

HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting Minutes

July 23, 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
Carolyn Lawrence
Seth Rogovoy
Paul Barrett
Martha Lane
Phil Forman
Mark Morgan Perez
Paul Colarusso
Steve Dunn

ABSENT:

Gregg Carey

STAFF:

Branda Maholtz

1. CALL MEETING TO ORDER Bob calls meeting to order at 12:04 PM.
2. MINUTES
 - a. REVIEW AND APPROVE June MINUTES
Paul MOTIONS to approve the JUNE Minutes. Phil SECONDS. ALL IN FAVOR. MOTION PASSED. FINACIAL REPORTS
3. FINACIAL REPORTS
 - a. REVIEW AND APPROVAL OF FINACIALS –
Nick MOTIONS to ACCEPT. Paul SECONDS. ALL IN FAVOR. MOTION PASSED.
4. OLD BUSINESS

- a. Quickbooks update- Branda has been able to get a better deal from QB online with Payroll included. Once we finally receive the final journal entries from Victor, we will transfer over.
- b. KAZ Warehouse – There were some boards that were unused that were left unused. We sold the materials for about \$500 dollars. We also sold some electrical and some flooring tile.

Nick reports to the board about possibly using the space as a temporary boat storage facility. Members of the PowerBoat association may be interested in using the space. He will ask at the next PowerBoat association. We would need to put in a new door/access point. He spends about 2000 a year to store a boat, so we could consider an acceptable monthly rate.

Mark asks about clearing out the rest of the items. Bob reports that we will have to invest in some dumpsters and volunteers that are willing to commit.

- c. CSX Parcel – Survey completed and shared with CSX. We are dealing with their closing officers. We have a closing checklist from CEDC to complete and set a closing date.
- d. Bob did a walk around for phase 1, and they said a phase 2 may be beneficial. There may be coal dust. He asked Steve Dunn to do a risk-reward analysis. We are going to wait to close for 60 days. We won't proceed to phase 2 at this point, this does not affect the sale. The cost is prohibitive. We are not doing it at this time, and we may do it in the future if it is needed. The restrictions on the sale of the land are prohibitive already. We may need to have a special meeting prior to the sale if there is something unexpected, but at this time we are set to go. Mark asks for a copy so that he can review the phase 1 report. Walter reminds the board that there was a phase 2 by red barn and there was nothing found.
- e. CEDC Loan -- Bob has been in touch with Mike Tucker, there is a checklist for us to come to closing. We are on our way there. The board thanks Mike who is in the audience.

Walter Chatham MOTIONS to authorize the transaction of the loan with CEDC for the purchase of the CSX of \$175,000 and \$25,000 for a total of \$200,000 Tom SECONDS. Martha Lane Recuses herself as she is on CEDC. . ALL IN FAVOR, minus Martha. MOTION PASSED.

- f. Lease Committee – Phil reports that both Ben Fain and the Wick have been in communication about their plans for the barn project. We have agreed to share the survey maps. He has agreed to mark up a map to let us know what parcels he may be interested in for lease. The uses are open at this time, depending on his needs. The current lease will be transferred to us; it is a month to month lease.
- g. Phil also spoke to Rob Perry and Craig Haigh from the DPW and Code Enforcement. Montgomery Street is a city street, and will be patched and plowed. The city views Tanners Lane area as a dead end. Walter believes that we could have a street that extends 3rd street. Common Council, via the charter is in charge of streets. The Department of State may have overlaying regulations for these access points as well.

The public right-away, as seen by the county tax maps—the board discusses the accessibility. There is a non-functioning transformer on an adjacent property/easement. There have been conversations with National Grid to understand. There will be a walkthrough of the site.

5. NEW BUSINESS for 2019 we have focused our energy on rebuilding the board and CSX property. We are looking forward to bringing new things to the agenda. This will help us as we move towards assisting the community as designated with our bylaws and mission. We have our committees working on both bylaws and other portions of our operations to move forward.
6. PUBLIC COMMENT- Mike Tucker from CEDC. He addresses the board and expresses the enthusiasm of CEDC board and the partnership. He knows that there has been a lot of turnover on the board. This loan is the 3rd time we have made the commitment to us to move forward. Mike expresses that the amount of \$200,000 may be a reach, but they are committed to working together towards the future. CEDC will continue to share with HDC events and happenings.
7. ADJOURNMENT- Walter MOTIONS to Adjourn. Martha SECONDS. ALL IN FAVOR. The board adjourns at 12:45 PM.
8. SWOT follow up session