

HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting

January 23, 2017

12:00pm

1 North Front Street, Hudson, NY 12534

MINUTES

PRESENT:

Tom DePietro
Mayor Rick Rector
Brian Stickle
Bob Rasner
Kristal Heinz
Brian Stickle
John Gilstrap
Chris Jones
Alex Petraglia

ABSENT:

Duncan Calhoun
Don Moore

STAFF:

Sheena Salvino
Branda Maholtz

Legal: N/A

Public:

Carole Osterink
John Kane
Nick Zackos

1. CALL MEETING TO ORDER at 12:03 PM

2. MINUTES

A) REVIEW & APPROVE November REGULAR MINUTES

Brian MOTIONS to Accept. Kristal Heinz SECONDS. ALL IN FAVOR. MOTION PASSED.

3. Financial Report

A) REVIEW & APPROVE FINANCIAL STATEMENTS

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

4. NEW BUSINESS

Sheena welcomes Mayor Rector and Common Council President Tom DiPietro. They will receive links for ABO training.

Sheena reminds the board that the Annual Meeting is in March and that we should all take a moment to consider what we have done and what the Board wants to accomplish in the new year. Sheena will set up meetings with everyone to discuss priorities and roles. The March meeting will be held on the 27th and we should plan more time for this meeting.

Sheena is going to get bids for refreshing our website.

5. OLD BUSINESS

A) DRI Updates – Local Planning Committee will be reviewing projects tonight at the DRI meeting. All public and private projects are being assessed. Project sponsors have been asked to be present to answer questions posed by LPC members. Tom D. asks if the applications are online, and Sheena states that they are not available, but the powerpoint and spreadsheet will be up for the public assessment after this evening. She adds that this meeting is less about public input than it is an opportunity for LPC members to ask questions of project sponsors. She states that the next meeting for public input is on Feb. 8th.

John G. asks if there are any noticeable trends in the applications. Sheena thinks that there is a great cross-section of projects. From agriculture and food projects, to local business support, to new housing projects, to other mixed-use and recreational projects. The DRI funds can be used to strengthen as many projects as possible. She states that there may be projects that do not receive DRI funding, but will remain in the investment strategy. She states that HDC may be able to support those projects through CFA or other means. These projects will have already been vetted and community input given.

Sheena provides an update on promotion efforts for DRI:

- Manage and update Facebook and DRI website
- Coordinate with CEDC on release of printed flyers
- Monthly Newsletter, posts to HBCi & City website

She continues to work with project sponsors & advocates to develop applications for DRI support (Livable Cities, Waterfront, Transportation)

- Fugary/Shantytown
- Staircase Connector & North Bay Connectors (Don Moore)
- Promenade Hill Park

She reports that she is developing HDC sponsored projects including the following DRI requests:

- KAZ redevelopment site \$2M
- MWBE Capacity Building & grant Program \$308K
- Wayfinding & Signage Program \$175K

She shares that depending on how the LPC decides to handle the Wifi project, HDC may develop a RFP for the project.

- WiFi Mesh Network \$175K

Finally, she is providing technical assistance and coordinating applications from new sponsors

- Galvan Foundations/Housing Resources
- Youth Skate/Basketball Park
- Tool Shed
- Shovel Ready sites for Housing

B) 14-17 Montgomery Street Updates— The Committee conducted 3 interviews. SCA withdrew their proposal. Next steps are to go on 'field trips' to go visit building sites in various Cities within driving distances. Kearny has many properties and projects in Beacon and Poughkeepsie. Redburn has a local project, but they also have projects in Cohoes and Troy. We will talk to partners highlighted in the proposals to discuss commitment and what the expectations are for their involvement and projects.

Sheena will provide a report once we do the site visits. Sheena feels that it will be important for the applicants to come in for a special meeting in order to meet with the rest of the board. We look to March to choose a preferred developer partner.

CSX updates: site plan review is next with planning board. The appraisal is complete. The Purchase Agreement— as we look to purchase there has been a hold up as we continue to negotiate.

C) CEDC Loan — we applied for loan for \$90K in order to purchase the CSX property. Brian MOTIONS to accept the loan from CEDC. Krystal SECONDS. ALL IN FAVOR. MOTION PASSED.

6. EXECUTIVE DIRECTOR REPORT

Sheena reports on the following activities:

- HDC in partnership with HPD applied for and were awarded funds from HRBTF Grant for Body Cameras- \$10K secured, Earmark funds for project
- Restore NY Application, KAZ redevelopment project, not submitted due to error of Register Star.
- Master Service Agreement for Dunn Warehouse- Pending
- Final Close out of the Hudson Opera House- ESD Grant- Complete
- Workforce Development- Met with CEDC, Chamber Committee on Workforce Development, and Superintendents of Schools to discuss gaps and opportunities for partnership
- Piers at Bioforce is working with Berkshire Taconic on a program to help fill gaps between employers and the workforce.

7. Public Comment- Nick Zachos asks about the agreement between HDC and the city and when that will be publicly available.

The Mayor states that the document has to be approved by legal council and that it will be shared when it is.

Bart MOTIONS to go into Executive Session to discuss the purchase of real property and the sale of 14-17 Montgomery Street 12:35 PM. Alex SECONDS. ALL IN FAVOR. The board goes into executive session. Board returns from Executive Session at 1:10 PM.

8. ADJOURNMENT – Bart MOTIONS to adjourn. Chris SECONDS. ALL IN FAVOR. Board ADJOURNS at 1:15 PM.

Respectfully Submitted,

Branda Maholtz, Executive Assistant