

# HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting

May 22, 2018

12:00pm

1 North Front Street, Hudson, NY 12534

PRESENT:

Mayor Rick Rector

Don Moore

Tom DePietro

Bob Rasner

Chris Jones

Alex Petraglia

Kristal Heinz

Bart Delaney

Seth Rapport

Duncan Calhoun

ABSENT:

John Gilstrap

STAFF:

Sheena Salvino

Branda Maholtz

Legal: Matt Griesmer

Audience:

Kamal Johnson

Rich Volo

Rob Bujan

Linda Mussman

Tim O'Conner

Nancy (last name?)

Karla Roberts

Ed Szoukis

Nick Zachos

Matt Nelson

Carole Osterink

#### 1. CALL MEETING TO ORDER

Call meeting to order at 12:00 PM. Don Moore will chair as John Gilstrap has a medical emergency and is unable to attend.

Don addresses the room about the FOIL determination. Our lawyer and Sam Pratt have come to the same conclusion. We have not have a request before. We will honor the FOIL request.

Matt Griesmer addresses the room and board about the determination. And although there were conflicting opinions before, we have decided that we will be subject to the requirements.

#### 2. MINUTES

A) Review & Approval of April Minutes

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

#### 3. FINANCIAL REPORT

##### a. REVIEW AND APPROVAL OF FINANCIALS

Bob MOTIONS to accept the financials. Bart SECONDS. ALL IN FAVOR. MOTION PASSED.

##### b. HCDPA FINANCIAL INSOLVENCY

Sheena reports that HCDPA, the city Public benefit Authority, is financially insolvent with funds set to be depleted by the close of May. At the May Board Meeting (and every meeting prior to that) the dire financial position was reported. Multiple proposals were floated at that meeting: investigate taking out a bridge/soft loan against the properties and to use that for operating expenses; sale of properties; and requesting support from the City of Hudson.

The Board moved to have all of its parcels appraised with an intention to sell and to investigate the possibility of a loan. Initial leg-work has begun on that, however, I do not foresee this work being completed in the next month as it will require a lot preparation as there are several properties and little funding.

Tom asks why this board is talking about HCDPA.

Sheena explains the relationship between the agencies is based on staffing as HDC employees staff and HCDPA reimburses for half of the expenses.

Almost all the projects have come to completion except for the CDBG project which is now being done by DPW and two grants in process for Conservation Advisory Council. HCDPA is waiting for reimbursement for Kayak Launch project and the CAC projects, however—HCDPA does not have the financial viability at this time. The board of HCDPA discussed several options, including a bridge loan, sale of properties—it would require several weeks of work.

#### 4. EXECUTIVE DIRECTOR'S REPORT

##### a. DRI—we anticipate the announcement about the final scope of project in early

June or July. Sheena asks mike Tucker for confirmation on the schedule. He confirms June or July. Contracts will be released after that for completion.

Projects: MWBE

Wayfinding

Public Wifi—The City's council is deciding on how they want the project to move forward. Once they have partner, HDC will no longer be the partner as we are just a placeholder.

##### b. CFA—Sheena explains what CFA – Consolidated Funding Application. This is a

online portal where all funding is applied towards. The website shows all the funds that are available. the CFA Round 8 is open. In addition to the regular resources available, each region was asked to focus on the following priorities:

Support the Downtown Revitalization Initiative Plan and identify projects.

Implementing additional strategies in their strategic plan.

Maintaining a pipeline of projects.

Working with industry to identify skills gaps  
Measuring the performance and progress of the strategic plan and CFA projects.

Regionalcouncils.ny.gov for workshop calendar or/and as always, HDC is here for technical assistance to support businesses and nonprofit applications as we have in the past. The applications are due July 27<sup>th</sup>, 2018 by 4pm.

Traditionally, HDC staff works with the Common Council Economic Development Committee to develop projects for application to ensure that our work is efficient and meets economic development priorities.

As is normal for a new council, coming up to speed on general economic development tools, CFA, interaction of agencies etc. I had anticipated a similar interaction and have submitted our 6-month work plan to the CC ED Committee and planned to schedule to meet with the ED Chair.

