meeting  
Tuesday, February 5, 2019  
4303 Route 9  
Hudson, New York**

The Annual meeting of Columbia County Industrial Development Agency Board held at their offices located at 4303 Route 9, Hudson, NY 12534 on Tuesday, February 5, 2019. The meeting was called to order at 8:50am by Carmine Pierro, Chairman.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Board Member	Present	
Robert Galluscio	Treasurer	Present	
William Gerlach	Board Member	Excused	
Brian Keeler	Board Member	Present	
Carmine Pierro	Board Member	Present	
Sidney 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	
Ed Stiffler	Economic Developer	Present	
Martha Lane	Business Development Specialist	Present	
Carol Wilber	Marketing Director	Present	
John Frishkopf.	Drumlin Field Ventures	Present	
Kathryn Schneider	Resident Town of Stuyvesant	Present	
Lee Jamison	Resident Town of Stuyvesant	Present	
Nancy Kiernan	Resident Town of Stuyvesant	Present	
Joyce Thompson	Resident Town of Taghkanic	Present	

**2019 Housekeeping Resolution:**

Mr. Pierro called for a motion to approve the 2019 Annual Housekeeping Resolution, explaining it outlined the appointments of the corporation's officers, attorney, accountants, administrative officer and staff, meeting schedule, corporate policies and procedures, bank and accounts, committee members, ethics and procurement officers. *With no questions, Mr. Galluscio made a motion, seconded by Ms. Fingar-Smith to recommend approval of the housekeeping resolution. Carried unanimously.*

Mr. Pierro called for a motion to approve the following items on the consent agenda.

*Governance Committee Report: Slate of Directors, 2019 Compliance Calendar, 2018 Discharged Duties  
December 4, 2018 meeting minutes  
Audit Committee Report: 2018 Internal Controls Statement, 2018 Discharged Duties  
Finance Committee Report: Treasurer's Report, 2018 Discharged Duties  
2018 Performance Goals Report  
2019 Mission and Measurements Report  
2018 Operations and Accomplishments*

*Mr. Keeler made a motion, seconded by Ms. Nina Fingar-Smith to approve the above items as a consent agenda. With no questions, the motion carried unanimously.*

**CEDC/IDA Contract:**

Mr. Tucker stated the contract remained the same as the previous year. He noted the contract covered the administrative and project work done by CEDC. *Mr. Gallusio made a motion, seconded by Ms. Fingar-Smith to approve contract as presented. Carried unanimously.*

**Drumlin Farms (Drumlin Field Ventures LLC, Drumlin Fields Land, LLC.):**

Mr. Keeler stated he would be abstaining from all discussion and votes on this project due to his role as Claverack Town Board member.

Mr. Pierro introduced John Frishkopf to the Board and asked him to give the Board an overview of the project. Mr. Frishkopf stated the end goal of the project was to produce a quality brandy from fruits grown on the property. The brandy would be distilled, aged and bottled on site. He stated the facility would be marketed as a destination, with product available to drink and buy on premises. He stated the property consisted of 182 acres of a former orchard of which nearly 100 acres would be used for fruit growing. He informed the board, local fruits would be purchased for the product, until the new plantings of trees and vines on the farm produce enough to supply the needs of the distillery.

Mr. Frishkopf stated three buildings were planned to house the distillery/tasting room, the winery/cidery and warehouse. He stated the business would be sustainable and as low impact on the environment as possible, utilizing integrated pest management and composting the processing waste. He stated planned investment totaled \$10,000,000 with anticipated future employment of 16-20 people. The 10 year plan goal is to produce 10,000 cases per year.

Mr. Guterman asked if all town approvals were currently in place. Mr. Frishkopf stated the project had received approvals. Ms. Sterling asked the timeframe for product ready for sale. Mr. Frishkopf stated he planned to open the doors in Spring 2020, but it would depend upon the harvest. He stated he would be purchasing local fruit for the first 5 years. He explained that several companies were involved in the project, including Drumlin Fields Land, LLC who owned the property outside the site of the planned buildings. Mr. Richter asked the timeframe for the loan finalization. Mr. Frishkopf estimated 60 days.

With no further questions, Mr. Guterman summarized the upcoming process. He stated the Board would hold a vote to accept the application, and pass an Inducement Resolution allowing the project to proceed to a public hearing and input from the relevant taxing jurisdictions. He stated the final step would be a final determination by the IDA Board.

Mr. Guterman outlined the benefits the IDA can provide.

- Exemption on mortgage recording tax (1.25%)
- Sales tax exemption on certain items. He noted due to the type of business, the amount of exemptions was unknown at the present time.
- PILOT (Payment In-Lieu Of Taxes)

He stated there were no final figures at this time noting the involvement of the agricultural exemptions complicated the determination of the benefits on this project. He noted by the public hearing a number of items would be much clearer.

Mr. Richter asked if the benefits would be extended to both companies. Mr. Guterman stated the Inducement Resolution had been written to cover both, noting one was a subsidiary company of the other. Mr. Frishkopf asked that the Inducement Resolution be corrected to reflect 16 jobs, a 20,800 square foot building and correct the true address of the project.

Mr. Pierro called for a motion to accept the application and approve the draft Inducement Resolution as corrected. *Mr. Richter made a motion, seconded by Ms. Fingar-Smith to approve the application as distributed and the corrected Inducement Resolution as discussed. The Motion carried with all in favor except Mr. Keeler who abstained from the vote.*

### **Administrative Director's Report:**

Mr. Tucker stated he was currently working on between eight and ten potential projects including several energy projects and the Hudson Valley Fish Farm. He noted all were in preliminary phases and he would keep the Board updated as he received further information.

### **Public Comment:**

Mr. Pierro addressed the public attendees, asking if they had any questions for the Board. Lee Jamison stated she, Nancy Kiernan and Kathryn Schneider were interested in gathering more information on the Wil-Roc project in the town of Stuyvesant. Mr. Guterman stated the IDA's role was not with the approvals at the town level. He noted the local approvals needed to be in place prior to IDA involvement.

*With no further business to discuss or public comment, a motion was made by Mr. Keeler and seconded by Ms. Fingar-Smith. Carried. The meeting adjourned at 9:31am.*

*Respectfully submitted by Lisa Draushuk*