

HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting Minutes

November 27, 2018

6:00 PM

1 North Front Street, Hudson, NY 12534

PRESENT:

Mayor Rick Rector
Bob Rasner
Don Moore
Chris Jones
John Gilstrap
Tom DePietro
Steve Dunn
Nick Haddad
Carolyn Lawrence

ABSENT:

Mark Morgan Perez
Walter Chatham
Alex Petraglia

STAFF:

Branda Maholtz

1. CALL MEETING TO ORDER

Bob calls the meeting to order at 6:02 PM.

2. MINUTES

a. REVIEW AND APPROVE September MINUTES

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

3. FINANCIAL REPORTS

a. REVIEW AND APPROVAL OF FINANCIALS

Current Assets approximately \$47K. Don has called our auditor to see if we need to complete a full audit as we have done in the past as we have very little liquid assets and only one property. Once he finds out, he will share with the board.

Don MOTIONS. Steve SECONDS. ALL IN FAVOR. MOTION PASSED.

Don is also still pursuing an attorney. Dan. Tuszinski has not responded. Someone suggested Mike Bruno who is also Hudson Housing Authority's attorney.

4. OLD BUSINESS

a. KAZ REDEVELOPMENT/RFP- NEXT STEPS:

Don had a conversation with Tom Rossi about leasing the vacant Kaz lot as a lease for parking for the Wick. Bob reports that the Wick requires 55 spaces. They have since lost their previous lease with another property. They are now seeking to lease from HDC to make up for the loss. They have submitted a lease to us through Steve Dunn for review. Nick asks if they intend to address the one side of the lot that will require a safety barrier. The board believes they will address this. The board is inquiring how much it cost The Wick to demo the part of the building.

There are two other issues may require an executive session. Tom disagrees as he does not believe that we need to go into executive session. Steve believes that the issue at hand will affect the agency's negotiating ability. He believes that this will affect both CSX, lease, and potentially the shared service agreement.

Rick asks if the potential price for CSX has changes as the price for a previous negotiation has changed. As we had an agreement and a potential loan from CEDC. When we had legal independent council and the process ceased there were questions about eminent domain and indemnification. The City also used to own the parcel in question. Rick feels that if they are estimating the same price, there may be no need for an executive session.

The board discusses the various options for proceeding in general.

There were 3 organizations that responded to the RFP, Rick asks if any of them had any intentions to use the property for anything other than an access way. Don believes that they did. The board discusses the CSX terms of not having any Residential on the property. Steve suspects that the contract was a form contract.

Nick suggests that Steve pursue more information about the previous negotiations or conversations with legal counsel. Steve wants to revise the contract with a cover letter and see what kind of resolution could happen (to be approved by counsel and the board first).

Nick MOTIONS the Steve act as out point person in communication in regards to the CSX parcel. Tom SECONDS. ALL IN FAVOR. MOTION PASSED.

The committee has been considering a phase 1 environmental, they have spoken with a few firms. The DRI is \$487K and in general it for infrastructure work and this would be part of this. The City is planning to hire a DRI manager and Mayor Rector may be able to have this person admin the grant. The City of Hudson has put out an RFP for the DRI Manager through the committee composed of the Treasurer, the Mayor, the Council president, planning chair, DPW Superintendent. We are considering either an individual or a firm to fill this role. The estimate is about \$2000.00.

Steve Dunn confirms that HDC will have a say in the project.

Don reports that Walter had done some research and was skeptical of the amount of contamination if any on the property. Phase 1 is a literature search, not necessarily a testing. There is a Brownfields opportunity act that was done, and we are trying to look for it. The Wick also has some environmentalists to share that they did for their hotel. We also did an asbestos test before the partial demo.

Don feels that nothing is going to happen there for some time. There has been some discussion about applying principles of "Smart Code" to the area as a potential test case. Don feels that form-based zoning gives the public an opportunity to participate and have a discussion. Steve wants to have more education about this type of zoning. Tom states that there will be forums and workshops coming in the future.

Wick Parking: they are short 26 parking spots. Bob reports that Tom Rossi stated that they will assume all responsibility for all grading striping, etc. They want to also put two containers on the property for storage. Bob states that there are two elements of the lease that may be unacceptable. He feels that we need a committee of 3 people to look at the lease and come up with something that is acceptable. He is ready to go as they are out of compliance at this point. Nick confirms that they have had a PILOT. He feels that the board needs to have a conversation about the Wick and their community responsibilities.

Bob MOTIONS that Bob, Nick, and Steve will work on a task force to report back to the board with a fair contract. Don SECONDED. ALL IN FAVOR. MOTION PASSED.

- b. SHARED SERVICE AGREEMENT with HCDPA:
Don MOTIONS to go into executive session at 7:30PM to discuss personnel. Chris SECONDS. ALL IN FAVOR. MOTION PASSED.

Don MOTIONS to return from executive session at 7:47 PM. Bob SECONDS. ALL IN FAVOR. MOTION PASSED.

5. NEW BUSINESS

- a. Board President Transition – John Gilstrap sent an email resigning from his position as Board President effective end of calendar year.
- b. Fiscal Sponsorship:
Bob states that there are two organizations that have asked about us becoming a fiscal sponsor. In the past we have done this for other groups as long as the organization is achieving some part of our mission.

Friends of Oakdale
Friends of the Cemetery
And Bliss Tower Association

Bob would like to seek counsel opinion on the matter. Don states that there are two avenues here where one is just 'overseeing' a bank account and the other is to assist

with grant admin and accountability. Tom is looking to raise money for internal events, with no grants.

Steve asks if there is a risk or liability to HDC for doing this. Don states that in the past there has been no formal MOU with other organizations.

- c. Nominating Committee: Chris and Bob present Gregg Carey to the board as a potential new member. He is an entrepreneur. In 2002-2003 his experience led him to pursue a path of collaboration and building companies in Silicon Valley. He is a current resident of Hudson. He brings a strong digital/tech facet to the board.

Steve asks Gregg why he would like to join the HDC board. Gregg states that he wanted to come to Hudson for the quality of life and for his daughter and to be a part of the community. Focus areas for him include job development and trends around the area. There is a huge draw in Hudson to bring in new workforce and movement to support remote working and to support the community that exists so that they have infrastructure as the economy changes and grows. Don comments that this is particularly relevant, as we've had a lot of issues including with broadband in the area. He feels that there is a chance for Hudson to move in this direction, but we don't have the training and infrastructure now.

Chris MOVES to accept Gregg to the Board. Carolyn SECONDS. ALL IN FAVOR. MOTION PASSED.

- d. The December meeting is canceled. The board will schedule a special meeting for the lease oversight.

6. PUBLIC COMMENT

Matthew Frederick—because there is a 30 day in-between meetings. Wanted to reiterate his request to develop a formal urban design study. He also feels that we need a street design before. He questions whether the CSX is even necessary. He feels that the parcel should be a 6 acre site that includes the City's parking lot. He feels that there is a "trump card" as this may be under water in the future. The study would include this.

He also urges the board to abandon the usual developer model where the developer collects the rent. He thinks that the parcel should be divided amongst smaller purchases and keep the money local. He feels that he would rather give up affordable housing money from the state to get more money from individuals.

Linda asks about the consideration of the LWRP and the plans and goals of this in the future. Nick confirms that there is no urgency to sell the property as we are all seeking more informed approaches.

7. ADJOURNMENT: Carolyn MOTIONS to Adjourn. Don SECONDS. ALL IN FAVOR. THE MEETING ADJOURNS at 7:51 PM.