

HUDSON DEVELOPMENT CORPORATION



Board Meeting Minutes

June 22, 2021

12:00 PM

1 North Front Street, Hudson, NY 12534

PRESENT:

Bob Rasner
Nick Haddad
Paul Barrett
Phil Forman
Tom DePietro
Mayor Kamal Johnson
Susan Knauss
Seth Rogovoy
Steve Dunn
Martha Lane
Chris Jones
Kristan Keck
Pete Schram

ABSENT:

Paul Colarusso

STAFF:

Branda Maholtz

1. Call Meeting to Order: 12:02 PM Robert Rasner's opening remarks: "How did we arrive here on June 22, 2021. To ensure the future of our organization and to allow us to move forward on our central purpose of economic development, almost everything we have undertaken and accomplished over the last two years has been to stabilize our organization financially and to build a strong board of directors. This has been, at times tedious work with long term goals. Yes, we assisted businesses at the onset of the pandemic, and yes, we encouraged and funded art projects during the darkest days of 2019. But a

disproportionate part of our efforts have been spent on survival. Those efforts have borne fruit beyond expectation. Three pieces of real estate taken to market and sold, providing long term financial stability. How and why have we made this progress, and even more importantly how do we now move forward? I am a firm believer that volunteers, assisted by competent staff, can and do accomplish tasks that are seemingly impossible Strong dedicated board members and staff dedicated to improving Hudson for all its residents Strong board members and staff that bring leadership, talent and experience to the jobs that lie ahead The team members we have assembled... each of you... • Have a unique ability to come to a consensus on complex issues. This has required an atmosphere that invites and encourages differences of opinion. For that I laud you • Have demonstrated a Fearless Approach. ... • Have had Infinite Patience. ... • Think Creatively. ... • Are Eager to Take Initiative. ... • Have stayed Humble About your Work. ... • Are individually and collectively Driven by Passion. ... • And importantly, you work well as a team. We are now moving into the next phase of our task. Building the economic and job future for our fellow citizens. To that end we have started meeting with community leaders outside our board and government to join us in this effort. Those with whom we have spoken to date have accepted the challenge with enthusiasm and good ideas. To better understand each of your ideas and thoughts on our future, I'd like to meet with each of you individually this coming month. Help me understand how you see our future and the future of Hudson. I close with a quote from Steve Jobs... well known for thinking outside the box, and challenging others to do the same.... "Because the people who are crazy enough to think they can change the world are the ones who do." – I am challenging you to think outside the box. Help me think outside the box. If we can dream it, we can do it. Thank you."

- II. Minutes: May Meeting, June Special Meeting Paul MOTIONS to Accept May Meeting Minutes. PHIL SECONDS. ALL IN FAVOR. MOTION PASSED. Phil

MOTIONS to accept June Special Meeting Minutes. Nick SECONDS. ALL IN FAVOR. MOTION PASSED.

III. Finance: Phil Forman

- a. Monthly Finance Report- Branda presents the monthly financials. She also informs the board that the second round of PPP loan for \$3600 has also been forgiven. Chris MOTIONS to Accept, Paul. SECONDS. ALL IN FAVOR. MOTION PASSED.

IV. Old Business

- a. Mt. Merino update: Paul Barrett—Paul reports that the buyer’s attorney has suggested that a Phase 1 be done with the Mt. Merino property prior to the contract finalization. As this was a sealed bid for as is, where is in the sealed package. This is not a contingency on the sale. Bob spoke to the buyer and informed him of this. We intend to schedule the Closing Date as quickly as possible.
- b. Disposition of Montgomery Street Property: Updates, Contract is drafted, the officers will meet with the attorney to finalize this. We will look at possible conditions, we should have that to present to the board within a week from today.
- c. Narrow Parcel North of Dog Park: Survey and Title Search: Still not complete. There has not yet been a conclusion for this parcel. We cannot take this parcel to market. There was a discussion to possibly gift this parcel to the city. But we are still unsure of its location. The tax parcel map does not agree with the description in the deed. We are still in a holding pattern. Susan asks if there is any possibility for us just to give it up to the City. She feels that we can just ‘give up our rights’ and proceed with other projects. Paul will meet with the rest of the real estate committee and report back.