An application I would like to explore is undertaking a parking study. Parking, especially structured parking, is often a critical design, density, and financial component of downtown / urban development. Understanding how parking can support walk ability

Other—Walking Tours. Last year HDC was awarded a 50/50 match grant for tourism and HDC's project was a GPS guided Walking Tours. 5 tours available for download for Memorial Day weekend. Early days, cemetery, churches of Hudson, Hudson's firehouse, and the insider's tour.

- i. HBCi which started with HDC has established their own independent board, they have a Design Weekend and new walking guide.
- ii. We just received from Hudson Parks Conservancy they have obtained their EIN and have requested their funds to be released.

## 5. OLD BUSINESS

KAZ REDEVELOPMENT—Sheena states that the board has paused on this development project, and have informed the three applicant development firms as well. We want to see where we are with the city. The board feels that this is a valuable project that adds a lot of value to the city. We have had site visits and asked for financials. Kristal comments on the Council Meetings, and states that there seems to be a lot of misconceptions. It's important that everyone needs to understand that this has been an ongoing process for over 2.5 years. It has not been rushed. The meetings are open and they always have been.

Tom asks if there is an option to start over with the RFP. Don addresses Tom's comment at the council meeting about having multiple developers and not just one. Don also clarifies that the RFP was developed at public meetings. RFP requires various components including housing. Each response can include various options, including grocery store. That was also something that came up in the DRI. Policy initiatives were incorporated into the RFP as they have been discussed in the community for a while. Don suggested to the board that there are small working groups that work with the City to determine.

Duncan asks how a single parcel of land can be divided between multiple developers. Tom says that we can divide the parcel.

Kristal addresses Tom's comments at the Informal Council Meeting. She addresses that Tom has not brought up anything prior meetings. Tom states that this is true. He claims that there are legal documents that he didn't sign. Kamal Johnson from the audience speaks out and claims that Tom did "bring it back" and try to suppress the conversation.

Mayor Rector addresses the board and audience that this all because an issue about that started with some people being unsure about the Kaz development process. This then became an issue with HDC and misunderstanding of what they do.

HDC is a vehicle and is the only 501c3 that we work with to get planning and work done. This will be the biggest influx of money for development since urban renewal. Almost 20 million dollars need to be managed HDC with Sheena would help facilitate. HDC is what we have right now.

Seth does not want to contradict the opinion but his feeling is that HDC is a group of volunteers that contribute their time to the board. It is his belief that the viability and effectiveness of this board is vitally connected to strong consistent support from the community and the council. They need to consistently buy into this. It is untenable

and unfair position to be in—to insist upon our existence, anything we do will have a taint and probably fail. There needs to be considerable evidence from community and council—because without the support, we cannot succeed. Seth is third generation, has worked with many communities, he has no personal gain nor fiduciary gain. He addresses the room, and says that he can't explain how complicated the issues are. The board has spent an enormous amount of time and effort to unburden the city in economic development. If the consensus doesn't want HDC to do this, so be it. If you want to have the economic dev. committee at the city handle this, I advise you that it is a lot of work and I suggest that you go to Eileen Halloran. He addresses Tom and says that if he doesn't support us, then HDC does not exist.

## 6. NEW BUSINESS

a. EXECUTIVE DIRECTOR SEARCH COMMITTEE—Don addresses this as the board needs to form a search committee as Sheena will be leaving August 1<sup>st</sup>. Chris, Bob, Seth, Don have agreed. Don addresses the board that Sheena's departure is a great loss as she has done a lot over the last seven years.

## 7. PUBLIC COMMENT

Don takes wants address the Alderman and see if they want to say anything.

Kamal Johnson thanks the board for volunteering but wants to know if the meetings can be held in the evenings where people can attend. Don states that yes we will, however for this meeting we did not have time to publicly address it.

Rich Volo, chair of economic development. He agrees with mayor that there is a benefit to have the 501c3. There are 4 of them on the committee and they meet once a month for an hour. He provides an example about negotiating a contract and states that there is no bandwidth.

Tom is shocked that members have taken it so personally. The conversation bubbles up from the people, not from him. It was the start of a conversation.

