

# HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting Minutes

January 29, 2019

6:00 PM

1 North Front Street, Hudson, NY 12534

PRESENT:

Mayor Rick Rector  
Bob Rasner  
Don Moore  
Chris Jones  
John Gilstrap  
Tom DePietro  
Walter Chatham  
Steve Dunn  
Nick Haddad  
Carolyn Lawrence  
Gregg Carey

ABSENT:

Mark Morgan Perez

Alex Petraglia

STAFF:

Branda Maholtz

1. CALL MEETING TO ORDER

Bob calls the meeting to order at 6:02 PM.

2. MINUTES

a. REVIEW AND APPROVE November MINUTES.

Bob MOTIONS to accept the Minutes. John SECONDS. ALL IN FAVOR. MOTION PASSED. Old Business Paragraph 3, line 2—change from “load” to “loan.” Type corrected from Bob.

3. FINANCIAL REPORTS

a. REVIEW AND APPROVAL OF FINANCIALS

Bob notes that the board has a fiduciary responsibility to understand what is on the financials provided. Don reports that there is not a huge change month to month. Note that the Income from HCDPA is the usual monthly reimbursement. We still have the Police Grant of 10K. Rick MOTIONS to approve. Carolyn SECONDS. ALL IN FAVOR. MOTION PASSED.

- b. Upcoming Audit – Don reports that we do have to do the audit for both agencies. Branda reports that the auditor capped the cost at 8500, and since Churchill has been doing our audits, the process should be less intensive and cost less. Steve Dunn inquires about whether or not we could get a lesser cost, but it may be too late. Gregg Carey would like to ask around to see if there is a way that we could find another auditor to do the work. Steve would also like to ask Churchill if it is possible to have the lesser rate given the limited transactions.
- c. Branda will remind the board via email about ABO training.

#### 4. OLD BUSINESS

- a. KAZ REDEVELOPMENT/RFP -- updates

Don has had some contact with ESD and Mike Yevoli, who is the head of the project for Hudson DRi asking what he would want of HDC for our projects and what the requirements are. They are looking forward to having a response from us with a general sense with the intent of project/property. Rick also spoke to Mike Yevoli about this and Mike was adamant about no money to be released for KAZ without a developer on board and Rick asked about demo of the structure as the cost has been lessened in the DRI award. Don clarifies for the board that there is a lot of work to do to get to the point of voting, and to determine what needs to be done in the timeline so that we don't get blamed or don't receive funding. Don also reminds the board that they are reimbursement grants. If it's demo, it makes it easier for us. Finding the money to do that may be easier—we will need to have funding to do the work to pay for it in the advance. Nick asks if we had a developer that wanted to demo or not demo and would that be a feasible option. There just needs to have a project in place. Steve comments that we may have to get a loan and if so there will be an interest cost. Tom confirms that the costs are all reimbursable. Rick comments that there is a way for the city to get involved, but they also have to finance the money they are spending. John points out that again—we are in a situation that we need a development project.

Nick asks if this needs to be an open project that developers submit plans or one that we define.

Walter discusses the potential process. He feels that rather than find developer and series of designs to put in front of the public, a different approach would be explore the entire property and through studies and other plans in place, you could see how the potential project could compliment what's happening in the city; build a logical construct that works within the parameters. Don points out that we do need to find out how much time we may have.

Nick points out that it is important to fill the board first so that we can move forward with the best board we have. The board feels that we need better information and definitions. We also need to decide as a board what we do want to have at the site, what the potential is. Steve asks about this proposed form based code, and if it is economically feasible. Walter explains that with type of development that the buildings are 'convertible' for varied future use.

Bob agrees that we need to be a hardworking board and this is the time that we can start moving forward and understand what we are asked to do.

Gregg points out that as we move into a project we no longer have a full time person, everyone on the board needs to be aware of what the commitment really is for volunteers. He also points

out that we need to look at also what we are not doing as we aren't sure what the market has in store for near and far future.

Bob states that at the next meeting we will have a sort of workshop where we can start to look at what the board wants to accomplish and get done, and what we're capable of.

Steve said that he will reach out to CSX and see what is possible. The board agrees that this might be an important first step.

b. SHARED SERVICE AGREEMENT with HCDPA –  
Chris MOTIONS to accept the agreement. Don SECONDS. Steve Abstains. MOTION PASSED by Majority.

#### 5. NEW BUSINESS

a. Board President Transition – John has indicated that he can no longer serve as president. John states that his work and home life are a priority, he is resigning as chair and would like to remain on the board.

Bob will serve as chair until the March Annual meeting.

b. Accept Grant Funds from HRBT for Youth Department (\$25,000) and Fire Dept. (\$12,000): We acted as a co-applicant for two grants for the city of Hudson. RICK MOTIONS to accept both grants. Chris SECONDS. ALL IN FAVOR. MOTION PASSED.

c. Accept Donation Funds from Abatecola on behalf of Fire Dept. (\$5,000). Check was not received. No resolution at this time.

d. Nominating Committee – Chris reports that they have been working for new members. They came up with 25 names. And when we have the annual meeting, we will vote on officers. They want to fill positions with expertise that we do not have currently. Committee members are Chris, Nick, Carole, and Gregg.

e. Interim Parking at Kaz – Bob and Nick have been in contact with Tom Rossi about leasing the empty portion of Kaz for parking. He was ready to pay immediately as he lost his lease space to the sale of an adjacent property. A lease was put together with a market rate price that could accommodate 51 cars. After some conversations and email, there has been no counter offer. Tom was to response before the meeting today but he did not send a response.

The board discusses if there was a requirement by the planning board in 2016. The Wick was leasing other spaces that will not be renewed. The planning board at the time was to get 55 spaces. It is unclear if there are enforceable parking requirement. Steve asks if the condition for the parking was a requirement for the approval of the plan.

Rick wants to talk to the city attorney but we are looking at potential revenue for the agency. If he didn't like the price, maybe we could negotiate. Rick reminds the board that he paid out of his own pocket to demo that part of the building. This would be a short term lease.

6. PUBLIC COMMENT – No comments.

7. ADJOURNMENT Don MOTIONS to adjourn at 7:30 PM. John SECONDS> ALL IN FAVOR. MOTION PASSED.