

**HUDSON DEVELOPMENT CORPORATION  
BOARD OF DIRECTOR'S MEETING  
MAY 23, 2012  
1 NORTH FRONT STREET,  
HUDSON, NEW YORK**

**Present**

William Hallenbeck, Jr., Mayor  
Carmine Pierro  
Lori Selden  
Perry Lasher  
Steven Anderson  
Seth Rapport, President  
Ohrine Stewart  
Don Moore  
Victor Mendolia

**Also Present**

Sheena Salvino, Executive Director  
John Duchessi, TGW Consulting  
Mary Rembach, Executive Assistant

**Guests**

Dimitri Rakopoulos, Phoenix Hudson  
Manufacturing, LLC

The meeting was called to order at 12:16 by Sheena Salvino.

Sheena introduced Dimitri Rakopoulos of Phonenix Hudson Manufacturing, LLC. Dimitri's partners John Tonelli and Peter Stavropoulos were conferenced by phone. Peter and John were not able to make the meeting due to a miscommunication regarding the date. Dmitri was here to make the full presentation. They would like to buy KAZ warehouse and set up a manufacturing facility to produce plastic netting. 25 people to be employed which includes support staff and production people.

Mayor said the City appreciates their consideration of Hudson as a location. Mayor thanked all three of the men.

**EXECUTIVE DIRECTOR'S REPORT**

Ohrine, Victor and the Mayor were reminded to take the ABO training. 6/6 and 6/22 are available. Sheena advised the Board they need to start reviewing PARIS reports before they are posted to the PARIS website. Whistleblower policy and Code of ethics policy are needed. Sheena will send them to Board for review.

Sheena passed out Board Goals for review and asked board members to get back to her so she can post them on the ABO site and website.

By-laws need to be amended to include three new committees. Sheena has drafted the language for these committees.

MOTION by Don Moore, seconded by Perry Lasher to accept the amendments to the HDC by-laws with technical and proofreading adjustments. All in favor, MOTION passed.

Marketing-Lori and Sheena met - reviewed guide for giving.  
Sheena will submit to all Board members for review.

Internship program. Sheena drafted a document for an unpaid intern.  
Website - we need photos and bios. Please email to Sheena or Mary.

Walking brochure will be out next weekend.

Insured properties - we got a list of those we own from the assessor.

### **APPROVAL OF MINUTES**

The minutes of the April 25, 2012 minutes were corrected to William Hughes, Supervisor throughout, corrected from William Hughes, Alderman.

MOTION by Victor Mendolia, 2nd by Perry Lasher to accept the minutes of April 25, 2012, as corrected. All in favor. MOTION PASSED.

Discussion then took place regarding the highest and best use of the KAZ building. The building zoning is an insurmountable zoning conflict as the city has just passed the zoning amendments making the KAZ property special residential/commercial from the former Industrial.

Sheena asked if there were other suggestions for locations for the Phoenix Hudson Group from the Board and if there is potential for redirecting them to the Empire State Development Corporation.

The conversation then turned to developing a template that would outline what HDC envisions for the KAZ building as well as aligning that vision with the new LWRP.

Update on DOJ grant – Sheena had her first meeting with the steering committee.

We have submitted a request to change the existing contract with Candice LaRue Associates to omit Part 2 of the contract that outlines services for the Choice Neighborhood Grant.

Sheena then reported she and Duke have been working on the CFA and she then asked Duke to speak about it.

Duke said that he was working on closing old grants from 2002 and he was also working on the way finding grant as well as the Water Service Grant with Rob Perry.

### **OLD BUSINESS**

none

## **NEW BUSINESS**

ArtsWalk - requested \$2500. Tabled

Operation Unite- Black Arts Festival to promote family - \$1,000

MOTION by Victor Mendolia to donate \$1,000., seconded by Don Moore. All in favor,  
MOTION passed.

Taste of Hudson-Belo 3rd – Requested \$500.

MOTION by Don Moore, seconded by Victor Mendolia to donate \$500 and \$250 in advertising dollars.  
All in favor. MOTION PASSED.

## **ADJOURNMENT**

MOTION to adjourn by Ohrine Stewart, seconded by Victor Mendolia. All in favor.  
MOTION passed.

The meeting was adjourned at 2:20 p.m.