

Minutes
Hudson Development Corporation
Tuesday, February 28, 2023
One North Front Street
Hudson, NY 12534

A regularly scheduled meeting of the Hudson Development Corporation (HDC) Board of Directors was held at the offices of the Columbia County Chamber of Commerce located at One North Front Street, Hudson, NY 12534 on February 28, 2023. The meeting was called to order at 12:04 PM by Christine Jones, President.

Name	Title	Status	Arrived/Departed
Paul Barrett	Secretary	Present	
Paul Colarusso	Board Member	Excused	
Tom DePietro	Board Member (Ex-Officio)	Present	
Phil Forman	Treasurer	Present	
John Friedman	Board Member	Present	
Nicolas Haddad	Vice President	Present	
Mayor Kamal Johnson	Board Member (Ex-Officio)	Excused	
Christine Jones	President	Present	
Kristan Keck	Board Member	Present	
Martha Lane	Board Member	Present	
Seth Rogovoy	Board Member	Excused	
Peter Schram	Board Member	Excused	
Misty McGee	Executive Director	Present	
Kristal Heinz	HDC Attorney	Excused	
Jan Egan	Scribe	Present	

Minutes of January 24th, 2023:

President Chris Jones asked for a motion to approve the Minutes submitted for January 24th, 2023. Phil Forman made a motion seconded by Martha Lane to approve the Minutes as presented. Carried.

President's Report:

Christine Jones welcomed all to the February 2023 meeting and reminded all to schedule 2 hours for the upcoming Annual Meeting in March.

- The day begins with a Regular Meeting first, then a lunch break, then resume with the Annual Meeting.
- President Jones reminded all of ABO Authority mission statement, a map against which HDC measures our performance as a local development corporation, goals, and successes.
- 1. Activity attracting, supporting, and furthering interests of city-based businesses.
- 2. Meet with business leaders in the city and surrounding community to identify obstacles and opportunities for growth.

- 3. Planning and implementing programs to increase awareness of federal, state and local business assistance programs.
- February Recap:
 - 2nd Business Roundtable very successful and collaborative and will continue to have individual meetings with business leaders.
 - Strengthen relationships with thought-leaders of the community, including President of CGCC, Director of Office Workforce/Development, and the Director of Community Engagement for CGCC. Executive Committee is going to meet with that team 2/25.
 - Also meeting with President/CEO of Columbia Memorial Hospital and Director of Human Resources job-recruitment. Plan is to align what they do/want to do with what HDC does/wants to do.
- Childcare issue continues to impact families and workers in Hudson. Scheduled to meet with Hudson Daycare Center and Liz York, director of Hudson Youth Center on 2/25.
- Contacting the Hudson High School and Dr. Spindler. HDC wants to establish a relationship with her and see how HDC and HHS might work together.
- Most importantly looking for POV of thought-leaders to listen to their issues (job-creation, childcare, etc.) and see how we might mutually work together to further our mutual goals.
- Meetings continue to be positive and productive and appreciated by the community at large.
- Thinking about ways to make an impact and will be presenting some big, strategic thinking at the March meeting with the goal of helping us achieve our mission.

Treasurer's Report

- Phil Forman gave an overview of the financial health of the HDC going forward, and distributed the proposed budget.
- 2023 Goals: would like investment funds to cover the operating expenses of \$120,000: salary, facilities, etc.
- Funds put to work July of 2022 are expected to generate \$60,000 annually.
- For our next meeting, will have had conversations with advisors looking to see if we need to have as much cash/cash equivalents (about 60% presently).
- We are invested in bonds, and the yields have exceeded what we were looking at when we started out. Probably better yields out there now and wants to adapt to that environment and make the most of what we've got (perhaps we don't need as much cash.)
- Budget is not an actual; wants to embrace ambitions and goals moving forward.
- Over the course of 12 months, numbers will become more helpful. By mid-year, we'll have an opportunity to assess how we're doing against our goals.
- Targeted \$50K as donation/grant monies in 2023.
- HDC will serve as a fiscal sponsor to ecological restoration partners (trees) grant valued at \$34,000. HDC will earn an administrative fee of \$2,500.
- Payroll expense is for full-time director/replace HVAC system/web design/development & part-time administrator (actively looking).

- No significant change at this point; after the Annual Meeting, we will focus energy, talent, and money on specific initiatives to come.
- Sources of income could include a management fee because of choosing the right programs/partners. (ie, \$2,500 administrative fee in tree grant.)
- Martha Lane stated the ecological grant of \$34,000 needs to be a line item under expenditures, not part of HDC's grant award monies.
- Treasurer Forman noted there were no unanticipated expenses and that the primary source of income for the period was from investments-- HDC continues to earn interest.
- Chris Jones asked for motion to accept 2023 budget as submitted. Paul Barrett so motioned, and John Friedman seconded. Carried.

