

**HUDSON DEVELOPMENT CORPORATION
BOARD MEETING
WEDNESDAY, February 25, 2015
1 NORTH FRONT STREET**

PRESENT:

Duncan Calhoun
Don More
Bart Delaney
Tiffany Garriga
Chris Jones
Mayor Hallenbeck
Eileen Halloran

ABSENT:

Perry Lasher

STAFF:

Sheena Salvino
Branda Maholtz

AUDIENCE:

John Duchessi
Kristal Heinz

1. CALL TO ORDER

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

2. EXECUTIVE DIRECTOR & TGW REPORT

Sheena updates the board on current projects and activities.

Region:

- Full CREDC Meeting tentatively set for March 13 at Union College to find out more about applications for funding.
- Opportunity Agenda is \$1.5 Billion: seven regions are eligible to compete for 1 of 3 \$500 million for upstate revitalization.
- Creative Economy Project: impact planning, advisory committee

County:

- Northbay Recreation Planning; Kick off meeting TBD

City:

- Ferry Street Bridge—Sheena wanted an update on the status and the board discussed ownership confusion and options for procedure based on whether the city owns the bridge or CSX.
- Conservation Advisory Council,
- Promenade Hill,

- Dunn Warehouse Consultant Selected (Saratoga Associates),
- Foster's refrigeration clean-up.

Agency:

- The next meeting is the Annual Meeting on March 25th
- ABO Sessions, set up group session on March 25th
- Hudson Business Coalition meeting was last week and it went very well with all segments of commerce reporting a great 2014 and hopes for continued success in 2015. The Coalition is considering the future of the Walking Guide at this time as they plan for the next meeting. HDC staff took on all of the fundraising for the 2015 guide, and the coalition may want to change their plans for the future.
- Sheena is also in process of developing RFP for KAZ warehouse as she has been in conversation with Stageworks Representative Laura and her broker Deb Kinney, brokerage language to be developed

- Sheena reports on the Marketing Committee meeting and goals set for the 2015 year:

Monthly Newsletter, push to HDC website for information and resources and less use of Facebook to engage public, Quarterly committee meetings to keep commerce segments informed of economic development initiatives, business mentorship program, and ambassador programming.

Mayor Hallenbeck questions the board about the potential for a luxury tax as many of the retail stores ship high priced items to other states and the City of Hudson does not get to have the benefit of the sales tax. Duncan provides information about how this could potential work for the city of Hudson and suggests that this would be a topic for the Finance Committee. Eillean suggests that retail owners should be asked their perspective and see if has potential.

Other Business to note:

- Annual Audit continues
- Business Climate Survey (102 responses thus far)
- Community Preservation Corp open house on March 3rd at the HDC office, co-hosted by the Chamber.
- Welcome to Hudson/Small business start-up guide has been drafted, Sheena requests that the board provide feedback via email

Noteworthy: HOH Market Demand Study—Sheena intends to apply for a grant on behalf of the HOH as it is not within the mission for HDC to donate the requested funds at this time.

HCDPA Housing initiative 2015-2030—Sheena is working with various housing entities to pull together a holistic plan for housing in Hudson. She notes that the City

is in process of disposing of a particular property (4th and State Street). Don and the Mayor believe that a comprehensive plan may take too long given the circumstances of the property and that this project could serve as a lead for a comprehensive plan to follow. Don asks that Sheena help compose an RFP for this property so that all remain in communication and the city's disposal of this property will fall in line with this potential plan.

With the counsel of Kristal Heinz, Sheena shared a drafted property disposition framework with the board.

3. NEW BUSINESS

a) New Board Applicant: Carolyn Lawrence has applied to the HDC board. She introduces herself to the board and briefly describes her interest and qualifications. Carolyn states that she has been a real estate broker with Halstead Realty since she relocated from the city to Hudson in 2007. She states that the economic development is not just of interest to her but a part of her engagement in Hudson as a broker and as a BnB owner.

The board is address for any questions pertaining to Carolyn's application and qualifications. Don Moore inquires about Carolyn's employment and interests before moving to Hudson and Carolyn replies that she did interior design, but was also a corporate trainer as well as a school administrator.

The board thanks Carolyn for her application and she was dismissed.

Mayor Hallenbeck makes MOTION to move into Executive Session. Duncan SECONDS. ALL IN FAVOR.

The board returns from Executive Session and Don makes the MOTION to approve and accept Carolyn's application to the board by ACCLAMATION. SECONDED by DUNCAN. ALL IN FAVOR.

Duncan then Reminds the board that maximum number is fifteen and that if there is anyone that they know in their own networks that might be a good fit to ask or invite the individual to apply.

Sheena notes that she met with Calarusso as he has now procured a large adjacent property to the city of Hudson. And he did not commit to apply to the board, but he has agrees that it is important to remain in contact about projects and other developmental projects.

Duncan makes MOTION to move to Executive Session to discuss personnel. Chris SECONDS. ALL IN FAVOR.

The board returns from Executive Session.

4. OLD BUSINESS

a) ABO Training reminder for those who still need to participate. A group training can occur on March 25th before the annual meeting. Branda agrees to call to set this up and will relay information to the board.

b) Day Care Center: Sheena has been talking to the HCSD about using the property (two rooms) over the summer while the work on the Day Care is completed. She requests a board member to accompany her to a meeting with the board to help ensure that this can occur. Don Moore agrees that he will attend the meeting.

c) AET donation. The Arts and Tourism committee of the City of Hudson is seeking another \$5,000 for funding of events. As reported last month, Duncan feels strongly that how this was done in previous years is not a true reflection of the HDC mission. Staff has developed a plan to help encourage civic pride and engagement by using the funds to develop a platform that both enables small groups and planning committees for these events to learn to fundraise for themselves but also allows HDC to become a go-to portal for any business or individual that would like to donate to the development of these events.

Duncan MOTIONS to allocation \$5K to the construction of website platform to help local organizations fundraise and promote for local events in 2015 with the understanding that the criteria for participation will be determined at the next meeting. Don SECONDS. ALL IN FAVOR.

d) Sheena is working on a comprehensive document to share with the board for comments and procedure to amend the policy and bylaws.

5. FINANCIAL REPORT

a) Approval of January 2015 Financial Statements

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

Duncan requests that the 2nd Street property be removed from the financials as it has officially been sold. Branda requests instruction to do so properly in Quickbooks.

6. MINUTES

a) Approval of January 2014 Minutes

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

7. ADJOURNMENT

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

Respectfully Submitted by Branda Maholtz