

**HUDSON DEVELOPMENT CORPORATION  
BOARD MEETING  
WEDNESDAY, August 27, 2014  
1 NORTH FRONT STREET**

PRESENT:

Don Moore  
Ohrine Stewart  
Perry Lasher  
Bart Delaney  
Christine Jones  
Mayor Hallenbeck  
Duncan Calhoun  
Eileen Halloran

ABSENT:

STAFF:

Sheena Salvino  
Branda Maholtz

AUDIENCE:

John Duchessi  
Nicole Vidor

1. CALL TO ORDER

The Executive Director called the meeting to order at 12:03 PM.

2. EXECUTIVE DIRECTOR & TGW REPORT

Sheena begins the meeting by providing updates on projects that are managed by HCDPA:

--Dunn RFP Issued/Posted for six weeks. Sheena has met with five individual firms on the project.

--CW Park is almost complete. She will schedule time with DPW to install the remaining equipment and is waiting for two quotes for lighting a solar lighting panel option and a LED light option. (Pilot project for City);

--ADA Kayak Launch- Staff is waiting for a written recommendations MEMO from HRVG which will indicate that it is more practical and safe to locate the project at waterfront park. Staff is also obtaining quotes from vendors to move the project along.

--7<sup>th</sup> Street Park/Square- Initial analysis and concept plan has been presented twice;

Staff will survey the community until October 1st and have data collection complete on October 10. The purpose is to give City Administrators an idea of what the community would like to see happen at the site and potentially help prioritize projects.

Sheena says that HDC has been invoiced for services relating to the preparation of the grant application and presentation of materials from Pneumastudia. The invoice is for \$8K. Sheena asks if the City would be amenable to splitting the cost of this work as the application was made by the City.

Don agrees that it's appropriate for the city to split this cost.

Eileen asks for clarification as she thought the services were pro-bono.

Sheena explains that she asked for a quote after the fact because the work she did to prepare the application was substantial and didn't want her to go uncompensated.

Don agrees. He states that this was the case in the past: HDC hired a specialized outside consultant to prepare specifications for an application.

Sheena also clarifies that we will not receive any other invoices unless we enter into a contract with her.

Chris asks if for the application process, the City should have had an RFP for the Park analysis.

Don states that this was the actual first phase to start the process to start with a plan. It was made clear that the landscape architect's proposal is not the plan, but the purpose of the grant is to come up with a plan. If we do receive funds, then we do an RFP.

Duncan opines that HDC, as public relations agents, have to be prepared to explain to the community that if we don't get the money, the plans for the park are null. Duncan continues that he feels that everyone might think that we dropped the ball, but we didn't.

Sheena suggests that the process will continue, where HDC can and will continue to facilitate informal meetings and dialogue to perhaps develop a set of manageable phases for the rehab of the park based on what the community wants.

On to HDC Projects, Sheena states that the Environmental Checklist is almost complete --Day Care- To develop Bid/Spec Language.

Intend to have the roof repairs done before the winter months.

--Waterfront: Transportation & Sustainability\*

September 18, Economic Development Meeting, 30 min

Presented by Barton & Lougudice to discuss and present transportation and sustainability projects as they pertain to Hudson.

Noteworthy meetings:

--Capital Region Creative Economy focus group is reconvening to discuss preliminary recommendations, implementation and next steps.

Duke states that the city has taken the initiative to look at the costs associated with Ferry Street bridge and looking for funding, In addition, they believe they will need to work with county on transportation.

### 3. NEW BUSINESS

Sheena reports on the following priorities and plans.

#### a) 2015 Project Priorities

Planning and Development Meeting w/ the Committee to set priorities for the agency so that team/community input, development and planning can occur over a longer time-horizon to ensure that we are properly engaging the necessary stake holders.

Sheena states that she thinks we all understand the inherent challenges of planning in Hudson: polarity of past & present; individual v. community; government v. citizen often times it yields uncertainty and disagreement, but HDC has been positioning itself as transparent and engaging. It is staff's goal to fix attention on the future of the community.

Waterfront Master Planning and Dunn warehouse RFP is a major priority.

The Mayor asks about communication with Brian Dikeman and his partner and how they were very successful in NYC and although the Mayor was in contact with him, he wondered if anyone on the board had heard from them about an offer for the Dunn Warehouse previously. Don Moore recalls that they may have sent marketing plans, but not business plans and that we were open to talking to them. The board agrees that they took their conversations with this group seriously and do not recall an actual offer being made for the purchase of the Dunn warehouse.

Sheena invites an open discussion topic Oakdale and Underhill master plan as initially brought up by Bart Delaney.

The board discusses a potential master plan for Oakdale and Underhill, Bart opines that this area could be an economic development opportunity given the park land could bring younger families and housing. Bart suggests that the walking path, if successful, could then go to Underhill. The board agrees that this park has been on-topic for many people recently.

