

**HUDSON DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
OCTOBER 24, 2012
1 NORTH FRONT STREET, HUDSON, NY**

PRESENT

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

ALSO PRESENT

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

Sheena Salvino called the meeting to order at 12:08 pm.

Sheena advised the Board she had received two offers for the lot located at 58 North Front Street. That is the vacant land across the street from the Riverloft building.

Craftech Industries offered \$10,000 and Rob Kalin offered \$30,000. The lot is not buildable due to permanent easements for water lines.

Discussion followed.

Sheena explained Craftech wants the property for a setback that may be needed if they build on their property.

Rob Kalin wants the land for parking.

The Board feels the property is worth \$50,000 so we will not accept either offer at this time.

MOTION by Perry Lasher, seconded by Lori Selden to go back to both parties stating the Board will not consider an offer of less than \$50,000. for the 58 N. Front St. land. Eight members in favor. Carmine Pierro opposed. **MOTION** passed.

APPROVAL OF MINTUES

The minutes of the July 25, 2012 and September 27, 2012 meetings had been sent to all Board Members previously.

MOTION by Steven Anderson to accept the minutes of July 25, 2012 as written. Seconded by Orhine Stewart. All in favor. **MOTON** passed.

MOTION by Perry Lasher, seconded by Lori Selden to accept the minutes of September 27, 2012 as written. All in favor. **MOTION** passed

FINANCIAL STATEMENTS

Mary Rembach reviewed the financial statements for fiscal year ended September 30, 2012.

She noted on the Profit and Loss HDC showed a net gain of \$131,820. due primarily to the sale of the Riverloft property.

On the Balance Sheet – Restricted Funds total \$584.46, Unrestricted Funds - \$444,281 petty cash -\$100. Total in cash and savings of \$444,965.

MOTION by Perry Lasher, seconded by Steven Anderson to accept the financial report. All in favor. **MOTION** passed.

EXECUTIVE DIRECTOR'S REPORT

Sheena noted the next open ABO training session is Dec 12th.

She asked the Board to think about how they wanted the advertising budget allocated for the coming year and she would like to address that at the next regular meeting or have a special budget meeting.

Walking Guide – For those members who were absent Sheena stated HDC allocated \$1,000 for the 2nd printing of the walking guide at the last meeting.

ArtPlace in America - Sheena would like to repurpose our way finding grant to apply for the ArtPlace grant. She suggested using local artist and promoter, Andrew Nelson of Down in the Valley Promotions. All Board Members agreed.

Sheena asked the Board members if they would agree to moving our monthly meeting time to 2:00 pm. It was agreed. It was also agreed to cancel the November 28th and December 26th meetings and hold a meeting on December 5th at 2:00 pm due to the holidays.

Sheena met with Board and Staff at the Hudson City Daycare. She has been helping them to develop a plan for improving the daycare center. She has developed an outline to get them to begin thinking about a five and ten-year plan.

KAZ - Richard Cohen called again to ask if the Board had given any thought to allowing him to take down the KAZ building in exchange for the materials that would be removed.

Brian Dykeman has been calling about Dunn Building. Sheena has directed him to the City but continues to provide him with information and resources as needed.

Ohrine Stewart asked if Ken Flood had forwarded HDC the list he had of available area jobs. Sheena said he had not, but she would remind him.

TGW CONSULTING REPORT

Duke said the bids for the Senior Center have come back extremely high. \$300,000-\$400,000 over budget. He is looking into why this happened and will have more information on Friday.

Infrastructure needs - submitted a Safe Routes To School grant to go along Joslen Boulevard that will make connections with the bike path.

Dunn Bldg. -An existing DOS grant has been repurposed. The grant money will be used to do a Market Study for the Dunn Property and adjoining parcels.

Foster Refrigeration site - EPA has announced \$200,000 for remediation of Foster site. Slight match by City of 20%. Duke thinks we may be able to get some hardship funding for that. Public hearings are coming up shortly. Some remediation was done 8-9 years ago on the above ground contamination. We need \$200,000 to finish the above ground cleanup. Underground cleanup will cost approx \$1,000,000.

CFA has become complicated. Duke will be running some workshops.

Ohrine asked about Promise Neighborhood Grant - Sheena told her it was denied.

Lori asked whether we need someone to come in and work on finishing up the website to get it up and running.

MOTION by Perry Lasher, seconded by Victor Mendolia to allocate \$2,000 for getting the website up and running with Sheena authorized to disburse the funds as needed. All in favor. **MOTION** passed.

ADJOURNMENT

MOTION By Steven Anderson, seconded by Victor Mendolia to adjourn. **MOTION** passed

The meeting was adjourned at 1:30 pm