

**HDC Board Meeting  
Minutes  
July 24, 2013**

**Present Members**

Victor Mendolia  
Carmine Pierro  
Christine Jones  
Ohrine Stewart  
Duncan Calhoun  
Seth Rapport

**Absent Members**

Mayor William Hallenbeck  
Don Moore  
Perry Lasher

**Staff**

Sheena Salvino  
Mary Rembach  
John (Duke) Duchessi

Legal Council, Cheryl Roberts

Sheena Salvino welcomed the Board and called the meeting to order at 12:05 pm.

**Executive Director's Report:**

Sheena reminded the Board that new dates have been posted for the ABO Training. Upcoming dates include 9/13, 9/25, and 10/9. She reiterated the importance of complying with the Comptroller's office and keeping the organization up to date with regard to ABO guidelines and policies.

Sheena reported that the DEJ Impact Grant awardees had not been announced. She said that the DEJ Office has been vague about when they plan to announce and continue to indicate that they would announce the winners soon.

Sheena reported on the progress of the Consolidated Funding Applications for the RARP and Main Street Program. She stated that we had received a quote for work to be done at the Hudson Day Care Center from Crawford Engineers. She is collecting letters of support for the project and working with TGW and Day Care staff to develop the narrative and data.

She stated that she has shared the project details with Capital Region Economic Development Board Members. She stated that the next CREDC Roundtable for the Economic Development staff was August 5<sup>th</sup>, 2013.

The Main Street Program is also underway. Sheena is providing technical assistance and collecting proposals from local business/property owners in the identified, Columbia Street Corridor located between the 400-700 blocks.

As a matter of sharing information, Sheena shared that the City of Hudson is submitting an application through CDBG for a City Wide Housing Rehabilitation Program. The deadline is forthcoming. A committee selection process has begun. The project details are being developed. The program will be offered to qualifying LMI individuals/families in Hudson. Through an application process, qualifying homeowners can apply for rehabilitation funds. An agency would administer the program.

Board discussion about the administration of the program. The administration of the program can either be 'in-house' by the City or an RFP can be developed to contract out the administration of the program.

Victor said that he spoke with Stephanie Lane at Housing Resources and recommended them as a potential organization to administer this program as they are already doing similar work.

Seth expressed concern, indicating that he recalled past issues with their administrative practices.

Legal Council, Cheryl Roberts stated that Housing Resources owed HCDPA approximately \$140,000 in outstanding loans and would not recommend any project be administered by them.

Sheena reported that she had met with Joan Hunt, project manager of the Greater Hudson Promise Neighborhoods. She reported that Ms. Hunt had applied for an Americorp Grant that had the very real potential of being funded. Sheena and Joan are going to discuss furthering the development of an internship program that would focus on civic engagement and connecting business with students.

Sheena reported on her meeting with Serge LeBorne of the MAI. Parking is an issue for the institute. Sheena met with Serge to develop a shared parking system with other local agencies, such as the schools or social services. Beyond the initial discussion, it is one to be discussed at

Economic Development Committee of the Common Council.

Board discussion followed. Duncan added that it may be possible for them to purchase parking spaces from the city or from business owners, much as The Barlow had done. Duncan suggested donating the city lot on Columbia Street to MAI under the condition that they build a 3 story parking garage.

Lastly, Sheena added that on August 12 there is a press event for the unveiling of the final Olana/Thomas Cole house medallion at Promenade Park.

### **TGW Report**

Duke stated that we have discussed most of the items on his report.

Duke restated the Housing Rehab project is a great grant for Hudson to get. He added that, at this stage, we shouldn't worry about who will administer it. RFP's can go out after the project is awarded. He recommends City of Hudson create the committee in house to determine what the program will encompass, and the City is doing that.

Ohrine and Victor leave the meeting.

(Lacking a quorum June 2013 Minutes not approved)

### **New Business**

Sheena reported that there have been complaints about the KAZ building - prostitution and drug complaints – Sheena has posted no trespassing signs and written a letter to the HPD asking them to patrol and prosecute violators. She is also looking into getting motion lights to install.

Plans for KAZ to be discussed at the next Real Estate Committee meeting to be held in August.

Also with KAZ, Sheena met with Laura Margolis at Stageworks about flooding. She says it is due to runoff from KAZ building. Sheena says it looks like the damage was done prior to us owning KAZ. Rob from DPW will take a look at it to see about gutters.

## **Old Business**

To clarify, the lodging tax requires action and approval by NYS to allow County or City to implement a Hotel Tax Scheme. Table for future discussion.

Sheena reported that she had gone to the Common Council meeting. However, due to an extensive agenda and priority of other City projects, the HRBT Foundation issue was not added to the last common council meeting for resolution. Sheena to send one-page summary to Cheryl for review.

Mary reviewed the financials. Lacking a quorum, financials were not accepted.

Because of the holiday, the August HDC meeting will not be held.

Meeting adjourned at 1:20 pm