

HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting Minutes

February 26, 2019

6:00 PM

1 North Front Street, Hudson, NY 12534

PRESENT:

Mayor Rick Rector
Bob Rasner
Don Moore
Chris Jones
Tom DePietro
Walter Chatham
Steve Dunn
Nick Haddad
Carolyn Lawrence
Gregg Carey
Alex Petraglia

ABSENT:

John Gilstrap

STAFF:

Branda Maholtz

1. CALL MEETING TO ORDER

Bob calls the meeting to order at 6:01 PM.

SPECIAL PRESENTATION: Ben Fain and partners from the Red Barn are here to present to the board with their project on South Front Street.

Their project is still in the design phase, which they share. Their project is in the old building where Relish (60 South Front Street) was located. Half of the space will be a “grab and go market” with prepared foods, focusing on breakfast and lunch with intent to service locals and travels from the train. The second half will be a restaurant at around 52-58 seats for dinner service. They will be managing and operating the business as well.

Will be presenting site plan to planning board soon. Wanted to make an introduction to the board as we are just getting started. The initial timeline is for completion in 2021.

For the barn, their plans are to winterize it and renovate with further plans to come.

Phase 2—was done by previous owners, they also did Phase1, and nothing was reported.

Parking will be addressed during the panning and zoning phase with regulatory boards.

2. MINUTES

- a. REVIEW AND APPROVE January MINUTES.

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

3. FINANCIAL REPORTS

- a. REVIEW AND APPROVAL OF FINANCIALS

Rick MOTIONS to accept the Financials. Chris SECONDS. ALL IN FAVOR. MOTION PASSED.

- b. Audit—Memo from Don to Victor Churchill. Agreed to the lower amount \$6050 in the range estimated.

- c. Add Bob Rasner to the bank accounts as a signer: Don went through the process already with Trustco/ TBOGC requires official letter.

- d. Don MOTIONS to add Bob Rasner to the Account, and remove Don Moore from the account as Don will be leaving the board at the end of the March. Chris SECONDS. ALL IN FAVOR> MOTION PASSED.

- e. Don will be stepping into Branda's role as the Mayor's Aide. John Gilstrap remains on the account for the time being.

4. OLD BUSINESS

- a. KAZ REDEVELOPMENT/RFP – updates

Last week, Walter and Bob went to Troy to visit with those in charge of the DRI (ESD). Walter summarizes: Arnold Will, Mike Yevoli, and Heidi. They are aware of what has happened with the original ideas with the project. Because we do not have a developer for the site, the full original fund was left out of the DRI. However the money for demo is there and then some of the other money may come back depending on the project and progress. They discussed the potential of having multiple developers instead of separate ones. Walter's takeaway is that the bottom line is that there must be a developer (in many incarnations) to take the process through and when you can have occupancy, the money will come at the end. They are supportive, they want to be involved and want the project to happen. Don reports that the Board has about a year to put this project together. Walter believe that there would be a lot more community support to have the project scope be more neighborhood oriented.

Tom points out that Mark has done research into getting a group to look at the space for feasibility and design and potential. There are also grant opportunities that could help pay for this service. Branda and Mark will look into the options. Mark will also speak to this group about what all they can provide.

Walter points out that part of this could be assisted with Complete Streets part of the DRI.

Rick asks about the option of having one developer develop 4 different projects within. The state seems to be accustomed to having one developer to work with, but they seem to be understanding of the difficulty the board has had. But they want to us to have success.

Mark mentions the idea of “Meanwhile Space”-- perhaps that is something to consider.

Nick thinks that a year is ambitious. He asks if it is possible to use the property otherwise to get some money. Carolyn agrees that this is opportune and we should start sooner than later. The board discusses having a sale for the public.

Branda will send an email to set up a tour of the property for the board.

b. CSX Parcel – Updates

Steve Dunn has been working with CSX to come up with an agreement for the sale of the property. He was able to contact with someone and they want to proceed with the sale. This person is not a lawyer for CSX, however he is a ‘decision-maker.’ Steve discussed some of the issues in the contract. The liability issue for CSX and the agency. He suggested sovereign immunity. CSX will go to their environmental attorneys. Steve feels this will be resolved by the next meeting.

Gregg asks the price and if it is FMV or includes.

Bob has spoken to CEDC about the loan and they are still on board. We need to supply some information for the agreement to be updated.

We have estimates for doing a phase 1 that we had from last November. One is for 3800 and the other is for 2800. Don suggests that we pass a motion to spend up to \$3800 to secure a firm to do a phase 1 environmental.

Don MOTIONS to authorize officers to engage with a firm for completion for phase one for up to \$3800. Bob SECONDS. ALL IN FAVOR. MOTION PASSED.

Don MOTIONS to authorize the officers to engage with a firm for survey for up to \$3000. Chris SECONDS. ALL IN FAVOR. MOTION PASSED.

5. NEW BUSINESS

a. Area Stakeholders: Small group of area residents and business owners have been asked to serve as a “Stakeholders” committee to help us understand the impact of future development on our property. They will be supported in their efforts by an HDC Board member. As there has been community feedback that the community involvement came to late in the process, Bob has reached out to several people: businesses and individuals—in an effort to start better communication with the area neighbors. It’s a discussion group, not a committee. He suggests that a board member be able to sit in with this group. And Walter has volunteered to meet with the group.

Those neighbors who would like to participate so far: Beth Kanaga (Tanners lane neighborhood), Melissa Auf de Mar (Basilica), Ben Fain (new project), Kristen Keck (William and Farmer).

Tom recommends against this because it appears that you are selecting before hand. Steve also asks if there are other people that want to meet, can they? And will it be publicized. Again, the board mentions Kaja Kuhl of Columbia University's Hudson Valley Initiative (HVI). Walter points out that this group is a student group, and Mark points out that the intent is to improve the RFP.

The board agrees that we should invite as many people as possible. Gregg points out that we want to have momentum, but we need to formalize and think about how we operate moving forward.

Steve points out that we need to have a budget. Nick points out again that we need to have a revenue stream in the meantime.

Accept Donation Funds from Abatecola for Fire Dept. (\$5,000)—Rick MOTIONS to accept. Alex SECONDS. ALL IN FAVOR. MOTION PASSED.

Nominating Committee—Chris reports that the committee has met with several people with variety of experience. About 14 people have been unable to commit as they do not have the time to commit. There are 6 candidates at this time. They will start looking for someone who may have a treasurer's skills as well.

March Annual Meeting, March 26, 2019: Our bylaws state that the monthly meeting is the 4th Tuesday. The annual meeting is to be the 4rd Wednesday. Bob suggests that we keep this schedule as it would be a long meeting. The board discusses when the meetings would occur, if the afternoon or evening.

Board evaluation forms will be sent electronically prior to. We will need to contact Victor. The board wants to have the meeting on Tuesday, March 26th at 12 PM

The board discusses that the public attendance has diminished since we have moved the time.

Discussion: Goals for next year will be discussed at the annual meeting.

PUBLIC COMMENT—John Kane says “Good job.”

ADJOURNMENT Tom MOTIONS to adjourn. Carolyn SECONDS. ALL IN FAVOR. Board adjourns at 7:40 PM.