

**HUDSON DEVELOPMENT CORPORATION
BOARD MEETING
WEDNESDAY, December 3, 2014
1 NORTH FRONT STREET**

PRESENT:

Don Moore
Ohrine Stewart
Bart Delaney
Mayor Hallenbeck
Eileen Halloran

ABSENT:

Perry Lasher
Christine Jones
Duncan Calhoun

STAFF:

Sheena Salvino
Branda Maholtz

AUDIENCE:

John Duchessi
Kristal Heinz

1. CALL TO ORDER

The Executive Director called the meeting to order at 12:10 PM.

2. EXECUTIVE DIRECTOR & TGW REPORT

Sheena updates the board on current projects and activities, beginning with the Out of School Time (Action Team.) The team has proposed a memorandum of understanding for commitment. The board briefly discusses the team and desires an overview meeting (Americorp contingent specifically) to understand the goals and success from the larger group before signing document.

Sheena met with MAI (Marina Abramovich Institute) Representatives to communicate about where they are in planning and funding. The representatives referenced that 31 million is where the budget is now during the informal meeting. Sheena sent them some creative economy information and asked them to reach out again when they have phased plan of action.

The Berkshire Taconic Foundation is offering leadership training workshops. Sheena requests the board's participation with staff and 2 board members to attend. The commitment is 5 Tuesdays, with programming focused on capacity building for staff. There is a grant to apply for as well. Don volunteered to be a participant; Duncan mentioned he would attend as well in non-meeting conversation with Sheena.

Open project update:

Dunn selection committee meeting on Thursday, December 4th, to choose firm to enter into contract.

Kayak-- Sought amendment to move the location back to the waterfront from North Bay Area. We are currently waiting for approval and extension, with plans to install in Spring 2015.

CW Park--received email from Lotus, and equipment will be here in 10 days, then plan to install.

Day Care--environmental checklist approved, bid for roof repair, developing language for the rest, DPW tarped roof, cannot risk completing roof in cold climate as it would void warranties.

7th Street Park/Hudson Opera House—still waiting for response, December 10th.

Ohrine inquires about the Day Care project and whether the Day Care will need to relocate and expressed concern about paying more money for work to be completed on non-business hours. HDC intends to assist in helping the Day Care relocate temporarily so that work can be completely more quickly. The board discusses potential temporary venues, including St. Mary's or the Elks Club location.

3. NEW BUSINESS

a) Business Climate Survey: Survey has been distributed and is open for participation through the new year. Intention is to gather data and understand the needs of the business community and the larger creative economy in Hudson.

b) New Board Applicant: Tandra Dillon has applied and the board would like to meet her at the next meeting.

4. OLD BUSINESS

a) Resolution: Hudson Islamic Center: Resolution to sell the property is before the board. The HIC has offered \$20,000 in writing, which is also the FMV for the property. Charles Foote, on behalf of HIC submitted written proposal to purchase 25-27 North Front Street.

Don MOTIONS to approve the resolution. Ohrine SECONDS. All in Favor. MOTION PASSED.

Mayor Hallenbeck opens discussion by saying that his position has been to support what has become over the years a large contingency of individuals in the Hudson Community. The Mayor seeks to verify that there is no legal way to deviate from the FMV price. Legal council explain the process and legality of the previous improper transfer/sale of land, and verifies legal procedure for HDC.

Eileen inquires if we should have more of the board present to vote and both Don and Sheena verify that they are aware of both Duncan and Chris's being in favor of voting to sell the property.

Eileen opines about the possibility of developing a process for how we sell property, how to contact, get process going, etc. learn from this situation and at least come out of it with a policy that makes it clear.

Sheena clarifies that there are already policies in place visa public authority, we can create a our own if need be, but this situation involves religious institution. Don also states that the Board has have had a careful application of the guidelines in the past, and that the procedure has been established.

The Board votes:

Four members of the board in favor, and one nay from Eileen. MOTION TO SELL THE PROPERTY IS PASSED.

B) The 2015 Walking Guide is finished and will be distributed for Winterwalk. Cost is \$14K for 40K prints, Staff raised \$8K, with a total of \$6K born by HDC. There has been an offer for \$700 to have guide placement at Thruway rest areas. Sheena will inquire more about this possibility for advertisement.

5. FINANCIAL REPORT

a) Approval of November 2014 Financial Statements

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

6. MINUTES

a) Approval of August 2014 Minutes

MOTION to accept by Ohrine. Second Bart. All in Favor. MOTION PASSED.

7. ADJOURNMENT

MOTION to adjourn 1:10 PM by Bart. Seconded by Don. ALL IN FAVOR. MOTION PASSED.

Respectfully Submitted by Branda Maholtz