

HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting Minutes

April 28, 2020

12:00 PM

1 North Front Street, Hudson, NY 12534

PRESENT:

Mayor Kamal Johnson
Bob Rasner
Tom DePietro
Seth Rogovoy
Nick Haddad
Paul Barrett
Martha Lane
Carolyn Lawrence
Kristan Keck
Steve Dunn
Phil Forman

ABSENT:

Paul Colarusso

STAFF:

Branda Maholtz

I. Call Meeting to order via zoom at 12:02 PM.

II. Minutes: February – Paul MOTIONS to accept Minutes. Nick SECONDS. ALL IN FAVOR. MOTION PASSED.

III. Finances

a. Monthly report- The website crashed, so we needed to pay a little more this month to get that operational.

b. Monthly Finance Report-- Nick MOTIONS to accept financials. Paul. SECONDS. ALL IN FAVOR.

c. Annual Audit Status- New auditor, everything delayed due to crisis, but getting done.

D. Bank account- Steve MOTIONS to set up new account for donations for Hudson Emergency Arts Fund with Robert Rasner, Phil Forman, and Nick Haddad as signers on the account. Paul SECONDS. ALL IN FAVOR. MOTION PASSED.

IV. Old Business

a. Nominating Committee Report- Nick has been heading this committee. We've had trouble with people wanting to be interviewed. We interviewed Chris Jones, who is a former board member.

i. Christine Jones- Nick NOMINATES Chris Jones for board membership for a three year term. Paul SECONDS.

Discussion: Steve Dunn comments that he has worked with her before, and is happy to support the nomination. But he requests that in the future they have advance notification and application for applicants. Tom DiPietro asks if we want another person who works for the same real estate agency because there are two other board members who work with her. Tom would like to table and have discussion. Steve replies that he understands the point, but feels that Chris is exemplary. Carolyn adds that if there is any conflict of interest, members should recuse themselves. Phil supports the nomination of Chris. Kristan also respects Tom's point, but as we've been working on Covid-19 oriented task force, she also supports Chris's nomination. Roll Call Vote: Nick- Aye, Phil- aye, Paul- aye, Kristan- Aye, Martha- Aye, Carolyn- Aye, Mayor- Aye, Tom-Aye, Bob- Aye, Steve- Aye. Seth- Aye. MOTION PASSED for Chris to join the board for a three-year term.

b. Emergency Task Force

i. Business Task Force- Focus on efforts to support local businesses and be inventive about how to operate going forward. Phil reports that he has been working with Monica Byrne looking at urgent response and financial crisis impending for many small businesses. This also spurred the Business Coalition's bond program that was launched yesterday. Phil says that there will be a paradigm shift in how people shop, dine, and gather. We want to help businesses pivot to survive. We want to pursue something that we can support with opening. There have been some funding programs— SBA, PPP, Berkshire Taconic, as CEDC.

ii. Hospitality Task Force- Kristan and Paul have chaired this committee. Paul reports that John Kane has developed a survey for diners to get sentiment/temp check for local residents and how they feel about dining. Another approach is called "clean Hudson"— we are still researching and will report back. Kristan reports that several restaurants are serving meals to hospital as well as some lodging. Though the lodging has decreased, which is a good thing. We're looking to get more restaurants involved, conversations are starting about what will need to happen.

iii. Culture Task Force- Update from Seth: We've had two meetings, one today at 3 Pm. Last week we divided into subgroups. The first subgroup, Linda Mussman, Jonah Booker, and Seth put together a "WPA style" funding mechanism to put cash into the hands of artists of all forms to work on projects of all forms to reflect on life in Hudson during the pandemic shut-down. We will issue stipends \$500, \$1000, \$2000. We are accepting donation to pay for the effort. We have \$6000 pledged already including Seth's pledge of \$1000. Seth encourages others to match his donation.

Carolyn asks the group about the topic of Job creation. She references a coding class that was held before— and thinks it might be a good option. What is it that we can create to draw people to Hudson for work and new workforce opportunities.

c. Mill Street Property- Bob reminds the board that HDC owns a residential property on Mill Street. Paul reports that since the last meeting there has been a survey and an appraisal. At the time the neighboring property was in contract. The owner wanted to correct this as soon as possible, and he has fixed the encroachment. The assessed value is \$23, 500. The appraisal slightly more than this. The board needs to determine what price we would set for minimum bid and we will put it up for public auction.

