

**HUDSON DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
APRIL 25, 2012
1 NORTH FRONT STREET, HUDSON, NY**

PRESENT

Mayor Hallenbeck
Carmine Pierro
Perry Lasher
Don Moore
Victor Mendolia
Lori Selden
Seth Rapport
Ohrine Stewart

ABSENT

Steven Anderson

GUESTS

Dr. Maeve Powlick
Supervisor William Hughes

ALSO PRESENT

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

The meeting was called to order at 12:05 by Sheena Salvino.

Sheena welcomed new board member Perry Lasher and gave him a new board member packet including the required ABO Acknowledgement of Fiduciary paperwork. Sheena reminded any Board members who had not completed the ABO training to do so.

APPROVAL OF MINUTES

Minutes had been sent out previously for review. Lori mentioned a minor correction regarding committee meetings. "Holding committee meetings before the regular meetings was a suggestion and not agreed to by the Board."

MOTION by Victor Mendolia, seconded by Lori Selden to accept the March 28, 2012 minutes as corrected. All in favor. **MOTION passed.**

FINANCIAL STATEMENTS

Mary and Seth reviewed the profit and loss statements for new Board Member Perry Lasher.

Total cash & savings - \$564,000.

OLD BUSINESS

At this time Sheena asked Cheryl Roberts to address the Board so she did not have to stay for the entire meeting.

Cheryl had two issues for the Board. Regarding the Washington Hose/Hoosick Valley settlement, HDC was ready to pay on the settlement. The painter is owed \$10,000 by Hoosick Valley. The day we were to pay Hoosick Valley, the painter put the lien on the city funds owed to Washington Hose. Cheryl has just been advised the lien amount has been bonded off. The check is still being held. Cheryl wants Hoosick Valley's attorney to provide us assurance in writing that we will not be charged any legal fees from any suit between HVC and the painter.

Item 2 - Frontier Chemical Site- Cheryl recommends we take the deal for \$2,000.

MOTION by Perry Lasher, seconded by Don Moore to pay \$2,000 to Frontier Chemical Royal Avenue Remediation Fund to be held in trust for the remediation of a site where a subcontractor of the City dumped oil many years ago. All in favor. **MOTION passed.**

At this time Cheryl Roberts was excused from the meeting.

Carmine Pierro (Cappy) suggested we consider setting a price for the sale of the KAZ warehouse property. He suggested that the sale require the purchaser to take down the building for salvage as well as do the asbestos abatement as part of the sale agreement. Seth wondered if the property would be more saleable with the building removed. Cappy said the pad and steel frame are in excellent condition. Discussion continued about perhaps doing the asbestos abatement ourselves and then selling the property with the building's shell in tact.

NEW BUSINESS

Sheena introduced Dr. Maeve Powlick, Developmental Economist. She gave a brief background indicating her interest, study of and involvement with children and adolescents in community development. She reported that Hudson City School District was the recipient of the Promise Neighborhoods grant focused on education.

Dr. Powlick reported that there are 2 related grants HDC should look to apply for - Choice Neighborhoods Grant and the Byrne JAG Grant. She recommended that the Board position themselves to apply for the 2013 round. To do so, she recommended HDC partner with a private developer to strengthen the application. Supervisor Hughes interjected that a private developer had done an extensive study and would be interested in partnering if the opportunity presented itself. She stated that if HDC wants Candice LaRue & Associates to write the Choice Neighborhood Grant, she must start by July 1st, 2012 to be completed by July 2013. The Board expressed interest in pursuing the grant and would consider a proposal submitted by Candice LaRue & Associates.

The Byrne criminal justice grant is due 6/7/12. The Board expressed interest in pursuing

the Byrne JAG grant. Dr. Powlick estimated their cost to write the grant application would be approx. \$5,000. She stated that she could complete the grant application in the given time. HDC would act as the lead/fiscal agent for the grant.

With no further business for discussion, Maeve was thanked and dismissed from the meeting.

MOTION by Victor, seconded by Ohrine to hire Candice LaRue and Associates to write the Byrne Criminal Grant application for HDC.

All in favor. **MOTION** passed.

EXECUTIVE DIRECTOR REPORT

Sheena mentioned our by-laws needed to be reviewed and updated in accordance with the ABO recommendations. She asked if the governance committee wanted to meet prior to the next meeting- in lieu of a governance committee meeting. Don and Victor volunteered to help draft the bylaws.

Marketing - Sheena thanked Victor for installing the WiFi, however reported that the device kept resetting our Internet service. She stated that the IT person suggested keeping with Apple products to provide wifi. Sheena will look into possible alternatives. Victor said that the City is working on having free public wifi in all of the parks.

The website is in progress. Sheena is working on Maps of all of the City's businesses and services.

Walking Brochure update. HDC has the back cover as the biggest supporter. She asked the Board what they would like to add on the back cover. The Board agreed that the Marketing committee will come up with something for it.

Sheena reported that the brochure would be out by Memorial Day. Lori also added that local business Pro Printers will give us a competitive bid.

KAZ lease - Sheena will mark up the old lease and have Cheryl do a quick review and approval.

HDC properties - Sheena reported that to get the properties removed from our policy, HDC must supply evidence of the transfer of ownership. Seth can get copies if we send him the property #'s. Sheena to follow up.

Wayfinding - Sheena stated that she is taking the lead as project manager for a wayfinding project born out of the Hudson Business Coalition. She is working to fully develop the project and will have a draft for the Board to review. She is working on this with TGW to prepare for CFA. The project will include entry signs, kiosks, a walking brochure and a mobile app.

TGW CONSULTING REPORT

Duke gave a brief report to the Board. We are working on the request of the extension for the Sr. Center addition. The wastewater treatment plant (CDBG 08) findings have all been satisfied.

REQUESTS FOR SUPPORT

Music Fest requested \$5,000. They indicated they would be interested in advertising support. **MOTION** by Don Moore, seconded by Lori Selden to donate \$250 in cash and \$250 in advertising. All in favor. **MOTION passed.**

Request from Hudson Pride Foundation - They are requesting \$1500. Last year they received \$500 in support. The Board agreed that this event brings many to the city. Perry Lasher made a **MOTION** to provide \$1000 in financial support and \$500 in advertising support to Hudson Pride Foundation, seconded by Victor Mendolia. All in favor. **MOTION passed.**

WGXC Radio Advertising - **MOTION** by Lori Selden, seconded by Ohrine Stewart to take the 3 month underwriting package for \$650. Seven in favor. Victor Mendolia abstained. **MOTION passed.**

ADJOURNMENT

With no more business before the Board a **MOTION** to adjourn was made by Victor Mendolia, seconded by Don Moore. All in favor.

The meeting was adjourned 2:15.

Respectfully submitted,

Mary Rembach
Executive Assistant