

**HUDSON DEVELOPMENT CORPORATION
BOARD MEETING
WEDNESDAY, JULY 23, 2014
1 NORTH FRONT STREET**

PRESENT:

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

ABSENT:

Don Moore

STAFF:

Sheena Salvino
Branda Maholtz

AUDIENCE:

John Duchessi
Victor Mendola

1. CALL TO ORDER

The Executive Director called the meeting to order at 12:06 PM.

Sheena welcomed the newest board member, Eileen to her first official meeting.

2. EXECUTIVE DIRECTOR & TGW REPORT

Sheena recaps the project funding applications for Eileen and the board.

- NYSOPRHP Grant for Park Development at 7th
- ESD funds to provide gap financing to Hudson Opera House
- CDBG Stormwater Separation

Other projects staff is engaged in supporting and promoting:

- CLC/County Project for Master Planning for North Bay
- Market Demand Study for Hudson
- Hudson wayfinding system

Sheena reports that REDC Chairperson contact information has been sent to Board Members so that they may call REDC Board members to support of Hudson projects.

Grading and approvals for applications are expected to be complete and awarded by late September- early October.

Sheena thanks the board and any others who have taken the time to make calls and lobby on our behalf.

Sheena gives a short report on the community & regional committees she is a part of.

Arts & Culture:

- Ad Hoc Cultural Committee w/ Opera House
- Capital Region Creative Economy Project—assigned 2 advisory roles, working with the freelancer/maker focus groups- meeting Wednesday, August 20

Tourism:

- Wayfinding Project: Almost all of the grades are in—waiting for County Tourism, Staff has begun fundraising

Business:

- Branda has been meeting the new businesses in town.
- Gathering information for an Economic Indicator report
- Broadband Planning w/ City & Bi-County.; looking to set a meeting with David Salway, Director of the Broadband Office

Eileen asks if the common council is leading this project. Sheena clarifies that the city council is interested in taking a lead roll because the city has the concentrated population. Duke added that Congressman Gibson has an initiative as well and we will probably follow that lead.

Sheena reports that she has met with ESD Exec VP of Business Attraction and Expansion, John Gilstrap to discuss steps toward Hudson's Waterfront revitalization and development.

- Staff is working to host a lunch and learn event with NYSERDA for business resources available to improve building efficiency & upgrades.

Workforce Development:

- Out of School Action Team (did not meet this month)
- Potential project is to host a local employment fair—working on the logistics.

Transportation and Sustainability Planning:

- Met with a peer working at a large planning firm to discuss Hudson's waterfront. Next step to set up an appropriate time and place to discuss working waterfronts with stakeholders and elected officials.

Will have a conference call transportation sustainability and design, in regards to waterfront on August 4th at 11 AM.

Duncan inquires about the status of legal representation. Sheena states that Krystal Heinz has agreed and will write a letter of engagement when she returns from vacation.

The board inquires and discusses the beautification project as proposed by the Mayor with the excess money from the city. Sheena polled the community through email and social media and the top request was for trees. She also talked to Rob Perry, about planting trees above 7th Street because of the electrical lines being located in the street and not under the sidewalk. The cost is estimated to be about one thousand dollars per tree.

Duncan inquired about planter trees and not trees planted in the sidewalk space as it might be a viable solution if the Mayor is concerned about damage and liability for trees maintenance.

Chris inquired about the small number of vocal residents who wanted trees to be planted on side streets and not Warren.

Duke and the board discuss the need for having an arborist to look into analyzing what we have and what we need and where for the city's best interest.

The board discusses getting local businesses involved for matching donations to make a larger project. The subject of updating garbage cans and adding recycling containers was discussed as part of the same beautification plan.

Duncan suggested that we contact an urban planner to aid us in developing a streetscape improvement plan.

Sheena noted that we also have some funds remaining in the Sterling Grant that could be used as well.

3. NEW BUSINESS

Sheena announces that it is important to elect a new President. Seth Rapport is no longer a member of the Board and HDC has 90 days to fill the vacancy.

Bart Delaney makes a **MOTION** to nominate Duncan Calhoun as Board President. Christine Jones SECONDS.
All in Favor. **MOTION PASSED.**

Since the Treasurer Position is now open. The board opened nomination for new Treasurer.

Duncan Calhoun makes a MOTION to nominate Eileen Halloran.

Ohrine Stewart seconds.
All in favor, MOTION PASSED.

The existing Vice President and Secretary will remain as is.

4. OLD BUSINESS

Bylaws:

Sheena and Branda have transferred the bylaws into an updated format for easier reading and updating; the amendments are housed within the document.

Sheena asks the board to review and make suggests for changes once the electronic copy is shared.

5. FINANCIAL REPORT

Branda reports that there is a new monthly document that will be shared at meetings that explains all of the HDC/HCDPA reimbursements and shared costs.

Duncan states that we have reconciled all of 2014. Branda will do forensic accounting for 2013. HCDPA, while reimbursed for wages, never reimbursed for the incremental expenses: unemployment, taxes and insurance.

Ohrine asks if we have any revenue coming in so that we have enough funds and money to go out.

Duncan states that it is a valid question. Both agencies have a great deal of liquidity, though there is very little income coming in. Obviously, we are looking at a sustainable plan for HDC. He states that we cannot, on our side, get grants to pay for staff. He states that non-grant revenue will need to equal approximately \$60,000.

Duncan opines that it may not be in HDC's best interest to sell the land that KAZ sits on because there are so few assets to liquidate at this time. Sheena adds that sustainability will be a topic of discussion at the planning committee meeting.

Branda states that we have further clarified accounting by closing one of the operating accounts, the Kinderhook account. She also states that we had accountant and auditor put together the Journal adjustment that includes KAZ. The properties will be listed on a balance sheet, but at no value.

- 25-27 Third Street
- 228 Mill Street
- Penn Central- Underwater.

Eileen states that she wondered whether it was appropriate to grieve the KAZ assessment. If there is income, then it should be assessed at the correct value. Especially if HDC wants to lease the property.

Perry Lasher MOTIONS to accept June Financials.
SECONDED by Duncan
All in Favor, MOTION PASSED.

7. ADJOURNMENT.
MOTION to adjourn made by Perry Lasher.
SECONDED by the Mayor Hallenbeck.
All in favor.
MOTION PASSED.

Meeting adjourned at 12:51 PM.

Respectfully Submitted,
Branda Maholts