

**HUDSON DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
DECEMBER 3, 2013  
1 NORTH FRONT STREET, HUDSON, NY**

**PRESENT**

Perry Lasher  
Don Moore  
Ohrine Stewart  
Duncan Calhoun  
Seth Rapport  
Carmine Pierro

**ABSENT**

Lori Seldon  
Mayor Hallenbeck  
Victor Mendolia  
Chris Jones

**ALSO PRESENT**

Abdus Mia, Alderman  
Cheryl Roberts, Attorney  
Duke Duchessi, TGW Consulting  
Sheena Salvino, Executive Director  
Madeline Marvar, Executive Assistant

The meeting was called to order by the Executive Director at 12:12pm.

**NEW BUSINESS**

Chad Weckler has proposed a partnership for a creative arts collective space in the basement of the armory. Sheena stated that we are awaiting more information regarding a plan, financial commitments, bylaws and capacity.

As part of updating and completing HDC's human resources documents, Sheena presented the Board with an Anti-Nepotism Policy.

**MOTION** by Seth Rapport, seconded by Don Moore, to accept anti-nepotism policy as written. All in favor. **Motion passed.**

Sheena presented the Board with a Diversity Policy.

**MOTION** by Perry Lasher, seconded by Duncan Calhoun, to accept diversity policy as presented. All in favor. **Motion passed.**

**OLD BUSINESS**

Regarding the issue of debt from Quentin Cross: Sheena has spoken with Cheryl Roberts regarding the issue and as HDC is not expecting to receive any further

payments from Quentin Cross to reconcile the debt, the debt is to be declared bad debt and removed from our financial statements.

**MOTION** by Perry Lasher, seconded by Duncan Calhoun, to declare the debt a bad debt and remove the owed amount from our financial statements. All in favor.

**Motion passed.**

Alderman Abdus Mia in attendance regarding the property at 254-256 Columbia Street (Hudson Islamic Center). There are plans for development at the Islamic Center site and Alderman Mia has approached HDC regarding deed and title issues for the property. The site was provided to the Islamic Center by HDC in 2001, but according to the documents provided by Alderman Mia and additional assessment documents obtained by Cheryl Roberts, only some of the parcels in question are owned by HDC and the existing title is clouded and uninsurable. According to both Cheryl and Seth, there appear to be several serious issues regarding the proper ownership of the parcels in question, and Seth requested more time to look into the matter. Seth is concerned that in investigating this, it may become evident that the original transfer of the property from HDC to the Islamic Center in 2001 was an improper transfer of property and that HDC may be faced with legal issues regarding violation of New York State regulation. Seth strongly recommended that the members of the Board research this issue for themselves while he is investigating the title transaction.

Sheena stated that the next meeting is to be held January 22<sup>nd</sup> at noon. Duncan stated that he is unable to attend.

Sheena also reminded the Board of the upcoming change in our Board of Directors. As of January 8<sup>th</sup>, the new majority and minority leaders for the Common Council are made official. There are six seats open on the Board at this time.

### **READING OF THE MINUTES**

The minutes of the October 2013 meeting had been sent to Board members prior to the meeting for review.

**MOTION** by Ohrine Stewart, seconded by Duncan Calhoun, to accept the minutes for October 2013 as presented. All in favor. **Motion passed.**

### **FINANCIAL STATEMENTS**

The profit and loss statement for the month of October 2013 as well as the balance sheet for October 31, 2013 had been sent to Board members for review prior to the meeting. There were no questions or comments regarding the statements.

**MOTION** by Perry Lasher, seconded by Duncan Calhoun, to accept the financials for October 2013 as presented. All in favor. **Motion passed.**

Sheena stated that after speaking with our auditor, in order for HDC to change the fiscal year from the current October 1 to September 30 year to a January 1 to December 31 year, we must officially make a motion to request approval from the ABO to do so. HDC would then be required to prepare a 12 month 990 for the current fiscal year, a 3 month 990 for October 2013 through December 2013.

**MOTION** by Perry Lasher, seconded by Don Moore, to request approval from the ABO for a change in fiscal year for HDC. All in favor. **Motion passed.**

### **TGW CONSULTING REPORT**

Duke reported that TGW is currently setting up an agenda for the year for grant opportunities, in addition to developing long range planning priorities.

TGW is working with the mayor, who is seeking to prioritize youth programming, as well as with the Hudson Economic Development Committee regarding obtaining support for individual projects. They are also talking with Rob Perry and Hudson Department of Public Works about their goals and what projects they're already working on (water treatment improvements, etc).

In regards to HDC's goals, Duke reported that the Dunn building extension has been approved.

Duke reported that there are also three new EPA RFPs for Brownfields grants that have been announced recently, one for assessment, one for revolving loan funding, and another for clean up. These applications are due January 22<sup>nd</sup>. Duke also reported that TGW will be conducting additional public hearings regarding specific BOA projects at the request of the DEC to strengthen existing applications.

Don asked Duke about DPW's intention to work on the Ferry Street bridge. He would very much like to see HDC be a part of that project if it does move forward.

Don also stated that he feels that the proposal from Chad Weckler has not yet demonstrated organized commitment to the project, and thus he is hesitant to enter into partnership at this time. Perry agrees with this sentiment. Duke suggested that HDC request a pro forma from Hudson-Creative before making a decision.

Duncan asked Sheena about the Van Kleeck property (old train station). Sheena summed that she reached out to owner, Clayton VanKleek to discuss the property proposed for removal/demolition. She reported that the owner is unable to manage the upkeep and rehabilitation. Duncan suggested it would be great if HDC could obtain it, apply for grants to rehab and stabilize it, and flip it to sell to someone who would use it for a restaurant or a business. Sheena stated that the owner would be interested in using the building as offices for his business too.

Duncan also asked for an update on our offer of ownership of the 7th street park

visitor's center. He said after the holidays, HDC could maybe do something to improve the current condition of the Christmas Village in the park. He suggested possibly engaging our block leaders with the business coalition to take ownership of a section of the village. Sheena requested that this matter be discussed in the January Marketing Committee meeting.

Sheena reported that she has spoken with Dave Marsten about a grant program through National Grid, whereby a nonprofit entity can be reimbursed for purchasing and planting short trees that do not interfere with power lines. Perry questioned if this would further HDC's mission -- Don and Sheena assert that anything that makes the city more attractive to tourists is in our interest. Sheena will pursue more information.

### **ADJOURNMENT**

With no more business to discuss a **MOTION** was made by Perry Lasher, seconded by Duncan Calhoun, to adjourn. All in favor. **Motion passed.** The meeting was adjourned at 1:17pm.