

HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting

February 27, 2017

12:00pm

1 North Front Street, Hudson, NY 12534

MINUTES

PRESENT:

Duncan Calhoun
Don Moore
Tom DePietro
Mayor Rick Rector
Brian Stickle
Bob Rasner
Brian Stickle
John Gilstrap
Chris Jones
Alex Petraglia
Bart Delaney
Carolyn Lawrence

ABSENT:

Kristal Heinz

STAFF:

Sheena Salvino
Branda Maholtz

Legal: N/A

Public:

Carole Osterink
John Kane
Julie Metz
Rich Volo

1. CALL MEETING TO ORDER at 12:03 PM

2. MINUTES

A) REVIEW & APPROVE January REGULAR MINUTES

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

3. Financial Report

A) REVIEW & APPROVE FINANCIAL STATEMENTS

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

4. NEW BUSINESS

A) Internal Development- Draft Committees

Sheena shares that in preparation for HDC's annual meeting, she has met with each Member to discuss their work and the work of the agency. In those meetings, each has discussed the agencies SWOT and ways the Board might address those weaknesses and threats and build on strengths and opportunities.

Universally, she reports that we can & want to accomplish more. Building on what the members have reported, the following committees will replace our existing ad hoc committees:

- Prosperity Committee focused on business attraction, retention & expansion
- Skills Committee focused on workforce development, education & leadership
- Innovation Committee focused on small business development and entrepreneurialism
- Livability Committee focused on economic and community transformation

Governance and Audit & Finance Committee will remain committees per recommended ABO policy. Sheena will meet with the Mayor and Common Council President in order to make sure that our goals are aligned with the City's goals.

To take full advantage of the talents and interests of the members, each Committee will develop a set of draft goals and strategies, together, to be presented to the full Board in April. The chair of each committee will be asked to report monthly on progress.

Next month we elect our executive offices. March 27th will be the annual board meeting.

5. OLD BUSINESS

A) DRI Updates

Sheena reports that the DRI Investment Strategy is in the final stages.

HDC has submitted three projects for consideration for DRI funding and will be a place-holder for one project:

- \$100K WMB-V capacity Grants to support new businesses and expand the capacity of others
- \$175K for a wayfinding and signage project to assist visitors in finding key aspects in the City.
- \$2M KAZ mixed use TOD project to support the redevelopment of the KAZ (demolition, site prep, and infrastructure improvements
- \$175K A public Wifi project that will offer free internet usage (up to a limit) at local public hubs including greenspaces & parks and work with the Housing Authority and assisted/subsidized housing providers to ensure that services are available for those most in need.

She reports that the LPC is to meet one more time to review the recommendations made by a small Planning & Development Committee made of 10 people- 2 from each subcommittee. The group met

for three hours to discuss each project- including financial feasibility, local impact, capacity of the organization to complete the project, sustainability of the project etc.

The group has paired down the project list and the consultants are gather answers to remaining questions to finalize the details of the project list. The LPC meets on Thursday March 1 from 6-8 to finalize the list of recommended projects. I encourage you all to attend and provide feedback.

Alex asks if the Wayfinding project will have a chance of doing this throughout Hudson. Sheena reports that the consultants and the state may be amenable to doing this city-wide already as it makes sense to address signage across the city and not just in the Bridge District. She opines that the WiFi may be treated similarly.

B) 14-17 Montgomery Street Updates- DRAFT SUMMARY

Developer Teams: Two of three site visits have been completed and I am finalizing the report to the Board that includes committee grading & comments.

Sheena visited two Redburn historic rehab projects.

She checked Kearney Groups in progress project and it's in the middle of a very busy intersection so the capacity for infill is clear.

The Committee would like also like to bring the developers in to meet the full board.

Sheena to collate a final report on the review and schedule a meeting.

6. EXECUTIVE DIRECTOR REPORT

A) Annual Meeting Preparation

In advance of the annual meeting, I ask that each of you take a moment to:

- Consider your role on this Board and decide if you are both willing and able to commit more time as we implement the roster of projects on deck
- Take the internal survey
- Complete the ABO survey (and your training if you have not)

- Website— we are getting quotes to update the website.

-Detour— may be changing their platform, Sheena will read through and report back once we understand what the changes are how they impact us.

7. PUBLIC COMMENT

Julie Metz— comment that there are a growing number of people concerned about Galvan applying for money through DRI. She does not believe they need money and they are not philanthropic, they are too wealthy and they have terrible track record with their buildings in town— including bad renovations, and derelict, warehoused properties. Neither of the projects they have submitted are for the public good. One is a BnB and the other is a Tavern, neither are for public.

Duncan responds saying, he appreciates her comments, but that the DRI is a separate process that has nothing to do with the HDC. He states that HDC offered no endorsement or support letter for the Galvan projects.

Sheena confirms.

Julie Metz iterates that the process for the DRI has been opaque.

Duncan offers his appreciation again, but restates that this is feedback that we can neither agree nor disagree with, as it is not part of the HDC purview.

No other public comments.

Motion to ADJOURN made by Bart, Seconded by Brian. All in Favor. MOTION PASSED.

Board Adjourns at 1:22pm.

Minutes Respectfully Submitted,
Branda Maholtz