

HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting

August 28, 2018

12:00 PM

1 North Front Street, Hudson, NY 12534

PRESENT:

Mayor Rick Rector
Bob Rasner
Don Moore
Chris Jones
Carolyn Lawrence
Tom DePietro
Alex Petraglia
Mark Morgan-Perez

ABSENT:

John Gilstrap

STAFF:

Branda Maholtz

1. CALL MEETING TO ORDER

The Meeting was called to order at 12:06 PM.

2. MINUTES

a. REVIEW AND APPROVE JUNE MINUTES (No July Meeting).

Don MOTIONS to accept the June Minutes. Chris SECONDS. ALL IN FAVOR. MOTION PASSED.

3. FINACIAL REPORTS

a. REVIEW AND APPROVAL OF FINANCIALS -- Don MOTIONS to accept the July financials. Carolyn Seconds. ALL IN FAVOR. MOTION PASSED.

Reminder to the board that the Hudson Police Department has 10K with HDC on hold as they pursue their DOJ grant.

We need to proceed with caution as cash funds are low.

4. OLD BUSINESS

a. KAZ REDEVELOPMENT- NEXT STEPS—

Don addresses the board and that the movement forward depends on CSX. Don doesn't believe that the project is viable without the CSX parcel. We have previously had legal counsel and we were recommended that the city consider an eminent domain proceeding in order to proceed. Don asks if the Council Pres, Tom, or if the Mayor has anything to add. Tom does not have anything to add. Mayor agrees that this is where we are and we have not moved forward.

b. LEGAL COUNCIL- Dan Tuszinski—Don addresses the board that Sheena had discussions with Dan. T. but an agreement was not executed yet. Dan has put forward a contract with a fee of \$190 an hour, which seems to be reasonable given the amount and work and context.

c. INTERIM POSITION AND EXECUTIVE DIRECTOR – Don speaks to this topic as his position as treasurer. There have been two candidates discussed. Mike Tucker at CEDC and the Grant Writers. However after discussions, we need to get a better sense of the need and finances available. Don compliments Branda on keeping things going at this time administratively. The search for a new ED is also on hold until we get a better sense of the purpose and role of agency with new board members.

5. NEW BUSINESS

a. NOMINATING COMMITTEE – Report from Bob, the nominating committee met 5 times. Chris, as secretary will report:

- i. Chris reports that there are 3 members of the committee, Bob, Chris and Tom. She welcomes Mark Morgan-Perez to the board. They interviewed 11 applicants. The intent was to fill the board with expertise that we lack and institutional knowledge. After the decisions were made for these applicants there were several responses that said they would like to be involved and the board is considering how we can do this with other projects and initiatives. Tom has removed himself from the nominating committee.

b. NOMINATING COMMITTEE -- Board Applicants and Voting

- i. Walter Chatham—National Academy of Design, City of Hudson Planning Board. See attached application. Don states that Walter has a depth of municipal activities and a wealth of knowledge. Carolyn asks Walter to speak to his expertise and intention. Walter states that his intention is to be useful. As a member of the planning board—he has heard a lot of what people expect—economics, design, culture, are all involved. As HDC is a hybrid of public and private it can do some things that gov't cannot do on its own. He wants his participation be of use as far as planning for the board.
- ii. Steve Dunn – on zoning board, is an attorney, library board. Chris states that the board thought it would be useful to have a lawyer on board. Don states that Steve was instrumental in the fair and equal work to make sure that all voting districts were equal.

Steve 's central contribution is as an attorney who practices law and real estate law for 40+ years. It will be helpful as we evaluate proposals going forward. Has interest and knowledge in land use and planning. As he has lived in Hudson he has grown more interested as he lives on the North side of Hudson and knows of the needs in this part of town. He is balanced in consideration and hopes that the board will continue to make balanced decisions. He feels very strongly in transparency and is excited to work with the board on what's before the board and moving forward.

- iii. Nick Haddad—Chris introduces Nick. He has served on many boards and councils in the area. The committee felt that Nick added a certain degree of historic memory with an eye to the future.
Nick states that there is something to be said for being here a long time, but that isn't the end all, be all. He feels that we need to look towards the future. A lot for change seems to have happened in a blink in of an eye, much changed, and a substantial chunk of population that is not working, and what we can do to give to the community. We can help through HDC, make things happen for the betterment, more equitable for the community.

The Board Votes:

Walter:	Yay: 8	Nay: 1	Abstain: 0
Dunn:	Yay: 5	Nay: 1	Abstain: 2
Nick:	Yay: 5	Nay: 1	Abstain: 2

The majority of the quorum has elected all three nominations to the Board.

- c. SHARED SERVICE AGREEMENT with HCDPA—Branda explains that this was developed prior to Sheena's departure and that HCDPA and HDC President will discuss. Walter, as HCDPA chair states that they are in favor of the agreement, but will meet with John.

6. PUBLIC COMMENT

Julie Metz, lives in Hudson: Wants to know why the meetings happen at 12 PM. She expresses the same thing that she expressed before. She urges the board to change the time.

Charlie Suisman: Development Corporations were developed to alleviate the problem of city governments that weren't transparent. Hudson is at a place where it does not want decisions made for it. He appreciates that we had open discussion about candidates. He feels the time of the meeting is important as well.

Clark Weiman- on the planning board with Walter. He also applied, and appreciates having participation. He wants to commend for the choices. He questions the credibility gap, and this has been filled with new board members. He still thinks that there needs to be a better understanding about KAZ to the public. He thinks we need to keep people informed of what happens. He would like to accept the invitation to be involved.

Don adds that if there is any lack of clarity about KAZ that is because we have a new board—we are not sure what we will do because we need to get everyone up to speed. We have a piece of property that we would like to develop, and we would like to do so with community desires in mind.

Steve Dunn: What occurred to him is the CSX issue will take some time. This would be an opportunity to discuss what the opportunities are. If we open up the process and seek out expertise, look at other examples.

Mathew Frederick- local architect and designer. Suggests a soft for of eminent domain. Kicking them out does not help anyone. The economic development aspects of this site has the potential to bring 3.5 revenue to leave Hudson. He would suggest an urban designer.

Nick Haddad: On CSX property—wasn't it that they are willing to sell if we indemnify them. Theoretically we could pay them the money and eminent domain them in the process. Mayor: we did agree to a price. But because of the situation, we are exploring the eminent to domain through the city to keep them on the deed. Don reminds the board that we have a CEDC loan to pay for the parcel.

Linda Mussman: The eminent domain means the city will have to come up with the cash. Mayor says yes, however don restates that HDC has secured the loan for the payment. The developer could also help with the cost. The city has to do the action.

Julie: She feels that the board feels that the property will be handed over to the developer and they will plan. The delay could be an opportunity to take advantage and get a planner. Zoning needed to be updated, she opines. She feels that the public should elect the board members on HDC.

Ellen Thurston—has lived here for 24 years. Fortunate to be here at a time of growth. Part of HDC's mission should be to manage the growth in some way, look at zoning, comprehensive plan. It is important to have a plan going forward.

Carolyn appreciates the specificity of the comments and suggests.

7. ADJOURNMENT

Bob MOTIONS to Adjourn. Carolyn SECONDS. ALL IN FAVOR. THE MEETING ADJOURNS at 12:55 PM.