

HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting Minutes

June 25, 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
Martha Lane
Phil Forman
Kristan Keck (new board member)

ABSENT:

Gregg Carey
John Gilstrap
Mark Morgan Perez
Paul Colarusso

STAFF:

Branda Maholtz

1. CALL MEETING TO ORDER Bob calls meeting to order at 12:04 PM.
2. MINUTES
 - a. REVIEW AND APPROVE APRIL MINUTES
Phil MOTIONS to approve the APRIL Minutes. Martha SECONDS. ALL IN FAVOR.
MOTION PASSED. FINACIAL REPORTS
3. FINACIAL REPORTS
 - a. REVIEW AND APPROVAL OF FINANCIALS –Phil reports to the board our current cash standings of about \$6,000 and we are waiting to start the draw on the CEDC loan when we close on the property. Walter MOTIONS. Nick SECONDS. ALL IN FAVOR. MOTION PASSED.
 - b. Branda proposes that we upgrade to a cloud based Quickbooks as we need to upgrade. The board agrees. The cost is about \$55 a month. This will allow us to have access remotely.
4. OLD BUSINESS

- a. KAZ REDEVELOPMENT | CSX Parcel Updates | CEDC Loan – Steve Dunn reports to the board. As we are still in the middle of the transaction, we may need to have an executive session. Seth asks if there is a specific reason for the executive session. The board discusses whether or not to go into executive session. Nick and Steve recommend executive session. Tom and Seth do not feel that we should go into executive session.

Steve MOTIONS to go into Executive Session. Paul SECONDS. 6 Yay. 4 Nay. MOTION PASSED. Martha Recuses herself as the discussion may include the CEDC loan.

The board goes into executive session 12:25 PM. Steve MOTIONS to return from executive session. Nick SECONDS. ALL IN FAVOR. The board returns from Executive Session at 1 PM.

Bob explains the two topics to the audience who have returned to the room. There has been discussion about the survey lines and easements. There is a discrepancy.

Walter MOTIONS to accept Steve's recommendation for the new iteration of the thirty foot easement on the proposed survey of the property. Paul Barrett SECONDS. ALL IN FAVOR.

The board also discussed phase 2 environmentals. The board will not vote on this at this time.

- b. Revenue Generation Ideas
 - i. Paul Barrett had a auctioneer look at the materials in KAZ and everything is considered trash. We need to get rid of it. The board discusses offering the goods to public for a nominal fee to get rid of some of the weight.

5. NEW BUSINESS

- i. Nominating Committee -- John Gilstrap has decided not to sit for a second term on the board.
- ii. Presentation of candidate for board membership. Carolyn Lawrence MOTIONS to nominate Kristen Keck to the Board. introduces Kristan Keck to the board. Kristan and her husband Kirby own Wm. Farmer and Sons and Boarding house. She has worked with Head Start Programs and Peace Corp, she has also worked in the film industry. She is also a member of the lodging association, tourism board, Hudson business coalition, and the chamber of commerce.

Steve asks Kristan what she would like to focus on with her joining the board. She states that she wants to continue to help support businesses and be involved as WM. Farmer also has a DRI project. She states that she is willing to commit the time and energy.

Bob MOTIONS to have Kristen join the Board. Nick Haddad seconds the Motion for Kristan to join the board. ALL IN FAVOR. MOTION PASSED.

6. PUBLIC COMMENT – Matthew Frederick addresses the board and speaks again to using a new type of development model for the Kaz site. He questions the need for the CSX site. He doesn't believe that the site needs to be built on. He again states that the board should consider not selling to a developer model and instead establish streets and blocks. He has provided materials to read to the board and offers to meet with anyone who wants to meet outside of the meeting.
7. ADJOURNMENT
Martha MOTIONS to Adjourn at 1:15 PM. TOM SECONDS. ALL IN FAVOR. MOTION PASSED.