Executive Director Report

- Executive Director McGee spoke about actively looking for PT Admin support for HDC i.e., someone to assist with admin duties.
- Fully engaged in audit with UHY and they will be here next month at Annual Meeting to present year-end wrap-up; confident that we will be back on track with compliance.
- Board Evaluations are due by Friday, March 31st.
- Lease document of HDC's office space is being renewed on the second floor of the Chamber's building; needs signature from both attorneys.
- Luncheon at The Falls on March 8th in recognition of Women's History Month.
- Women's summit in NYC on March 9th, held at Luminary.
- Discussed personnel changes within the Chamber office. Chamber is also looking to modernize office with goal of having more of an impact in the community. They represent the county; so have a different footprint than HDC.
- Met with Katie Newcomb, Chief Economic Officer of Center for Economic Growth. Had conversation with Katie at HDC about Hudson and showed Katie KAZ warehouse, Pocketbook Factory, Chocolate Shop in bank building Warren etc. Showed Katie almost 50 million dollars' worth of investment/development in Hudson.
- Connected several businesspeople (Ben F. and Sean R.) with the National Grid folks for grant opportunities.
- Goal was to put Hudson back on Katie's / CEG's radar, a great exchange overall.
- 2nd Business Roundtable...so much good conversation. Goal is to expand this effort and get more businesses onboard. Consensus is that HBCi has been quiet; this is a good opportunity to bring comments/questions to the right people.
- Meeting with Talbott & Arding folks this week to talk about expansion of their business and community collaboration i.e., training and staff opportunities for local folks and creating a workforce.
- Every shop owner talks about training and availability of knowledgeable, engaged staff. Staffing needs for 3 restaurants are about 75 people. How are they going to do it?
- Kristan Keck spoke about how to train and retain great staff; continues to be challenging.

- HDC could serve as a centralized hub of talent pool/training/cross-pollination for workers (BID).
- Transportation, i.e., how do we get folks to and from their jobs? Phil Forman spoke about the large job environment (larger than our 2 square miles). We will be competing with the larger Hudson Valley.
- Owner/operators and “creative economy” of Hudson small businesses—always active; will be even busier. What can we do to support businesses?
- Martha Lane spoke about hosting an event for ALL small businesses, no matter the size. Perhaps HDC can partner with the Chambers and Hudson Business Coalition.

Committee Report

- Resume Committee meetings in March.
- Committees discussed: Finance/Audit, Governance, Business Development, Transportation, Hudson Safety, Nominating, Real Estate.

Status of ABO/PARIS EOY Budget + Audit

- Training required for all board members (once every 3 years)
- <https://www.abo.ny.gov/paris/parisonlinetraining.html>
- Next available sessions: Wednesday March 8th 9:30 AM- 11 AM or Wednesday March 11th, 2023, 9:30 AM- 11 AM

Hudson Safety

- Chris Jones spoke about safety concerns in Hudson.
- Safety in the city: Nick Haddad spoke with Chief Ed Moore about installing cameras around town. How it will be implemented, where will they be installed. Local businesses are enthusiastic and possibly a co-funding effort for more cameras (working with police).
- HDC/local businesses to possibly add financial help so that more cameras can be deployed for that effort.
- Nick Haddad confirmed Hudson has received funding for 360° camera “fish-eye” lenses; they will be able to survey a much bigger area.
- Haddad confirmed that public safety is for everyone; but Warren Street will be beta test case and possibly Park in center of town. Currently there are 6; as many as 10 may be considered.
- Discussion of cost is to install etc. (appears to be modest).
- Concrete blocks are not being used this summer - not an approved barrier for traffic and do not comply with safety standards.
- “Jersey Barrier” is considered the safety standard, according to Nick Haddad. They have interlocking and deflection “pinch points.” Hudson has not had any serious issues, but cement blocks are not an approved barrier for traffic.
- Needs to have appropriate signage and signaling and ADA up/down curbs. (HBC handled the last round and we can get a data base of participating retailers from them).
- Kristan Keck spoke about the initial idea of cement blocks; that it was a good

test during COVID. Can HDC gather data of what worked/what didn't over the last 3 years?

- Haddad spoke about Rhinebeck and how they have installed Jersey Barriers that work and are safe albeit, aesthetically unappealing; Keck spoke about a more permanent option.
- Forman cautioned against devoting HDC resources to these ad-hoc solutions...HDC's expertise lies in its capacity to gain public/private grants and put them to work for big structural/systemic solutions.
- HDC needs to remember our mission and focus – to generate business and development in Hudson according to Forman.
- The structural idea of reclaiming the alleys of Hudson to handle the entry/egress of goods was discussed. Solves two problems: helps businesses operate more smoothly and improves the look of historic Hudson.
- John Friedman, "HDC needs to pick one or two things to focus on."
- Nick Haddad spoke about parking in alleys; there is no regulation. And now businesses have trouble using alleys for business because residents/tourists are parking there.
- Safety, walkability, physical charm, parking – they all matter.
- Tom DiPietro spoke about a parking study that is being presented today/tonight. Also spoke about the fact that the city is against the cement blocks, so they will not be re-installed.
- Misty McGee spoke about empty retail/restaurant spaces – "Hudson's economic health is heavily dependent on tourism, undeniably, and storefronts should be activated, if even with a temporary pop-up experience."
- Kristan Keck spoke about the new breweries etc. which can help to add more desirable outdoor spaces.
- Nick Haddad spoke about a Board of Governors person coming down from Albany to speak with Dr. Spindler about the Hudson High School safety issue.

Next HDC Meeting: Tuesday March 28th, 2023 at Noon-2 PM

- This is our ANNUAL MEETING and Strategic Initiatives will be discussed.
- Lunch will be served as well.

With no other business to be conducted, and no public comment, Paul Barrett made a motion seconded by John Friedman to adjourn the meeting. Carried. The meeting adjourned at 1:29 PM.

Respectfully submitted by Jan Egan.