V. New Business

- a. Strategic Plan for the Future of HDC: As we start to plan for the future, this topic will remain on the agenda for our meetings. Our

main focus seems to be job creation and workforce development as Bob has been meeting with members of the board and other leaders in the community. There have been some creative ideas, but we are not ready to put them on the table yet. We have had discussions about the parking in the city and develop an approach to get grant money to alleviate the issue with maintenance of the meters. Bob will in the next month, gather again and start to think this through. Some of these ideas will definitely be doable for HDC.

- b. New Board Member/Director Application and Nomination: Nick: We've been trying to populate HDC with varied skill sets and a sense of purpose and understanding of the local business. They have spoken to some other interested people, they were not all willing to take on another volunteer position because of the time-commitment. He states that many people do step back after initial discussion and they ultimately not decide not to join. One applicant that was shared with the board is interested in joining. Chris Jones, reminds everyone that the application is open and on the website. She also reminds the board that any board member is welcome to suggest new members for the committee to consider. She also reiterates that our board skills are what we are considering for the future. She mentions the task forces and how we were able to engage the community, but it takes more time than just a once a month meeting. Chris feels that John Friedman's application exemplifies the type of commitment we desire on the board. He has volunteered for youth programs like Hudson Reads, and he started the Non- STEM entrepreneur luncheon program. Mentoring both small business and agri-business, close connection for local restaurants, he is very supportive. We all know that he has a strong opinion, he is outspoken, Chris feels this is as a strength. His resume shows great experience in collaborating. He

is generous kind, and a good supporter. Adding John as another lawyer will be a benefit.

Chris NOMINATES John Friedman. Nick SECONDS. Phil comments that John, in his application, spoke of HDC's transition. As HDC is out of the real estate game, these transactions will impact the future of Hudson. He doesn't know what the future will be, but he does know that HDC will be held accountable for what happens at the former KAZ property. Phil states additionally that if he's picking someone for his team that understands Hudson, who is supportive of the community and can be supportive and understanding. He would definitely choose John. Kamal inquires how the rest of the board can get more involved, as he doesn't feel that the board reflects the community. Bob states that we have made an effort to encourage local applicants. Previously, when Bob was on the committee, they had up to 8 people interested and they did not want to commit the time. Nick states that diversity has been first and foremost for the committee, he tells the board that they have reached out to a diverse group, and that the committee is open to any suggestions from the board and will reach out to people. Chris agrees with the Mayor and wants to be sure that the committee is open to any suggestions. The board is ever-evolving, and Bob states that he is full aware that HDC looks old, male and white and we want to change this. Steve states that the option exists to leave the seat open to find someone diverse. Although Steve does appreciate John Friedman, and trusts that he is able to use his skillset as a value to HDC. No further discussion. The board votes: 9 YES. 3 No. 1 Abstain. MAJORITY IN FAVOR. MOTION PASSED. John Friedman is now a member of the HDC board of directors.

c. Piano Donation: Branda reports to the board about the possibility of accepting a donation. Bob is familiar with this family, so he will recuse himself. The board discusses the logistics of accepting this donation. Susan MOTIONS to accept the donation of the piano with

the acquisition of an appropriate recipient only in two weeks. Paul
SECONDS. Bob Recuses. Majority in favor. MOTION PASSED.

- VI. Public Comment: None.
- VII. Adjournment: Bob states that he appreciates the public, and appreciates the boards discussion. Nick MOTIONS to adjourn. PAUL SECONDS. ALL IN FAVOR. MOTION PASSED. 12:58 PM.