Mayor Hallenbeck suggests to the board that we keep in mind that trails will need to be maintained and that the park will become an insurable piece of property,

Don opines that the community would be happier with a better realized park, and we should also consider varied types of designated park activities, maintenance, upkeep. Don states that if we are going to improve quality of life in the city, we will may need to consider

committee for Parks.

Bart points out that Oakdale is currently under the jurisdiction of the youth and tourism board.

Don asks the board if anyone knows how much of the land around Underhill does the city own, as there are also lake front properties. Eileen confirms that there are lake front properties, but she is unsure of what city land is around the lake without consulting the tax maps.

Duncan opines the feasibility of the city government if they encapsulate parks into a separate entity or private sector/conservancy similar to some of the larger parks in NYC ,where the support funds for major parks come from the private sector and private fundraising.

Chris mentions a similar type of program in Catskill where a group is responsible for fundraising through names on bricks, and also maintains plantings on the main street.

There is much potential in a Waterfront to Bay Project.

Sheena states that HDC can Partner with CLC to connect Promenade w/ CLC Plan which enables citizens and especially tourists access to hiking and green space. She said that she and CLC Staff would be looking to develop a plan to have access from the Hudson Terrace through to the old Fugary area with a walking trail connection to landfill. As the city already has an easement, the addition of a few feet from Hudson Terrace would easily make this project a reality. Eileen points out that she may have a contact at Evergreen that might be able to assist. Sheena states this might be a good project for TAP [Transportation Alternatives Programs].

b) Mrs. Greenthumbs, fiscal agency

Ellen Thurston asked that the HDC become the fiscal agent for the Mrs/ Greenthumbs program. They have collected \$700.

Duncan suggests that we require a mission statement and plan of action to make sure that it's consistent with our mission statement. He also asks Kristal to come up with boilerplate language to use in the future.

The board discusses the fiscal agency position to make sure everyone is clear. The board decided to vote officially on the Mrs. Greenthumbs at the next meeting after they receive the mission statement.

#### 4. OLD BUSINESS

##### a) Bylaw Review:

Kristal has reviewed and updated bylaws to include several new clauses. We will be working to integrate the important parts from the handbook to the bylaws.

Kristal briefly covers some of the suggested changes that the board will see. Noting qualifications for the board of directors: age, no discriminations; no one compensated, but can be reimbursed for reasonable expenses; duty of loyalty, conflict of interest; as well as a dissolution clause; and, added non-for-profit law, required 2/3rds vote.

Sheena states that a new Google doc link will be sent to the board and reiterates that the committee as a whole is responsible.

##### b) Hudson Islamic Center

Sheena states that she has received appraisals for the property in question from the HIC. The board discusses that they had talked about a negotiated average between the two appraisals. FMV is \$20K, we can extend that offer to buy outright, or go to public auction in a sealed bid. The board ponders a minimum bid of \$8K to cover legal fees.

Don asks if there was an offer already.

Sheena states that the HIC has a \$3k offer on the table.

Kristal suggests that the HDC might be seen as favoring a religion; from the federal level the ACLU could challenge because of discrimination. Even though the community component is there, there is also an exclusion in the center in areas for women, or for community members that are not Islamic.

The board discusses whether a public auction would be more beneficial.

Duncan addresses the HIC members present and asks if we would hurt your fundraising efforts by delaying. The HIC members present state that we would not.

Duncan MOTIONS to move to an executive discussion at 1:03 PM.

Bart Seconds. All in Favor. MOTION PASSED.

Bart MOTIONS to leave executive session at 1:15 PM, Duncan Seconds. All in Favor. MOTION PASSED.

Chris MOTIONS to reject HIC offer of \$3K, reserve right to counter offer pending legal review. Bart Seconds. All in Favor. MOTION PASSED.

Nicole Vidor is interested in joining the board.

She provides a formal introduction to the board. She states that she lives on Allen St, lived in Hudson for 12 years, works in real estate, life coach, involved deeply in the community,

has been a volunteer for 9 years with the Hudson Day Care, sponsored basketball team at Oakdale. She comments that she was very interested in everything that was brought up today, that she care deeply about development and especially the park and private fundraising for parks,. She closes by saying that Hudson means a lot to her and bringing everyone together means a lot to her. The board thanked her and stated that they look forward to application

## 5. FINANCIAL REPORT

Branda reports on a slower month of July and points out that the financial statements are very similar to the previous month with the addition of the 8K that is still on hold for the 7<sup>th</sup> Street Park.

Branda states that forensic investigation into the reimbursements for 2013 are still ongoing, but are almost complete.

Eileen and Branda intended to meet in the next month to make sure the new treasurer is informed.

## 6. MINUTES

a) Approval of July 2014 Financial Statements

Perry MOTIONS to Accept. Bart Seconds. ALL IN FAVOR. MOTION PASSED.

a) Approval of July 2014 Minutes

MOTION to approve with amendment by Perry. Second Bart. All in Favor. MOTION PASSED.

## 7. ADJOURNMENT

MOTION to adjourn 1:30 PM by Perry. Seconded by Bart. ALL IN FAVOR. MOTION PASSED.