

**HUDSON DEVELOPMENT CORPORATION
BOARD MEETING
WEDNESDAY, January 28, 2015
1 NORTH FRONT STREET**

PRESENT:

Duncan Calhoun
Perry Lasher
Bart Delaney
Tiffany Garriga
Chris Jones

ABSENT:

Mayor Hallenbeck
Eileen Halloran
Don Moore

STAFF:

Sheena Salvino
Branda Maholtz

AUDIENCE:

John Duchessi
Kristal Heinz

1. CALL TO ORDER

The Executive Director called the meeting to order at 12:07 PM.

2. EXECUTIVE DIRECTOR & TGW REPORT

Sheena updates the board on current projects and activities.

- Region: Full CREDC Meeting set for Monday, February 9 at Union College.
- County: Broadband planning initiative for 2015, GIS
- City: Ferry Street Bridge, Conservation Advisory Council, Promenade Hill, Dunn Warehouse Consultant Selected (Saratoga Associates), Foster's refrigeration clean-up.

Other Business to note:

- Annual Audit to begin in February 2015
- Business Climate Survey (102 responses thus far)
- Community Preservation Corp open house in March at the HDC office, co-hosted by the Chamber.
- Welcome to Hudson/Small business start-up guide is being developed.

Noteworthy: HOH Market Demand Study
HCDPA Housing initiative 2015-2030

3. NEW BUSINESS

a) New Board Applicant: Tambra Dillon has withdrawn her board application stating time constraints and the perception of conflict of interest in relation to grant procurement.

MOTION to go into Executive Session by Bart. SECONDED by Duncan at 12:36 PM.
MOTION to return from Executive Session by Chris and SECONDED by BART at 12:56 PM.

b) Real estate Development: Sheena provides the board with an aerial view of the Kaz warehouse property and proximity to other city and privately owned parcels of land.

MOTION by Duncan to go into Executive Session. SECONDED by Perry at 12:47 PM.
MOTION by Bart to return from Executive Session. SECONDED by Perry at 1:15 PM.

Duncan makes a MOTION to have the power of counsel to investigate regulations and process requirements for the acquisition/purchase of property and to empower the Executive Director to spend up to \$20,000.00 for purchase of land. Perry SECONDS. ALL IN FAVOR. MOTION PASSED.

c) Sheena reminds the board of their current committee assignments. Tiffany Garriga joins the planning and grants committee.

4. OLD BUSINESS

- a) ABO Training reminder for Tiffany and others who still need to participate.
- b) Day Care Center: Hudson Day Care members of board and Staff are present to meet the board and communicate the need for alternate location while work on the Day Care is completed tentatively over the summer of 2015.

Ed Nabozny—President of the Board of Advisers
Marilyn Herrington—served on the board for 23 years
Maureen McDonald—Director of Hudson Day Care

The Hudson Day Care representatives discuss the urgent need to secure alternative/temporary location for operations while the work on roof/basement/and electrical will be completed. Currently working with the Hudson City School district as it is already certified and licensed to be able to house the day care facilities. This situation will require rent to be paid and the present representatives are adamant that the Day Care does not close/cease operations for the duration of the work as they are concerned about the timing, cost, and losing staff or children with a gap in service.

Duncan inquires to the Day Care representatives about their operations and what requirements the alternative location will need to have. He points out that synching the timeline with the school's summer recess might be important. Duncan states

that once a location is secured it would be advantageous to have an estimated moving cost budget ahead of time so that the appropriate paperwork for adjustments and potential donations/volunteering can be organized and accounted for.

Sheena explains the basic process for reassigning funds if that would be needed, and emphasizes timing and a schedule so that any estimates or scheduling can be done in advance and mitigate cost.

The board thanks the representatives for coming to the meeting to express their concern and looks forward to the next steps.

c) Sheena shares a drafted letter of engagement for businesses that utilize the truck route in Hudson. She asks the board for clarification about the approach whether we are trying to raise funding for the project or if the outcome goal is to alleviate traffic on the truck route. The board discusses tabling the issue until the Mayor and Common Council President are present to provide municipal information and opinion.

Duncan suggests that HDC could help initiate the city procurement of equipment for auto-radar and ticketing system on either end of the truck route to slow and discourage truck traffic on the truck route.

Bart states that he could bring this idea to the police commission meeting next week to see what they might think.

Tiffany suggests passive signage stating “We Love our Children” to encourage truck traffic to slow and consider the safety of residents.

The board discusses various alternative routes and that this additional revenue could be beneficial.

MOTION to table the conversation until the next meeting by Duncan. SECONDED by BART. ALL IN FAVOR. MOTION PASSED.

d) AET donation. The Arts and Tourism committee of the City of Hudson is seeking another \$5,000 for funding of events. Duncan feels strongly that how this was done in previous years is not a true reflection of the HDC mission. Instead, Duncan suggests that we develop a plan to help each of the city’s events and foundations in relation raise more money for themselves.

MOTION to table this conversation until The Mayor and Don Moore are present by Perry. SECONDED by Chris. ALL IN FAVOR. MOTION APPROVED.

5. FINANCIAL REPORT

a) Approval of December 2014 Financial Statements

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

6. MINUTES

a) Approval of December 2014 Minutes

MOTION to accept by Duncan. 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