

**HUDSON DEVELOPMENT CORPORATION
BOARD MEETING
WEDNESDAY, October 22, 2014
1 NORTH FRONT STREET**

PRESENT:

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

ABSENT:

Ohrine Stewart

STAFF:

Sheena Salvino
Branda Maholtz

AUDIENCE:

John Duchessi
Sarah Sterling

1. CALL TO ORDER

The Executive Director called the meeting to order at 12:02 PM.

2. EXECUTIVE DIRECTOR & TGW REPORT

Sheena begins the meeting by providing updates on projects that are managed by HDC included the announcement that the Hudson Opera House Project was just made a priority project at the CREDC meeting.

--Dunn RFP Issued/have chosen 4 consultants and is in the process of setting up initial interviews.

--CW Park is almost complete. The council took action to accept solar lighting proposal from Lotus, and now since it's federal Money, an audit will occur and the project will be closed.

--ADA Kayak Launch- Dock Drs was chosen as the firm to finish this project. Items will be purchased, and installed by DPW in the spring for the new season. Contract is signed.

--Day Care- Environmental Assessments are complete, want to complete roof prior to winter with the intention to do much of the work on weekends and holidays in order not to disrupt classrooms/children

--North Bay still in Phase one.

--Waterfront: initial Stakeholder meetings scheduled.

--Ferry Street Bridge: Discussion with local and state ESD to see what our resources are.

3. NEW BUSINESS

a) --7th Street Park/Square- The results as reported by Branda, included in the meeting documents. The results reiterate the sentiment/feedback from the open meetings about the Park including, the return of the Venus Statue, a historical approach is preferred, and the park's functionality seems more community-centric than passive to date. Branda will share the results with HCDPA board as well as Carole Osternick on Gossips to continue communication.

b)--Initial meeting held about Hudson's Broadband/ISP. Sheena states that there is potential for funding here but it will take the cooperation of the school system.

Eileen asks whether this would point towards a municipal structure. Eileen also reported that she contacted a former associate at Verizon to open another conversation about Verizon brings Fios to all of Hudson.

Don Moore also states that he's spoken with representatives from Verizon and it doesn't seem like a likely plan because they would also like to have cable structure, not just ISP.

The board discusses the possibility of grant writing and getting funding to start the process, potentially with using the grant money to incentivize Verizon into a deal that will allow Hudson to build a better infrastructure for ISP in the future.

Don Moore states that the timing is good to start planning for 2015 grants. He also states that he is aware that mid-Hudson cable has been starting to lay fiber in Hudson too.

Mayor informs the board that several people have inquired about the Kaz property and that he will relay the information to Sheena for a potential look at the property and feasibility of their projects.

c)--Patterns for Progress, a non-profit entity focusing on policy and planning advocacy, met with Sheena and the Chamber of Commerce and is highlighting Hudson. The Mayor wrote a letter of support for this program.

d)--Mrs. Greenthumbs Hedgefund. HDC is willing to become the fiscal agency for this group. Duncan suggests that we use Bank of Greene County for these umbrella groups.

Sarah Sterling asks to speak about the Hedge Fund and would like to consolidate her Sterling Grant fund money along with the Hedge Fund in order to possibly educate DPW in gardening/horticulture.

Bart MOTIONS to accept Mrs. Green Thumbs as an entity to which HDC will act as the fiscal agency. Duncan SECONDS. ALL IN FAVOR. MOTION PASSED.

4. OLD BUSINESS

a) Property Disposal: After research with Counsel, Kristal Heinz and ABO, it has been determined that HDC can dispose of property at FMV. In the case of HIC, they must pay FMV and cannot go to bid for less, as the bid must start at FMV.

The board discusses the need to add into by-laws official policy regarding property disposal and bidding context/process.

Duncan agrees that we need to establish policy, but we do not need to feel rushed to do so in the case of HIC because he does not feel this property should go to bid.

Duncan MOTIONS to move to Executive Session at 12:50 PM to discuss potential legal ramification of disposal of property. Perry SECONDS. ALL IN FAVOR. MOTION PASSED.

The board MOTIONS to return from Executive Session at 1:01 PM.

b) Duncan MOTIONS to allow open discussion of board applicant, Nicole Vidor. SECONDED by Eileen, ALL in FAVOR, MOTION PASSED.

The board discusses the applicant's qualifications and associations. Don reminds the board that we need to have people on the board that add value and skill that isn't necessarily present now.

Duncan MOTIONS for the Board to Vote on Nicole Vidor's joining of the Board. Chris Seconds. ALL IN FAVOR.

Sheena collects the votes and the Board has Rejected Nicole Vidor's joining the board.

Bart states that in the future it would be best to not have the applicants present at the meeting in which they would be voted onto the board. No resolution is passed, but it is a good practice the board agrees.

5. FINANCIAL REPORT

a) Approval of August and September 2014 Financial Statements
Perry MOTIONS to Accept. Bart Seconds. ALL IN FAVOR. MOTION PASSED.

Branda states that forensic investigation into the reimbursements for 2013 complete with HCDPA reimbursing HDC for phone costs and health insurance costs.

6. MINUTES

a) Approval of August 2014 Minutes

MOTION to by Perry. Second Duncan. All in Favor. MOTION PASSED.

7. ADJOURNMENT

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

Respectfully Submitted by Branda C. Maholtz