

HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting Minutes

August 27, 2019

12:00 PM

1 North Front Street, Hudson, NY 12534

PRESENT:

Mayor Rick Rector
Bob Rasner
Tom DePietro
Walter Chatham
Kristan Keck
Nick Haddad
Seth Rogovoy
Paul Barrett
Martha Lane
Phil Forman
Mark Morgan Perez
Paul Colarusso
Gregg Carey

ABSENT:

Carolyn Lawrence
Steve Dunn

STAFF:

Branda Maholtz

1. CALL MEETING TO ORDER Bob calls meeting to order at 12:02 PM.
2. MINUTES
 - a. REVIEW AND APPROVE July MINUTES
Nick MOTIONS to approve the July Minutes. Mark SECONDS. ALL IN FAVOR. MOTION PASSED. FINACIAL REPORTS
3. FINANCIAL REPORTS
 - a. REVIEW AND APPROVAL OF FINANCIALS –
Walter MOTIONS to ACCEPT. Paul SECONDS. ALL IN FAVOR. MOTION PASSED.
 - b. Bob spoke with Victor about finalizing the yearly reports and it is to be done today.
4. Old Business
 - a. KAZ Warehouse- Boat Storage Lease discussions—Nick has spoken to the Powerboat association and people are interested. They will have more discussions about use of the

space when the season comes to a close. There will need to be discussions about the security of the building. Bob asks about rates. Nick thinks that around \$250, perhaps based on by the foot price, would be acceptable if the owners drive in and drive out they will be happy with the price and the convenience of location. Bob would like a simple and brief agreement drawn up in anticipation. We have about 2 months. The boat owner has the liability, but we already have liability insurance, not on the contents. We'd have to avoid the west side where it leaks. We will need to provide access to get the boats into the space. Gregg asks about the coordination and effort to get people in and out—we would have to set specific dates for drop off and pick up like other storage facilities.

- b. Removal of contents—in order to lease spaces, we need to empty the building. There's been some people that have taken few things. Dumpsters will be a great expense. We need to have labor to get it out, Paul may have the tools to help as well. Bob will contact the county about providing dumpsters and schedule with Nick and Paul to get things moving.
- c. CSX Parcel-- Lease opportunity on concrete lot and the CSX parcel. Phil and Carolyn met with Ben Fain and Tom Rossi. Both were amicable to getting a lease for parking. We asked them to draw up tentative maps of their planned usage. Steve will have to draw up lease agreements. Ben is looking for use on the non-paved area, and it's a bit more complicated with the CSX building and its usage there. So far, they are in agreement with the prices we have suggested. Phil doesn't want to quote the prices until the lease is complete, but we are optimistic to have around \$3,000 a month with each agreement.
- d. CEDC Loan – we have a checklist of items to provide them and we're almost through them in order for the completion. We need the title search and to have the proposed new lines of ownership approved by the planning board. Package was submitted to Code Enforcement last month and it should be on the September Agenda. Walter opines whether we need a public hearing or not as we are unsure because it's a lot line change. That creates new parcels. CSX is technically selling a portion of theirs. Walter thinks this is a subdivision, not new parcels. Once we hear from the City Attorney, we can proceed. We may be delayed. We need to close this year, not this month according to the agreement. We are also waiting on a document from the CEDC attorney. We need the title report as well. The commitment for the loan expires before year end as well.

5. New Business

- a. By Laws Revision Presentation—Martha and Paul (Barrett) have started to review the bylaws to ensure that we are in compliance The by-laws updated about 5 years ago. Bob has reviewed the work they have done so far, they are not sharing the package so far, we are going to have informational working sessions as we go. Martha spoke for the project about the work and there are no major wholesale changes, but is more focused on specific items for clarity such as conflicts, membership, annual reports, and open meetings law. They are adding and tightening up some things and will share their recommendation with Steve. They will then present the revised by-laws to the board by the end of the year.

- b. General – Bob opines that it would be great to have someone that is able to keep the website up-to-date and compliant. It will take some effort and time. Seth and Gregg are willing to assist and help clean up the website.
6. Public Comment – Linda Mussman asks about the amount of spaces available at the Kaz area. Phil states that it's about 30 spaces, but not definite. She inquires about potential conflicts as Walter is also the Planning Chair. He responds that when there is a public hearing he will recuse himself.
7. Adjourn. Phil MOTIONS to adjourn. Mark SECONDS. ALL IN FAVOR. The Board adjourns at 12:42 PM.