

DRAFT

**MINUTES
COLUMBIA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
Board Meeting
Tuesday, June 4, 2019
4303 Route 9
Hudson, New York**

The regular meeting of Columbia County Industrial Development Agency Board held at their offices located at 4303 Route 9, Hudson, NY 12534 on Tuesday, June 4, 2019. The meeting was called to order at 8:45am by Carmine Pierro, Chairman.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Board Member	Excused	
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	
Kayla Duntz	Intern	Present	

Minutes:

Mr. Richter made a motion, seconded by Mr. Galluscio to recommend approval of the March 18, 2019 minutes as presented. Carried unanimously.

Minutes Public Hearing April 15, 2019:

Ms. Sterling made a motion, seconded by Mr. Keeler to approve the public hearing minutes of April 15, 2019 as presented. Carried.

Administrative Director's Report:

Mr. Tucker stated he had received a call from housing developer who had constructed the Apple Meadows units. The developer expressed interest in developing market rate units in the area. He scheduled a meeting with Mr. Tucker on June 11th to discuss the project. Mr. Tucker noted he continued to meet with the various officials regarding housing. He stated he had toured the newest

housing unit off Joslen Road which contained units set aside for resident utilizing the on-site mental health resources. He stated Mr. Stiffler was currently working on a potential low income housing unit. He informed the board he was also in contact with a developer who was interested in siting single family homes on 50 acres in Claverack. He noted the selling price per unit ranged from \$140,000 - \$200,000. He stated he would be compiling a list of developers of six plus unit complexes. He felt those would be the likeliest developers to build additional units in the County.

Mr. Tucker noted CEDC had approved a \$200,000 loan to HDC to be used for the purchase of the CSX parcel. He outlined the history of the request.

Mr. Pierro informed the Board the IDA had received a letter from the NYS Senate Investigations and Government Operations Committee requesting a response to seven pages of questions by June 28, 2019. Mr. Tucker stated Mrs. Drahushuk was currently compiling the information for the request.

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

Mr. Tucker informed the Board that Drumlin's application for a CDBG grant had been approved. He noted the project was currently working through issues with financing and electrical service. Mr. Tucker reviewed the updated cost benefit analysis with the Board. He anticipated the project on the agenda in August for a final vote, noting a special meeting could be called earlier if the client requested an earlier date.

Finance Committee:

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.

With no further business and no public in attendance, Ms. Sterling made a motion, seconded by Mr. Richter to adjourn the meeting. Carried. The meeting adjourned at 9:12am

Respectfully submitted by Lisa Drahushuk