

HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting

April 24, 2018

12:00pm

1 North Front Street, Hudson, NY 12534

PRESENT:

Mayor Rick Rector

Don Moore

Tom DePietro

John Gilstrap

Bob Rasner

Chris Jones

Alex Petraglia

Kristal Heinz

Bart Delaney

Kristal Heinz

Seth Rapport

ABSENT:

Carolyn Lawrence

Duncan Calhoun

Brian Stickle

STAFF:

Sheena Salvino

Branda Maholtz

Public:

Carole Osterink

John Kane

Melissa Auf de Meer

Jeffrey Yeh

1. CALL MEETING TO ORDER

Call meeting to order at 12:08 PM.

2. MINUTES

A) Review & Approval of March Minutes

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

B) Review & Approval of April Special Meeting Minutes

Chris MOTIONS. Alex SECONDS. ALL IN FAVOR. MOTION PASSED

3. FINANCIAL REPORT

A) Review & Approval of Financials

Don MOTIONS to accept the financial statements. Bob SECONDS. ALL IN FAVOR. MOTION PASSED.

Seth asks about the high cost of the Liability insurance. Staff will look into the breakdown of the cost.

4. NEW BUSINESS

5. OLD BUSINESS

A) KAZ Redevelopment Site

1. Financial Summary

2. Site Visit Summary

Don reiterates the Development Review Process for the Kaz warehouse RFP. At the last special meeting, the board decided to do more site visits with more members of the board. The board also asked for more specific budget and finance information from each applicant. The board will discuss these in executive session as the information is proprietary for each applicant.

6. EXECUTIVE DIRECTOR REPORT

A) Work Plan

Sheena put together work plan and committees for the next meeting 6 months. Sheena discussed this at the last meeting, and has further refined it along with the work delineated by various committees. She states that Committees will be tasked with establishing goals and strategies for each committee. This is in draft form for you to review. Sheena suggests that the Board use doodle schedule conference calls and meetings. This plan anticipates the DRI contracts coming around June. She also included the hiring of a project manager as a proposal as there will be a lot of DRI work— stating that the City and agencies will require someone to do the contract administration. The City may hire an alternative, but we will work together and communicate as we get closer. This is contingent on the types of projects that get funded. Seth asks if this would be w2 or 1099 employees. To be determined. Don asks if this is for one person or two and it is for one at this time, but it doesn't negate the need for more assistance.

B) CEDC did a survey with Sienna College with business owners. Consumers were positive about Columbia County as desirable as an area to live; consumers less supportive of business viability, shovel ready sites, and also government sites, job training, access to high speed broadband, transportation. Workforce quality problems: writing and reading, training, skill, drug abuse problems.

C) Received two letters to file. One from Basilica/Melissa Auf de Meer. Another from Sam Pratt with a FOIL request on all communications with Colarusso. Essentially, Sheena has only the DRI

application drafting process with the stakeholders. She will check with legal counsel to be sure we are submitting what we need.

Melissa thanks HDC for letting her speak and acknowledges that KAZ is an amazing opportunity. She is concerned that the LWRP isn't final and this project is proceeding without considering the greater context of all what is happening. She feels the RFP could have brought more people to apply for the area. She feels that HDC should have an urban planner review this site, especially with Cross Street. She opines that the public doesn't feel informed or a part of the process as the private developer is being selected. She is concerned, and not that the community doesn't have faith in HDC, they [the community] just see(s) it as a make or break for Hudson. She adds that she believes Hudson's waterfront could be the best revitalized waterfront in NY state.

Jeffrey Yeh, audience member, speaks to the issue as a national developer: He feels that there is nation-wide interest in the project. He feels that it needs to be slowed down as there is a national stage even from developers in California. He states that he has heard that there are other interested but it was a rushed process.

Sheena states that she never heard from these interested developers. She asks Mr. Yeh why he or these developers didn't reach out to ask about the project or an extension. She adds that it would be difficult to know that other developers were interested without indicating by calling or writing to her.

Melissa also asks why there was a rush.

Sheena retrieves the original RFP and shares that potential developers has approximately 6 weeks to submit responses. Sheena states that the process of review has spanned at least 6 months.

Don speaks to the varied background and the seriousness of the applications from the developer. Seth adds that the process isn't an empirically pure process. As the board spent many months developing and considering the process. Although the LWRP is not approved, it has been considered in many projects. The board has spent a lot of time and committed themselves to making a solid decision—site visits, conference calls with independent mayors and city officials to get a sense of what it's like to work with them, the next step once we have an idea there will be a lengthy public input period with the choice. The process has preceded the DRI process, so the \$2M in funding is not necessarily the driving factor.

Melissa restates that she is familiar with the applicants, but again she wants to make sure the vision of the people of Hudson is being considered by HDC and the City. She is concerned that there may some conflicted uses at the waterfront.

Sheena restates the importance of all the factors Melissa has highlighted. She states that that the review process was significantly slowed during the DRI process, purposefully so that the Board and the Developers could hear what the community were highlighting as priorities.

John Gilstrap states that even the development of the RFP from HDC's end was in consideration of the wanting local developers as this area because it is so niche that the financing has to be specific to this economy and development specific to Hudson River Towns. He opines that a larger, more well known firm, from California (for example) would not consider Hudson due to the economics and logistics of redeveloping a site this size.

Bob states that it is clear from Melissa's reasoning that we are not far apart in the way we are approaching it.

The mayor thanks her for her passion and commitment and states that the City is going to get the LWRP done. The Mayor opines that the waterfront is a separate area than KAZ site. He adds that the City is considering turning away a grant as it may not fit the desire of the city to work with a developer at the Dunn Warehouse.

Seth restates that there are no secrets at HDC, however that there is some discretion especially with the finances. This discretion is about being transparent while making a fully informed decision.

Don points out that everything is not going to happen at once. The process will be delineated along with the sale of the parcels. He adds that if HDC decides on a developer, the agency will continue to be hands on for years

Don MOTIONS to go into EXECUTIVE SESSION to discuss the developers' submissions of financials. John SECONDS. ALL in FAVOR. MOTION PASSED.

Don MOTIONS to return from Executive Session. John SECONDS. ALL IN FAVOR. MOTION PASSED.

Seth asks for a spreadsheet or matrix from staff for developer comparative analysis as well as a vetting file with the information about the calls and site visits including who participated just in case there is a need for the documentation.

Sheena adds that she spoke with ED of Proctors, Philip Morris, and he felt that both developers could do the project.

Don feels that we need to have a meeting in order to meet the goal to make a decision.

Seth feels that once we finish the phone conferences and the site visits, we should be able to make an informed decision. He adds that once the Board makes a decision a draft contract should be ready.

Sheena updates the board on CSX.

CSX will proceed with the sale as long as they keep the requirement for no housing.

8. ADJOURNMENT

Chris MOTIONS to Adjourn. Seth SECONDS. ALL IN FAVOR. MOTION PASSED. 2:07pm