

HUDSON DEVELOPMENT CORPORATION



Board Meeting Minutes

January 26, 2020

12:00 PM

1 North Front Street, Hudson, NY 12534

PRESENT:

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

ABSENT:

Nick Haddad

STAFF:

Branda Maholtz

1. **Call Meeting to Order:** Bob calls meeting to order at 12:03 PM. Bob wanted to revisit comments about the last year or so and rebuilding the board. He used the metaphor before about being a baseball team and we have our roles and skills that serve the whole team. Bob shares an old Peanuts comic. He notes that some time in all our lives we have something that pops into our mind and we may have thought we had the answer, but hesitated. Bob wants to remind the board that we want everyone's input and engagement. We should be able to have healthy differences of opinion and

support of each other. We can disagree. He reminds the board that we need to have our board at the meetings. Our focus will change immensely this year with the potential sale of Kaz parcels. We will need to pivot and look towards economic development, the community and job enhancement.

II. Minutes: December Meeting: Paul Barrett Motions to Accept Minutes. Phil Seconds. All in Favor. Motion Passed.

III. Finance: Phil Forman reports that Branda has worked to transfer the system to quickbooks online and it hasn't been easy. Branda reports the monthly spending and current cash assets on hand. Paul Motions to accept the financials for the month. Carolyn seconds. All in favor. Motion passed.

IV. Old Business

a. Mt. Merino/CSX update: Paul Barrett—Title Search: Paul reports that we have an interested party in the parcel. A second party also expressed interest, but their offer was more complicated.

b. Disposition of Montgomery Street Property: Board Discussion

i. Survey—is being conducted by Sardo.

ii. Offer and Pending Offers: Bob reports that this is 3 parcels. We received an offer for 2 Million. But there was a contingency that we cannot meet, so we declined the offer. We expect to have a new offer from them in coming weeks. Tom asks what the contingency was. Bob states that the CSX parcel that they retained was named in the offer and we cannot guarantee this as we do not own it. We are not in conversation to purchase this parcel, nor does CSX want to sell it. He also states that we have 2 prospective buyers that will offer by the next meeting.

c. Narrow Parcel North of Dog Park: "Needle."

i. Survey- Will be obtained as the parcel is extremely narrow the best use may be a path or trail.

ii. RFP/Gift- Branda drafted an RFP for the parcel for disposition by sale or potential gift. Branda would like

feedback by the end of the week before she posts it publicly for response.

V. New Business

- a. Lease Agreement for Storage in KAZ: We asked Kristal to put together a lease agreement for the front side of Kaz. The front street development disassembled the original coal shed. They will be reusing the materials when they begin construction again. We can terminate with 90 day notice, he can terminate with 30 day notice. We are not liable in any way. Seth asks where the amount of rent of \$500 a month came from. Bob responds that it was what the lessee suggested for payment and it seemed reasonable for little amount of space they were using (about 500 square feet). The lease is assignable to a new owner of the building if needed.
- b. By-Laws Revisions: Paul addresses the board by reminding the board that we had started revisions a while back, and we got held up with some discussions. We will approach this revision again and suggests that we will do the by-laws section by section to make it more manageable for discussion.
- c. Traffic Study for KAZ area
 - i. Introduction of Susan Knauss: As we've talked to prospective buyers, the question of traffic flow has come up and we would like to be able to be knowledgeable about how this may look in the future for the development. Nick Haddad has known her for a long-time and she is retired from the DOT where she worked in planning and asset management. She has a masters in Information Systems. She addresses the board about what she can bring to the discussion. She can bring mapping, all the data we have from contours, ecology, businesses and residents. Then we can look at what's possible and the best use for the area. Steve comments that if we sell, then we may lose control of property and that may not be useful to us. Susan comments that with mapping, she can look at see what is possible and use it for community feedback and engagement. Traffic is an issue and may be more so in the

future, but there are resources are available. She offers to present a 15 minute presentation at the next meeting on February 23rd.

- d. Nominating Committee: Chris Jones addresses the board. Carolyn will be stepping away from the board after serving 2 terms. We would like to fill this position in March. The application will be posted to the website. Chris encourages the board to think of potential applicants. Phil comments that he wanted to point out that as the board shifts focus, we might want to look towards skills in in micro-investment. The Committee is made up of: Nick Haddad, Chris Jones, and a new Member to be Named in the future.
 - e. Kristal Heinz, Legal Counsel: The board wanted to introduce her to all members and the public She's been a member of the board and been our legal counsel previously. Kristal addresses the board that she feels that the board has a solid direction and the engagement of its directors is admirable. Bob states the board's appreciation for her service and work.
- VI. Public Comment: John Kane addresses the board about how we've been focused on real estate and he asks how we're going to move forward with our mission as Hudson's economy is changing. Bob states that he thinks this is a great observation as we begin to look towards the future there is a lot to consider about the future of Hudson. We will be taking a close look at our bylaws and board membership and hope to start developing plans for assisting Hudson.
- VII. Ronald Kopnicki would like to applaud Robert Rasner for being able to clarify issues and understanding the importance of public involvement. He continues to comment on the council's changes in operation. He asks about continued conversation about DRI and the city. Bob clarifies that in our case the potential buyer has the opportunity to use the awarded DRI funds however thus far no one has expressed definitive interest to use it or not. The communication flow with the city should be apparent with the Mayor and Council President serving ex-officio on this board. This board is separate from the city. For the Kaz project, a purchaser would have to go through the normal city established process with planning, code, zoning, etc. At this point, we don't know what the potential projects are. We would like to get the

highest possible price. Secondly ,we want to hold true to the mission, and third. The best possible use. Ronald asks specifically if the council intends to give updates on HDC happenings would be carried to council.

Linda asks if there will be a time requirement for the potential purchases of Kaz.

Bob confirms that we will definitely.

Aliya Schneider asks if any of the potential investors have submitted project ideas and if the public will be invited to give comments. Bob states that one is a local investor, two are local to NY, one may be international. SO far the interests are very diverse and they do many different things. Once we have proposals from them, Bob reminds the board and the public that real estate transactions are confidential until completed and because there will be competition, we need to keep things confidential. A clear project will be the best use, we are not going to push something onto the city that is not a good project. One the sale is made, the project will go through the normal public processes. Bob states that HDC wants your confidence in this process, and the board's decision on purchaser.

VIII. Adjournment: Paul motions to adjourn at 1 PM. Chris Seconds. All in favor. Motion Passed.