



**MINUTES
COLUMBIA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
Board Meeting
Tuesday, December 4, 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, December 4, 2018. The meeting was called to order at 8:40am 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 | Chairman | Present | |
| Sidney Richter | Vice-Chairman | Excused | |
| 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 | |
| Matthew Cabral | Guterman, Shallo & Alford, PLLC | Present | |

Minutes: *Ms. Sterling made a motion, seconded by Mr. Keeler, to approve the minutes from October 2, 2018. Carried.*

Draft Audit Engagement Letter:

Mr. Galluscio made a motion, seconded by Ms. Fingar-Smith to approve the recommendation of the Audit Committee to retain Pattison, Koskey, Howe and Bucci CPA’s to do the 2018 audit at the agreed upon price of \$7,950. Carried.

Inactive Account:

Mr. Galluscio made a motion seconded by Mr. Keeler to approve the closing of the savings account and the transfer of the funds into the checking account. Carried.

Treasurer’s Report:

Ms. Sterling made a motion, seconded by Mr. Galluscio to approve the Treasurer’s Report as recommended by the Finance Committee. Carried.

Default Mortgage Review:

Hudson River Valley Holdings, LLC:

Mr. Tucker stated he had met with Mr. Harpis and Mr. Kusewich regarding the status of the property owned by Hudson River Valley Holdings, LLC. He stated an engineer had been hired to do a site plan in anticipation of a presentation to the Planning Board. He stated he wished to grant a one year extension on the land development, with the understanding that after 1 year, the payment for the property would include a 7% penalty payment. *Mr. Galluscio made a motion, seconded by Ms. Sterling to approve the 1 year extension with the 7% penalty. Carried with the exception of Mr. Keeler, who recused himself due to a personal relationship with one of the principals.* Mr. Guterman stated he would modify the mortgage to reflect the changes approved by the board.

Limz Group, LLC:

Mr. Tucker stated he had met with the Mr. Earner, who had purchased the property with the intention of building a space for rehabbing woodworking equipment and establishing a showroom. Mr. Earner had agreed to obtain a site plan by approximately 3/31/19, to obtain the needed permits and to have a building up by 9/30/19. If those deadlines were not met the penalty would be applied. *Mr. Keeler made a motion, seconded by Ms. Sterling to approve the timeline and penalty. Carried.* Mr. Guterman stated he would modify the mortgage to reflect the discussion and changes outlined by the board.

Drumlin Fields:

Mr. Tucker stated the principals were still working on the project and anticipated bringing it to the IDA's next meeting. He noted they were still discussing the option of using the IDA for the project.

Possible New Projects:

Mr. Tucker stated he had been discussing potential IDA benefits with a digester project and several solar projects. He noted there were several issues regarding PILOTs which needed to be addressed on these types of projects. He stated he would keep the IDA informed.

With no further business to discuss or public comment, a motion was made by Ms. Sterling and seconded by Mr. Galluscio. Carried. The meeting adjourned at 9:10am.

Respectfully submitted by Lisa Draushuk