

# HUDSON DEVELOPMENT CORPORATION



Special Board Meeting Minutes

August 25, 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  
Steve Dunn  
Kristan Keck  
Martha Lane  
Phil Forman  
Pete Schram  
Paul Barrett

ABSENT:

Paul Colarusso

STAFF:

Branda Maholtz

I. Call Meeting to Order: Meeting is Called to order at 12:02 PM.

II. Mill Street Sealed Bid Opening.

We received two bids:

1. Bryan K. Vosburgh at \$40,000 and 2. Faith Gilbert and John Hornickel. Paul MOTIONS to accept the higher bid of \$48, 010.00 from Faith Gilbert and John Hornickel, Phil SECONDS ALL IN FAVOR. Branda will communicate with the bidders on next steps with Kristal Heinz acting as our legal counsel.

III. Minutes: July Meeting: Paul MOTIONS to accept July Minutes. Steve SECONDS. ALL IN FAVOR. MOTION PASSED.

IV. Finance: Phil Forman— We received the loan from David Murphy. Branda and the treasurer need to make amendment with the loan on balance sheet.

a. Monthly Finance Report: Paul MOTIONS TO ACCEPT FINANCIALS. Martha SECONDS. ALL IN FAVOR. MOTION PASSED.

b. Annual Audit Status—Branda has been working with the auditor and will inquire on the potential date of a draft.

V. Old Business

a. Emergency Task Force- Updates

i. Business Task Force: Short-Term Lodging Conversation: Bob Rasner— We initiated conversations with operators when the proposed legislation came up. We sat in on the first two meetings to get them organized. They have carried on without us while including members of the common council. There is a legal committee this week where the new draft will be discussed. To reiterate, they are independent from us we supported their discussions.

ii. Hospitality Task Force: Kristan Keck: Bob asks Kristan how HDC can assist restaurants in this interim time before the weather starts to get cold and outside dining may not be possible. Kristan states that there is a small group already forming and we can start there to assist. Monica Byrne is also a part of that group as well as STR. We already have 2 restaurants closed, and we do not want to lose more. There was a discussion with Antonia Delgado's campaign to extend PPP and to discuss what dining might look like in the fall.

iii. Culture Task Force: Seth Rogovoy: Seth reports that we have been continuing to have our 3 PM weekly meetings and everyone wants to remain in contact and keep it going for updates. It has proven to be valuable to a lot of people and organizations from the cultural sector. It doesn't seem that this happens otherwise so we will continue. There has been conversation about re-opening rules for venues and events. We plan to be more proactive in coming up with weekly discussion theme or topic to be more engaged. The money we raised for the emergency stipends was helpful, we have received another donation and will be deciding on the recipients soon. There are also efforts to aggregate the work that was done for the program online and archived potentially at the historic room at the Hudson Area Library. The Wick has desired putting up a mural, Seth has been in contact with them. The Wick wants to start working on this after Labor Day. Seth thanks Branda, Linda Mussman, and Jonah Bokaer for their assistance.

iv. Project Hudson Applications: Hudson Lodging, Calendar: Both projects were not funded for the Tourism Grants.

v. Workforce Development—Coding Program: Carolyn Lawrence reports that there has been some progress. We expect the project to start in September. We were unable to get someone to participate in August. We have received donated funds (\$1450.00) to help with the program tuition in the future. This will include CEDC and other organizations. We will start recruiting in September, and is open to suggestions. Martha suggests having more people on the committee. Bob suggests that we reach out to someone from our business community and see what kind of needs there are. We need outreach to get involvement.

#### VI. Property:

a. Mt. Merino Update: Paul Barrett and Steve Dunn had been working on this. Steve sent us images for how to access the parcel as it is landlocked. Paul reports that this is the next targeted parcel. Steve reports that he went to the property from Hallenbeck road, but it is pretty harrowing and difficult. He feels that it is possible to build an access road, but longer than anticipated. He has an idea of what that might cost and he will communicate with CSX to document legally and that they owe us an easement. He would like to approach the adjacent property owner as well once we speak with CSX. It may take some time, and it needs to be done correctly in order to get the best outcome. He comments that the views are beautiful from the parcel. Nick asks if any of the adjacent property owners might be willing to purchase it instead of putting in access road. Steve states that one owner may not want their views he ruined. The other owner may not oppose a access road. We will have to wait to see how this plays out. Nick wonders if it's smart to approach the adjacent owners prior to contacting CSX. Bob mentions that another organization, Scenic HUDson, purchases property along the Hudson and maybe they might be interested. We also own 14 and 1/2 acres under the River as well. Bob requests that we put the images on the website so that people can access them.

b. Montgomery Street/KAZ: Nick Haddad updates the board. We're still waiting for appraisal that is coming the first week of September. Previously it was about 1.4 Million for a valuation. Nick has spoken with adjacent neighbors to maintain a dialogue its these interested parties. We also have content with commercial realtors to see who else might be interested. We need to establish a value, which may be difficult during the pandemic. We have a valuable and important property that will be influential to our waterfront for many years to come.

VII. New Business: Separation from HCDPA: HCDPA has severed the shared service agreement. Branda will work to separate the files and operation by mid-September. They will no longer be reimbursement HDC for services provided by Branda.

VIII. Public Comment: Ronald Kopnicki asks about the STR group being separate from HDC. HDC is not handling any finances for this group. He also asks about meeting minutes from the DRI committee stating that the developer they are speaking with may be interested in KAZ as well. Bob states that the KAZ property will be placed for sale, and we need to work towards this with communication with many players including the city. We want to put this back on the Tax rolls to help the city. We have heard from the city about a potential developer but we are not there yet.

IX. Adjournment: Phil MOTIONS to Adjourn. Phil SECONDS. IN FAVOR. MOTION PASSED. Meeting adjourned at 12:53 PM.

DRAFT