

HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting Minutes

April 23, 2019

12:00 PM

1 North Front Street, Hudson, NY 12534

PRESENT:

Mayor Rick Rector
Bob Rasner
Tom DePietro
Walter Chatham
Steve Dunn
Nick Haddad
Carolyn Lawrence
Seth Rogovoy
Paul Barrett
Paul Colarusso
Martha Lane
John Gilstrap

ABSENT:

Gregg Carey

STAFF:

Branda Maholtz

1. CALL MEETING TO ORDER Bob calls meeting to order at 12:03 PM.
Bob addresses the board and voting procedures. We received an inquiry from Ken Dow and we are correcting the ballots. We spoke to the state about the proper open meetings and participation of the public. We have historically had comments from the public at the close of the meeting. It is a privilege not a right. We invite and we are happy that you are here and want to be involved. We expect the comment section to be civil and respectful. There will be times where time constraints will not allow for public comment period. When we do, we will have time allowance for comments. It is not a question and answer session as this is a board meeting.
2. MINUTES
 - a. REVIEW AND APPROVE March MINUTES
Carolyn MOTIONS to approve the March Minutes. Rick SECONDS. ALL IN FAVOR. MOTION PASSED.
 - b. REVIEW AND APPROVE Annual Meeting MINUTES
Nick MOTIONS to approve the March Minutes. Tom SECONDS. ALL IN FAVOR. MOTION PASSED.

3. FINACIAL REPORTS

- a. REVIEW AND APPROVAL OF FINANCIALS—We do not current have Treasurer. Branda reports on the spending for the month which is just for payroll and office supplies. Rick MOTIONS to Accept. Mark SECONDS. Branda also

4. OLD BUSINESS

- a. KAZ REDEVELOPMENT | CSX Parcel Updates | CEDC Loan
 - i. CEDC acknowledged the receipt of the loan application. They have not counter-signed. There is a long approval process for this loan.
 - ii. Paul has done some work and research about survey – they will recertify the survey for \$300. For phase 1 Paul has 3 calls out for bids. One did a site visit already. Steve asks about a Phase 2 as we will probably need one, and that should be prepared for that as a next step. Paul has consideration for the historical implications. Seth Rogovoy asks about whether the board will decide from the bid. Bob restates the bylaws and what’s required of the board.
- b. Revenue Generation Ideas—We have the large concrete pad available for the time being along with the large empty warehouse. We had three people that wanted to explore this idea. We had a site visit and what we could do. One of the things was to sell the contents. There’s no “treasures” here but there may be interest and a way for us to get a little income. Initial group: Mark, Paul Barrett, Carolyn. Bob asks to reconvene. Ideas thus far have been short term parking, longer term storage for the building (maybe boat storage).
- c. Motion for President to be added to Bank of Greene County Accounts: Paul MOTIONS. John SECONDS. ALL IN FAVOR. MOTION PASSED.

Paul MOTIONS. Rick. SECONDS TO REMOVE John Gilstrap AND Don Moore from all of the HDC Accounts.

(After Paul was voted as Board Treasurer.)

Paul MOTIONS to add Phil Forman to the HDC Bank accounts at Trust Co and Bank of Greene County. Carolyn SECONDS. ALL IN FAVOR. MOTION PASSED.

5. NEW BUSINESS

- a. Proper voting procedure—Ken Dow’s Recommendation—On April 12, 2019, we received an email from the law office of Ken Dow about the election of board members. We used a paper ballot that listed each candidate. We have redistributed the paper ballots back to the board members to record how they voted. This according to our Counsel and Ken Dow, brings us into compliance.
- b. Resignation of Alex Petraglia—Carolyn reports to the board. He has a new position in Albany. We would like to thank him for his service. Rick MOTIONS to accept resignation. Paul SECONDS. ALL IN FAVOR. MOTION PASSED.
- c. Nomination of Phil Forman: Carolyn Nominates Phil Forman to join the board. Carolyn introduces Phil to the board with a summary of his background. The board is given ballots with the instruction to please sign name, vote, and pass back to Bob for a tally. ALL in FAVOR. MOTION PASSED.

- d. Nomination and election of Board Officers—Also by ballot.
 - i. Vice President- Nick Haddad- All Yeses.
 - ii. Treasurer: Phil Forman 11 Yeses, 1 NO.
 - iii. Secretary: Paul Barrett All Yeses.

Nomination by Carolyn Lawrence. Voted by Ballot, ALL IN FAVOR. MOTION PASSED for each new officer of the Board.

- e. Monthly Meeting Time—Bob addresses the board and audience: After several meetings and community input we moved the meetings to the evening at 6 PM. And we complied and we had 3 meetings where the largest meeting we had was 3 members of the public. Part of the decision is to have a meeting that works for the board and the public and given the amount of people we have here today we will have our meetings on the 4th Tuesday of the Month at 12 PM.
- 6. PUBLIC COMMENT- 3 Minutes per speaker, please address comments to the chair.
 - a. Julie Metz, I live in Hudson. She states that the meetings that happened at 6 PM happened during the holidays. She reads the mission statement and prepared statement about the RFP process. She also comments about board membership especially Paul Colarusso and cites the litigation.
 - b. Linda Mussman- Asks who is the counsel for the board. Steve Dunn is serving as the counsel as we cannot afford separate counsel at this time.
- 7. ADJOURNMENT- Steve MOTIONS. Nick SECONDS. ALL IN FAVOR. MOTION PASSED. The board adjourns at 12:35 PM