

**HUDSON DEVELOPMENT CORP
SPECIAL BOARD OF DIRECTOR'S MEETING
JANUARY 18, 2012 – 1:00 PM
CITY HALL - HUDSON, NY**

PRESENT

Don Moore
Seth Rapport, President
Lori Selden
William Hallenbeck, Mayor
Carmine Pierro
Victor Mendolia
Ohrine Stewart

ABSENT

Steven Anderson

ALSO PRESENT

Cheryl Roberts, HDC Attorney
Sheena Salvino, Executive Director
John Duchessi, TGW Consulting
Mary Rembach, Executive Assistant

The meeting was called to order at 1:03 pm by Sheena Salvino.

The purpose of the meeting is to consider the sale of three properties 109.008-01-58, 109.008-01-59 and 109.008-01-57.2 and to consider the environmental impacts, if any, of this sale.

Seth Rapport stated we are making sure we comply with SEQRA rules and we are here to review and decide on the terms of the sale and to clarify which parcels are being sold.

The short environmental form has been completed. Rob Kalin raised the issue about the parcel across the street from the River Loft building (109.008-01-57.2 and Rob's impression was that it was included in the price of \$250,000. Don and Seth feel this was not part of the discussion and should not be part of the sale. There was a separate appraisal for this property.

Cheryl Roberts and Virginia Benedict opined on stipulations to be put in place that require Mr. Kalin to complete the upgrades to the property he has promised and that he not take the property off the public tax roles within a certain period of time in keeping with HDC's mission statement. They have suggested five years.

If he doesn't comply with conditions we would put a lien on the property in the form of a debt that is forgivable. (\$50,000)

Discussion ensued about requiring a bond vs. a lien on the property.

Kalin's latest communication states he is willing to proceed with buying only parcel 1 which includes properties 109.008-01-58 and 109.008-01-59 at 59 N. Front Street.

MOTION by Don Moore, seconded by Mayor Hallenbeck to enter Executive Session at 1:20 pm to discuss details of the sale. All in Favor.

MOTION by Mayor Hallenbeck, seconded by Don Moore to come out of Executive Session at 1:45 pm. All in favor.

Cheryl passed out the completed Short Environmental Assessment Form for the Board to review and sign if all agree. (To be made a part of these minutes)

Don Moore introduced a **RESOLUTION**, seconded by Seth Rapport authorizing the sale of two parcels of land located at 59 N. Front Street, Hudson, NY.

Vote on the Resolution:

Don Moore – aye
Seth Rapport – aye
Victor Mendolia – aye
Mayor William Hallenbeck – aye
Carmine Pierro - aye
Lori Selden – aye
Ohrine Stewart – aye

All in favor – RESOLUTION passed and made a part of these minutes.

MOTION by Mayor Hallenbeck, seconded Don Moore to adjourn. All in favor –

The meeting was adjourned 1:55 pm

Respectfully submitted,

Mary Rembach
Executive Assistant