

HUDSON DEVELOPMENT CORPORATION



Board Meeting Minutes

December 22, 2020

12:00 AM

1 North Front Street, Hudson, NY 12534

PRESENT:

Bob Rasner
Nick Haddad
Paul Barrett
Phil Forman
Tom DePietro
Mayor Kamal Johnson
Carolyn Lawrence
Seth Rogovoy
Steve Dunn
Martha Lane
Chris Jones
Pete Schram

ABSENT:

Kristan Keck
Paul Colarusso

STAFF:

Branda Maholtz

- I. Call Meeting to Order: Meeting called to order at 12:00 PM
- II. Minutes: November Meeting Minutes. Paul MOTIONS to Accept Minutes. Steve SECONDS. ALL IN FAVOR. MOTION PASSED.
- III. Finance: Phil Forman: Audit is complete, ABO reports submitted. Big Picture, nothing has changes, we continue to be real estate rich and cash poor. We have some cash coming from Sale. Phil MOTIONS to accept financials. Paul SECONDS. ALL IN FAVOR. MOTION PASSED.

- a. Monthly Finance Report- Branda reports that the financials look a bit different with New QuickBooks Program. There's still a little tweaking to do, but there is nothing out of the ordinary for the month except for the HDC payment for the City's Christmas Lights.

IV. Old Business

- a. Disposition of Montgomery Street Property: Board Discussion

We put together an informational package: HDC Montgomery Street 2020 Brief description. Branda Will post to the Website to share. Steve Dunn mentions that there should be an access road for the CSX Building. He mentions having a transportation consultant so that the city doesn't have to go through another process. The easement is public that provides access to the building. The Mayor and Tom confirm that this was not art of their current plans for circulation and transportation with the waterfront. Steve wants to be sure they are aware as the road may need the city's attention with a potential new owner.

Bob reminds the board that a volunteer that is retired from DOT has been looking into the area and circulation in relation to truck traffic and the parcels in question. This person will be a good resource of information and how any potential development of the site will impact traffic. The board intends to look at this in the New Year.

Bob has been in constant contact with our real estate committee. We've had 2 entities approach us with interested, unsolicited. We have no official offer in hand, but now we have the description to share.

- b. Mt. Merino/CSX update: Paul Barrett: Paul reached out to the property owners adjacent to our parcel. Paul received inquiries from two of the adjacent property owners.
- c. Mill Street Update: The closing occurred this morning, as it was delayed from the snowstorm last week. Branda will retrieve the check and make sure everything is deposited.
- d. Foot of Dock Street Parcel: Paul addresses the board about another parcel that we have that is near Mill Street, dog park, and the area by the Fugury. It's 1.1 Acres and assessed at 46,000.00 Could be a trail way or connector. We could sell it, or we could align ourselves

with an organization that could use it (City, Scenic Hudson, North Bay Rec Area, Empire State Rail trail, DRI-Fugury, etc.) We want to benefit the city. It's about 20 feet wide, so it's more of a trail, not a road. If it's not developable, we will seek organizations that might find it valuable. The board agrees that we should put together a brief RFP for potential ideas for the property, solicit from organizations. Paul MOTIONS to put together RFP for this parcel, to be posted on website and sent to organizations. Chris SECONDS. ALL IN FAVOR. MOTION PASSED. We present draft to the board at the next meeting.

- e. Workforce Development: Coding Program: Carolyn Lawrence: Carolyn provided an overview/outline on how to proceed with the program. With Covid we haven't made great progress in getting this up and running. We would like to develop a brochure to get out the information to businesses and individuals. We need to identify some funding sources as well. We need to recruit participants and develop cohorts with Questar and CEDC to put together a more robust participation and program. Branda suggests doing a survey for local business needs, create an application process, so that we can track the success of the program. Bob suggests we consider the revenue needed and connecting with the Chamber of Commerce to do the survey.

V. New Business

- a. Hudson Police Memorial/Entrance: Fiscal Sponsorship: Phil MOTIONS. Nick Seconds. All in Favor. Motion Passed.
- b. The Wick Mural Project: Bob presents to the board that The Wick would like to paint a mural on the side of the Kaz building facing the Wick. Bob expresses his opinion with potentially encumbering a potential buy of the property with an agreement in regard to a mural. The board discusses whether we have the right to approve the art, if it can be removed, etc. Steve and Paul both agree that it may not be the best idea at this time. They will continue the discussion at the next meeting. Bob states that he appreciates the idea and the offer, but he doesn't want it to be lost with all that needs to be considered. The board will continue to consider this in the new year.
- c. Kristal Heinz Legal Counsel: Bob addresses the board that Steve has done an amazing job helping us along with our legal counsel with his expertise. Bob states that we need to have

separate counsel. Phil MOTIONS. Chris SECONDS. Steve states that we need to keep in mind that we don't have a lot money to pay for legal fees. He wants to be sure we will ask for her service as we need it and make sure the fees aren't too much for us. ALL IN FAVOR. MOTION PASSED.

- VI. Public Comment: Ronald Kopnicki asks how HDC will liaison with the City's DRI committee about the project. Bob addresses his question by saying that once we move forward with the project, if the buyers want to engage with an agreement with DRI program funds, we will definitely be working with both the city and Empire State Development.

Martha Motions to move into Executive Session to discuss Real Estate. Paul SECONDS at 12:51 PM. Martha MOTIONS for the board to return from Executive Session. Chris SECONDS. ALL in Favor. MOTION PASSED. The board returns to open meeting at 1:39 PM.

- VII. Adjournment: Chris MOTIONS to Adjourn at 1:41 PM. Pete SECONDS. ALL IN FAVOR. MOTION PASSED.