

# HUDSON DEVELOPMENT CORPORATION



Monthly Board Meeting Minutes

January 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

ABSENT:

Steve Dunn  
Paul Colarusso  
Phil Forman

STAFF:

Branda Maholtz

- I. Meeting Called to Order- Bob calls meeting to order at 12:05 PM. He updates the board on the health situation of Steve Dunn.
- II. Minutes of December Meeting: Paul Barrett  
Seth provided a change for clarification that Branda has already included. Paul MOTIONS to approve the March Minutes. Nick SECONDS. ALL IN FAVOR. MOTION PASSED.
- III. Finance Report: Branda Maholtz
  - A. Financial Report—Branda reports that changes have been made to the balance sheet to show CSX asset as well as the liability loan for CEDC. Martha MOTIONS to Accept. Paul SECONDS. MAJORITY in Favor. Tom abstains.
  - B. Budget Acceptance Nick MOTIONS to approve the March Minutes. Carolyn SECONDS. ALL IN FAVOR. MOTION PASSED.
  - C. Auditor Search- We have been with our auditor for 5 years, and the fees are high. We are looking for a reasonable priced-auditor, independent may be the way to go.

Does not have to be local, though we prefer to do locally. Bob asks the board if anyone on the board has a referral.

#### IV. Old Business

##### A. Parking Leases

1. 41 Cross Street Development – (aka Redburn) They have paid, and upon last checking, they have removed the barriers, but have not made any improvements at this time.

2. South Front Holdings (Ben Fein) –

a. Proposed Site Visit- We have invitation to tour their project. It is not urgent, but it will be a great thing to do. Bob suggests that we tour before the next meeting.

b. Site Improvements -- Currently the CSX site is a very muddy and overgrown. Paul Colarusso was to look into what is needed to be done. It will be about 20 spots for parking. And they will be responsible for maintenance, but it is not in good shape as it is.

##### B. Vacant Property Disposition

###### 1. Mill Street

a. Survey findings—Has been completed, is sizable lot. The neighboring property's fence is on our property by 10 or so inches. Paul will bring it to the broker's attention. He feels it's a viable property that can be sold.

b. Resolution to Appoint Contracting Officer – Nick MOTIONS to appoint Paul Barrett as the Contracting Officer for the ongoing negotiation to sell the property. Martha SECONDS. Discussion: Tom asks if this allows Paul to say how we sell it. Bob states that it is assessed at \$23,000 and we will need to proceed with sealed bid. The minimum bid can be set as we like, but we would not do less than fair market value. Tom asks to know more about the duties of the contracting officer. Under our own disposition statement. The officer will be responsible for the contracting and accounting for the property to be disposed. Responsible for the property over the value of \$5000. Inventory, etc. (As stated on the policy.) Seth wants to be sure that there is no conflict. Paul states that he is not representing the real estate agency, it's just that he has the experience. Nick states that based on the minimum assessed value, we might have a conversation setting this higher and that the decision will not be unilateral. All but Paul vote Yes. . Paul Abstains. Majority in Favor. MOTION PASSED. Authorize Contracting officer to research and propose disposition of the 411 Mill Street parcel. The board agrees.

c. Nominating Committee Progress Report – Carolyn has been working on this and the board is encourage to suggest more names. Martha suggests that we add an accountant to the board. Nick suggests Bob Galluscio. Carolyn has someone in mind as well.

d. Bylaws Revisions – Bob would like to have the board at full strength to proceed with this. He feels that a full board would be better for transparency and the future of the board. We anticipate that this will happen at the March annual meeting. Seth states that he has a concern with ex-officio members and whether they are counted in the quorum. Martha and Bob confirm that they are currently counted. They can also currently vote. But Seth gives example about de-coupling voting and ex-officio and that it would also mean they couldn't make a motion either. The committee will look into it. In compared to CEDC, There may be a difference with the board make-up as CEDC is funded by tax dollars.

V. New Business

A. Regulatory Compliance. There is a lot of information and procedure required by ABO. We are doing ok, but can do better. Bob is looking for members of the board to consider taking this on as a project.

B. Review of Certificate of Incorp. Concern – Bob has sent this document along for your consideration and contemplation. Bob feels that board's premise was for job creation. He notes that housing is not a part of the articles of incorporation. In recent years, housing has been a topic of conversation. However, creation of housing doesn't create lasting jobs. If we wanted to amend the certificate—we will have to go back to the state to do so. Bob opines about the perspective of HDC as a developer. We currently do not have the skill set at the table for acting as a developer. During the RFP process, it's apparent to Bob that as HDC is not a developer, we looked towards other developers as buyers to do the job. He encourages the board to keep their eyes open as we move forward. He states that the has heard many people express that the property should be sold. We may do new RFPs or RFIInformation. We should start considering our options and procedure soon. Carolyn asks about disposing of the property through RFP or through a sealed bid. Nick states that we've seen projects that we like and don't like in municipal development. He suggests that we get a list of projects, names, and be able to consider potential. Martha suggests that we need a strategic plan that takes different types of projects into consideration like loans, bonds, job creation programs, etc. Tom asks if the board is still wanting to sell the entire property or if we could break it up. This may require the city and additional infrastructure costs.

Bob reminds the board of the book, "Strong Towns" by Charles L. Marohn, Jr. and suggests that everyone take a look at it. It has some great ideas and framework to consider.

Kristan suggests that we take a look at all the groups and agencies and boards and see where we are duplicating our efforts and how we can work to make everything function at a higher level of success. She says that there is

always talk of a City Manager being needed to pull everything together and as we look at the property and how to handle while keeping the city's goals in mind.

VI. Public Comment – Linda Mussman brings up the LWRP and how that could help the board as an instrument to help fund and organizer with a planner for the city. The board discusses briefly where that is and Mayor Johnson reports that the money has been rescinded and the city needs to reapply.

VII. Adjournment Bob addresses the board with the concept of everyone on the board that needs to have a focus and work together with purpose.

Paul MOTIONS to Adjourn at 1 00 PM. Carolyn SECONDS. MOTION PASSED.