Rob Bujan thanks the volunteers at HDC. He understands the need for historical knowledge. We have 10 new people and we have a 2 year cycle, we may not have history and detail. Rob brought it up to have a conversation about it, not to turn it into a mob mentality and the intention is not to personalize it. He suggests having more information at the informal meeting so that no one is getting 2<sup>nd</sup> or 3<sup>rd</sup> hand information.

Linda Mussman states that she did think that HDC is outmoded. HDC was part of the alphabet soup and creates frustration among people. It is important to have the conversation and create an opportunity to work together. The community has lost faith. The council has the opportunity to make that difference.

Don addresses the audience that he understands the frustration, we understand that there are criticism, but when you speak—think about how you think that this can be changed to make this right. It behooves all of us to consider solutions.

Tom talked to John Gilstrap and what John didn't know was could have up to 40. However, Sheena points out that the board by-laws have been changed and the number is only 15 maximum. We can change the by laws again. Tom also states that we should recruit experts and city planners. Don states that we do have a city planner that we are trying to replace. Sheena states that everyone is welcome to fill out an application to be a member of the board and encourages them to do so.

Sarah sterling points out that she used to be on the board and feels that board is strong right now an suggests that we have some ore public informational meetings.

Linda Mussman asks about Branda's Status and Bart's status as they are both city employees. Sheena explains that Branda is not a board member and the bylaws do not refer to being a city employee.

Tim O'Conner asks about the Kaz warehouse and the soil determination.

He has a grudge about the property that he claims the sale to Rob Kalin. He asked about Matt Nelson the co-chair said something about the LPC being brought back together. Matt Nelson, the co-chair addresses this. That there

was a suggestion to form a small LPC to continue to work with HDC to make sure there was communication during the DRI implementation. It intention to make sure the projects stay on track and provide support.

Nancy Falseto (?) states that she is not aware of the meetings and going on suggests that we have to have more outreach.

Karla is confused about the DRI. Is this seed money or is nothing guaranteed. Don states that the projects will not be approved without following the strict guidelines from the state. It's a spend it to get it program, you have to be able to levy the project. Don points out that one of the benefits of HDC as a non-profit is that we wouldn't even have KAZ for a project. The City cannot accept gifts like this.

Nick asks if IDA of HCDPA can accept gifts as well. Don states that only if it's not a tax write-off. Seth explains this in more detail/ The efforts were along the mission to benefit the city.

Ed Szoukis—all of the audience except for Tim, he states are not adept at understanding or navigating the meetings and how thing fit together. He asks if the RFP is available. Don states that it is online on the website. Don also states that we can try to be more communicative, however with the website we don't have the resources and staffing, but would welcome volunteers.

Melissa auf de Mer speaks about inspiring and helping and engaging with the board. She came to the board meeting before to express concern over the crucial transition and that it wasn't about us versus them. She feels that it took some time for her to understand but now that she has learned in the last 10 years and that she ultimately believes that the mistrust is better than it used to be.

Don agrees that we do need to work together. Don also states that there has been planning before in transportation and housing and the waterfront. Don feels that the conversation about the future should be addressed specifically to the Mayor and Council President.

Matt Nelson asks to speak. He was the co-chair of the DRI. The DRI is setting the city up for a transformation. He lives in Kinderhook. He's a member of the regional council with Melissa and Mike Tucker, he has had the pleasure of working with Sheena for the last 7 years. He discusses that there was planning done during the dri, and previously and Hudson would not have been awarded the DRI funds if there was no planning done already along with input form the city and the community. HDC should continue and should exist. You run the risk of losing a resource that this entity is. A board that serves at the pleasure of the Mayor or council will never be able to accomplish anything. He believes the Kaz should continue as it has been—it is imperative and to start over is a detriment. We can look at the RFP and see where we can improve. He encourages that people should continue come engage and ask questions.

Nick states that he respects the board and if the board is essential then it should definitely meet along with the evening meeting so that more people can attend.

Linda suggests expanding the board. If not add the majority and minority leaders.

Bob Rasner states that we are in this room as friends and neighbors, we see each other on the street and at dinner and we should treat each other with respect.

## 8. ADJOURNMENT

Bart MOTIONS to adjourn at 1:30 PM. Bob SECONDS. ALL IN FAVOR. MOTION PASSED.