

HUDSON DEVELOPMENT CORPORATION



Special Board Meeting Minutes

June 23, 2020

12:00 AM

1 North Front Street, Hudson, NY 12534

PRESENT:

Mayor Kamal Johnson
Bob Rasner
Tom DePietro
Carolyn Lawrence
Seth Rogovoy
Nick Haddad
Paul Barrett
Steve Dunn
Kristan Keck
Martha Lane
Phil Forman

ABSENT:

Paul Colarusso

STAFF:

Branda Maholtz

I. Meeting Called to Order: 12:01 Bob calls meeting to order.
As the board just interviewed a candidate to join the board, we will have public discussion first. Yesterday Bob and the emergency Business Task met, he has been asked to repeat the speech from yesterday. (See Attached.)

II. Minutes: May, Special June Meeting

Paul B. MOTIONS to Accept May Minutes. Carolyn SECONDS. ALL IN FAVOR. MOTION PASSED.

Paul B. MOTIONS to Accept Special June Minutes. Carolyn SECONDS. ALL IN FAVOR. MOTION PASSED.

III. Finance: Phil Forman

Nick MOTIONS to accept May Financials. Paul B SECONDS. ALL IN FAVOR. MOTION PASSED.

A. Monthly report – Remaining Cash Assets — Phil reports that It's not new news. We have a strong balance sheet with assets and our loan with CEDC, but we have little cash and a weak income statement. We have only the lease agreement with The Wick for revenue. They have also asked for relief during the pandemic— from 2000 to 1000 a month. The other potential lease agreement was never implemented with Ben Fain. Despite Branda's best efforts to minimize our costs, we will essentially be out of cash by September 1st. There are other projects in the works that will help us like the sale of 228 Mill Street. We may need to reach out to board members to loan us money to get us through until this happens. Work is under way and there's no reason to be pessimistic.

B. Annual Audit Status— HDC and HCDPA will be meeting with the Auditor on July 1.

IV. Old Business

A. Nominating Committee: Chris Jones

i. Caitlin Hilverman— was unable to attend interview, so we will try to set up a new time.

ii. Peter Schram: the board discusses Peter's response to questions about Kaz. Steve Dunn doesn't know if he wants to support Peter as he thinks that Peter expressed that he wants to sell the property. Seth doesn't feel that Peter expressed that he wanted to sell the property. Steve expresses that he hopes that Peter has an open mind to developing the property.

Phil feels that a discussion about the property should be more involved, and he does not feel that Peter Schram has any "locked-in" opinions. He feels that Peter is qualified to serve on the board weight his experience. MOTION was tabled from the last meeting. 9 Yeses, 2 No, one abstention. MAJORITY IN FAVOR. MOTION PASSED for Peter Schram on the Board.

B. Emergency Task Force— Bob asks if the Task Forces' continued meetings at a regular frequency productive. Paul doesn't believe that Hospitality meetings are productive as there is so much change for them right now. We don't have a specific program. Seth checks in each week with the people attending the meeting for Culture and everyone wants to continue the forum as there is a lot of energy and synergy with the group. He will continue to hold the meetings as long as people feel they are necessary. Nick reports from the Business task force that it's a fluid situation. For example, he would have liked to see more information for the shared summer streets to the local business, as he has heard from other brick and mortar stores that there wasn't a lot of info. He feels that it's important to continue to listen. He would like to maintain open communication and as a sounding board. Kristan wants to be able to channel through one group. Branda states that there might be a way to bring the meetings together instead of reporting the same information in each to make sure everyone has

the same information.

V. Mill Street Property: Paul Barrett- The public notice is up on website, newspapers. We are trying to put on Zillow, but there a problem with the address as the neighbor is using 228 Mill Street. We will work to get this corrected. We are going to look at loopnet to post as well. Steve Dunn asks if we can put it on MLS. For the real estate agents on the board it could be a conflict of interest.

VI. Empire State Development, Status of DRI funds: Bob Rasner reports that both a local bank and ESD asked why we don't sell the property. ESD confirmed that we could give a potential buyer the DRI funds as long as they worked with ESD. We could include the costs into the purchase price as it was to be an incentive as it is no where near the cost of redevelopment. Bob asks for a real estate committee to consider the sale of the property. We do not have the skills and experience to develop, the buyer would have these skills and will work through the city agencies. Nick Haddad is heading this committee and they will research and find the best way to do this so that we can put Kaz back on the tax rolls. If HDC could have sold Mill Street, it could have put tax money back into the city. We want to help the city and we want to continue to do our chartered work. I hope that at our next meeting we will have a more thorough discussion.

VII. New Business

A. Project Hudson: Tourism RFP--Hudson Lodging Website Branda and Bob are working on this and will submit at the end of the week.

B. Calendar-HOH workforce job— The Cultural task force developed a project idea that creates a position at the HUDson Hall that will create a calendar madhouse for events in Hudson to be used by all interested websites in Hudson.

C. Workforce Development, Coding: Carolyn Lawrence— Our prior president, John Gilstrap brought in a group that wanted to bring coding to schools. Carolyn is looking into available programs for coding for adults and students for job creation to reach underserved population. This could be a multi-faceted initiative that could help our local residents start to understand coding and see if they have an aptitude for it. Perfect- 10 did a short program that was successful and we should look into this as it creates jobs, enhances quality of life and provides economic opportunities. It may be a little ahead of ourselves, but this is something we need to get people on-board to start planning. We could development partnerships with local service provides and businesses and figure out what sectors the jobs could be in the future.

D. Montgomery Street Proposal: Nick Haddad— Bob asks Nick to move forward. Nick comments, especially with Steve's comments from before— we need to carefully consider this as it is the largest piece of property available in Hudson. We can't just look 10 years down the road, we need to look 40-50 years down the road. We should look at getting the parcel back on the tax roll and support the city. We should get back to programming. Perhaps the sale will help us create an endowment to continue initiatives like the coding project into the future. We need to do what's mindful of Hudson's Future. Mayor asks about the MWBE program for the DRI, Bob reports that ESD said it was still available to be developed and that we could come up with a plan and work with the city.

Mayor wants to make sure that we are still reaching the target audience. We will continue discussion.

VIII. Public Comment-Peter Spear wants to make sure that he was available for any questions about Shared Streets. The executive order is only for the weekend, and we are treating it as an experiment. Nick comments that Rhinebeck has done something similar. He feels that it's unsightly with jersey barriers, but It could be different for Hudson as we work through it. Steve Dunn asks if there are other examples. Peter Spear explains that it's happening all over the United States and the world.

IX. Adjournment- Phil MOTIONS to adjourn at 1:22 PM. Nick SECONDS. ALL in FAVOR. MEETING ADJOURNED.