Steve Dunn verifies that the neighbor is interested and Steve wants to look at appraisal. The board will continue to look into options and research.

V. New Business

a. Wick Hotel lease reduction request.

i. The Hotel request a temporary reduction of the lease payment they make to us for the parking area. Lease Rate is \$2,000/month. They have paid through March, but not April. Bob discusses with board officers and they feel a reduction of 50% \$1000 for 90 days and assess. CEDC has offered us deferment during the crisis for 6 months. We are not affecting our ability with the loan. Mike Tucker from CEDC notes that the interest is added on at the end. Steve suggests that we do the same with the parking lease instead of a reduction. Phil comments that in the complicated times, he felt that the best course of action is in light of what Nick did with his tenants by offering a 50% reduction in rent during the crisis. Nick comments that he did it because it's a difficult time and wanted to help and the Wick is important to Hudson he feels that the \$1000 a month as a forgiveness is the way to go. Martha asks if it will be in writing. Bob states that we will need to have a letter agreement to attach the lease. CEDC also gave the Wick a deferment on the Loan they had to use to partially tear down part of KAZ. Steve MOTION to authorize Phil Forman to proceed with agreement to reduce parking lease with The Wick by 1000 for the months April May June, subject to putting such agreement in writing and signed by both parties. After this time, we will discuss the circumstances. Phil SECONDS. All in Favor. MOTION PASSED.

b. KAZ-CSX Parcel

i. Sale Potential. From Disposition rules from ABO: Subject to certain exceptions where the HDC desires to sell a real property at a price less than its deemed fair market value or believes it has been unable to obtain a fair market value price via the auction process, and follows in such case certain administrative procedures as mandated by law and the State Authorities Budget Office (ABO), all dispositions of real property must be conducted as a public action.

ii. LOI from Front State Partners: They would like to purchase a portion of the CSX parcel we purchased along with easement. See attached map. Again, we have to auction this. We purchased 38K sq. Feet for about \$5 a foot. They need parking, but also if we go to auction, it can go to anyone. Prior to this proposal there were conversations about leasing, but switched to purchase. The board should respond to the letter whether we want to entertain selling a portion of the property. Nick feels that we can go back to lease option that way when we have redevelopment plans, that lease can end or transfer to potential developer. He feels that the property is critical to the entirety of the parcel and we shouldn't sell it. He also points out that there is the City Lot that is available for pay parking as well.

Steve Dunn is opposed to this and feels that the lease is the better option but with state of economy we can do nothing. Phil comments that the lease is not off the table and knows that parking is necessary for them.

MOTION to decline his offer and respectfully to encourage Phil and his committee to proceed with negotiating a lease with Front State Partners. SECONDED by Paul. ALL IN FAVOR. MOTION PASSED.

Seth wants to let them know informally that the board is open to proposals for entire property. iii. LOI from Hudson Brewery.- For information only— they would like to consider a project on the property. Bob tried to reach out to them for more information. Once we have more information, we will bring it back to the board.

VI. Public Comment— Bob has received a lot inquiries about the state of the city's finances and wanted to address them. He comments that this are difficult times. The Mayor and Bob have met several times for plans for the future. There are huge shortfalls at the state level and we need to be prepared. He asks the Mayor to comment briefly. We want to all “put our shoulder to the wheel” it's not just HBCi, or businesses, or HDC, but all of us. Mayor Johnson comments that all the commissions and department heads and council have discussed the budget on a week by week basis. He asks each department for 5 and 10 percent cuts, and they will be ready to implement when it comes time. We are in good shape now, and we will implement the cuts and keep functioning. We are doing what we can do to flatten the curve, and keeping our infrastructure going. We are going to need help in the future— all cities across the nation are in the same fear. Mayor feels that we are a little bit of ahead of other cities with the work we've done at the city level and community level. Bob comments that we want to be able to help as much as we can and support our neighbors and friends. Mayor comments that we are still under the watch of Federal Government because of the ADA requirements we need to implement. Mayor states that we need to get an architect and there is potential for extension given the circumstances.

Bob thanks the board for all that we have been doing and for the support. He announces Reimagine Hudson that Alex Petraglia put together with Branda. Martha MOTIONS to Adjourn. Paul SECONDS. ALL IN FAVOR. MOTION PASSED.

