

# HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting Minutes

September 24, 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  
Phil Forman  
Paul Colarusso  
Carolyn Lawrence  
Steve Dunn

ABSENT:

Seth Rogovoy  
Walter Chatham  
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 AUGUST MINUTES  
Carolyn MOTIONS to approve the September Minutes. Paul Barrett SECONDS.  
ALL IN FAVOR. MOTION PASSED.
3. FINANCIAL REPORTS
  - a. REVIEW AND APPROVAL OF FINANCIALS –  
Nick MOTIONS to ACCEPT. Paul Barrett SECONDS. ALL IN FAVOR. MOTION PASSED.
4. Old Business
  - i) KAZ Warehouse
    - (a) Removal of contents – Boat Storage. Bob has walked through it again and cannot find anything of value. There might be things that someone may want but most of it does need to be hauled away. Bob contacted two dumpster services—County and Barbatos. We will be charged by the weight, not the container. Paul Colarusso and Bob estimated 10 roll-off containers. Paul C. is

willing to provide the equipment, free of charge, to HDC to get things moved. We will need to have a vote as this is more expensive than our threshold. The board discusses having enough funds and whether the County would be able to give us a deal. We would like to start immediately but it is not practical. Branda will look for the previous transaction files for the property as a title search had to be done before.

ii) CSX Parcel

- (a) New HBO Film Lease—Contacted via Tom Rossi at the Wick from HBO to use the lot for parking of trucks and equipment. We moved barriers with the Help of DPW and Nick. The lease started on the 23<sup>rd</sup>, but they haven't parked in the lot yet. This will be a lease for \$650.00. The check has been cut, but we haven't received it yet.
- (b) Parking Lease – Ben Feign and Carolyn have been in discussion. They do not need to parking spaces until the spring. Ben needs to clarify what he needs and when a start date will be in order to get the contract together. Bob would like to enter into the lease now so that he is guaranteed the space. Carolyn will reach out to him and will speak with Steve Dunn about other parameters. Note also we inherit the lease with Redburn. They have not been responsive and Rick will send another number for contact. Steve inquires that RedBurn agreed to the lower price at 26 spaces with potential for striping. We might need to redo the drawing of the spaces as it may not work with the lesser amount of spaces in coordination with the lease. The lease has terms and conditions we agreed to.
- (c) CSX parcel -- There will be a public hearing on Oct. 10<sup>th</sup> with our application accepted for the purchase of the parcel. Steve Dunn has a template/draft for the attorney/opinion letter. This is the last element we need in to have for the CEDC loan.

iii) CEDC Loan -- Mike Tucker from CEDC is here to report about the CEDC loan. CEDC loan is extended, as it expired August 31<sup>st</sup>, 2019. The title is clean, we don't have a title on the KAZ property, and CEDC would like to have that is required as well. The loan documents are being worked on by Andy Howard. We think it will be mid-October after the public hearing with the planning board. Mike Tucker reports that this is a 200K commercial mortgage so it does require more documents.

iv) 1 North Street Front Office Lease – We are looking to sublease the rest of the office upstairs. There are two leases one for chamber, and one for us upstairs. We do not pay rent because we helped pay for the renovation. 10 years with option to renew. The landlord, which is the City of Hudson needs to be informed and approve the sublease of the property. Bob and Rick had a discussion and this needs to go to the committee and council as well. Rick also feels that we need to see who the potential

tenant would be. Nick mentions the potential of renting in the future. There have been discussions with the Chamber about them using the space as well.

- v) Review of the By-Laws: Paul C. and Martha have gone over this thoroughly. We have some printed for you, but it was also emailed to you. This has not been legally vetted and it will be once the board approves the suggested changes.

Martha briefly goes over the highlights—though everything is open to discussion.

There are suggestions for staggered terms for members of the board, the annual report updates. Take your copy and do a mark-up on it and be prepared to

5. New Business – Bob has general comments under the idea of “be careful what you wish for”—we are close to acquiring the CSX parcel and once we have the whole parcel with Kaz, the next chapter and a new challenges. We will need to determine what is the best long term use for the property for the city of Hudson. This is a very contentious process. He reports about his experiences at a public housing meeting at the library last week. The speaker felt that Hudson hasn’t leveraged our riverfront yet. We need tax revenue to make things happen here as it is a grand opportunity and we need to be careful and create trust with the community. Bob feels that we don’t what we are going to do—whether it’s an RFP or a sale, or whatever. But the work we need to do will be enormous. He states that we have a very capable board at this time and we need to have some thick-skinned. Nick comments that the riverfront is not the only thing that will save Hudson. He mentions re-consolidating with Greenport as it has been discussed before. Steve wants to know what the potential ideas are. Tom brings up “Tactical Urbanism” Mike Liden. was of approaching this problem. There may be a model that we could utilize. The city is meeting with him and the DRI committee and the complete streets project. Carolyn comments in response about a friend that has property here that runs an architectural firm in Toronto—he says to be bold and that this is an educational moment for Hudson as well. This is a fabulous opportunity.
6. Public Comment – Linda comments about the office building in relation to John L. Edwards. This building could be more than just offices. She feels it could be better suited to be a commercial space and move the offices elsewhere. Carolyn comments in response about real estate about how she receives feedback all the time about how there isn’t a lot happening after 9 PM. Tom comments that The space will become apparent with the new Promenade Park Hill. We also have Dunn and the property around it that is owned by the city. Steve Dunn mentions that the city could buy us out of the lease as well.
7. Adjournment – Martha MOTIONS to adjourn at 1:05 PM and Nick SECONDS. ALL IN FAVOR. MOTION PASSED.