

HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting Minutes

November 26, 2019

12:00 PM

1 North Front Street, Hudson, NY 12534

PRESENT:

Mayor Rick Rector
Bob Rasner
Tom DePietro
Kristan Keck
Nick Haddad
Paul Barrett
Martha Lane
Paul Colarusso
Carolyn Lawrence
Steve Dunn

ABSENT:

Phil Forman
Gregg Carey
Seth Rogovoy

STAFF:

Branda Maholtz

1. Call Meeting to Order at 12:00 PM by Bob Rasner
2. Minutes: Paul Barrett
 - a. Review and Approve October meeting minutes.
Martha had a correction that she submitted. Paul MOTIONS to accept minutes.
Steve SECONDS. Tom Abstains. MAJORITY IN FAVOR. MOTION PASSED.
3. Financial Report: Branda Maholtz
 - a. Review and approval of November Financial Report: Nick MOTIONS to accept. Paul Seconds. Tom Abstains. MAJORITY IN FAVOR. MOTION PASSED. 2020 Preliminary Budget- A draft has been prepared, it will be shared with the board, at the next meeting.

- b. Authorization of third check signatory. IN the absence of the Treasurer we need to have another person available to sign checks that are over \$500.

Bob MOTIONS to authorize a third signer, the Board Vice President to the HDC Bank of Greene County accounts, and if the bank approves, the third signer can be changed in the future as the Board President authorizes necessary. Steve Dunn SECONDS. Tom Abstains. MAJORITY IN FAVOR. MOTION PASSED.

4. Old Business

- a. Parking Leases with Tom Rossi and Ben Fain: Carolyn Lawrence & Steve Dunn—Steve reports that the contract with Tom Rossi has been submitted to them for review and it will be executed for \$2000 at month starting December 1st. There were some concerns in the draft, and these are being handled appropriately. Rossi's contract that was with CSX has been canceled. Rossi will be doing the striping and other maintenance. The minimum term is a year, thereafter it can be terminated with 60 days written notice.
Nick asks about Ben Fein. Carolyn reports that he is unsure of how many spaces he may need. We considered a deposit request, Phil had been in contact with them and we will revisit as they are behind on their construction for the space. Steve reports that he wants to delay the commencement of the lease, he feels that it may be too long to way and we may want to look for other leases if April 1 is too late.
- b. ByLaws revision: Board Training: After the last meeting, Bob asked if we could delay changes to bylaws in order to make sure that the board has all completed ABO training. It's online training and there are openings in December. We will revisit in January. Steve asks what the penalty is for not completing this—it is a state requirement. We provide new members a packet with board materials and they are to take the training in 90 days. Bob discusses this penalty may be added to our own bylaws. There was question about the loyalty clause and this may help us with this question.

Bob reminds us that Tom's tabled MOTION was to add the Majority, Minority and Planning board chair to the board.

5. New Business

- a. HDC Real Estate holdings review. Paul Barrett reports that this is a housekeeping element as HDC has seven real estate holdings. There is a property on 228 Mill Street, some unusual ones that are underwater, and some in Greenport. Paul wonders if any adjacent land owners might be interested. There is a long skinny one that is by Dock Street that is by the dog park, private and other city owned properties. We will continue to look into this. Nick states that the Mill street property may have interest from a neighbor. There may be a dispute about the encroachment from the Habitat House. The owner of 109.8-1 had a survey and the board is interested in seeing the survey. There is question about how the Habitat obtained the property and how they were surveyed. We might want to have a survey done before. Steve asks if we pay property taxes. Steve wonders if we want to clean up some of the property.

Steve MOTIONS Authorization to survey 228 Mill Street. Paul SECONDS. Tom Abstains. MAJORITY IN FAVOR. MOTION PASSED.

- b. Nominating Committee tasked to bring three candidates to the Board to replace vacancies. Gregg Carey cannot serve on the board. He served on the committee. We need to look at new member recruitment. Bob discusses nominating a non-member of the board to serve on the committee as she has before. There is nothing in our bylaws that states that we cannot have community members serve on committees for the board. Non board member participation on our committees will benefit our board without changing our board number. It also allows us to grow the board in the future. Chris Jones has been on the board and she is willing to work with our committee. Steve Dunn states that we have a large difficult task in front of us with the development of Kaz, he feels that having a person like Chris who is a worker bee on the board with no pay and still involved is a good thing and he is supportive of this idea. He

adds that he would like to share all of our information with everyone as it is empowering to our community.

- c. Next meeting: We have not traditionally has a meeting in December. But moving the meeting to the 17th or another date. Steve comments that there are a lot of things to get done and we may want to defer to January.

Paul MOTIONS to have the meeting on December 20th at 12 PM noon.

Steve SECONDS. Tom Abstains. MAJORITY IN FAVOR. MOTION PASSED.

6. Public Comment: Carole asks about the Redburn lease and where it is. The board discusses the breakdown on the space and that it's approximately 70% of the lot.
7. President's Comments: Bob addresses the board and that we have accomplished a lot this year despite naysayers. We accomplished reestablishing board make-up and acquiring the CSX property. We need to look forward to what we will do with our asset. There are many ways to approach this and we should look at this as having a lot of alternatives and ideas and options. As we start to receive input, we need to make sure we approach this in a way that is positive. We have something that is valuable and we don't have a lot of cash to do this ourselves. Before we had RFP, and then there was consideration of just selling the property. Bob asks the board to consider the workload and make sure that we are on top of both internal maintenance – making sure we are up to date and compliant, and then we need to have board members look at the external factors like the KAZ redevelopment project.
8. Adjournment: Nick MOTIONS. Paul SECONDS. Tom Abstains. MAJORITY IN FAVOR. MOTION PASSED. Board Adjourns at 1:50 PM.