

Minutes
Hudson Development Corporation
Tuesday, January 24, 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 January 24, 2023. The meeting was called to order at 12:03 pm by Christine Jones, President.

Name	Title	Status	Arrived/Departed
Paul Barrett	Secretary	Present	
Paul Colarusso	Board Member	Present	
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	Present	
Jan Egan	Scribe	Present	

President's Report:

Christine Jones welcomed all to the first HDC meeting of 2023. Jones spoke about HDC's goals and recent gun violence in the city of Hudson, noting how HDC can contribute to growth and safety for all in Hudson, specifically:

- Strengthening HDC connections to the constituents who help make Hudson a healthy place to live and work.
- Continuing discourse with "power centers" in Hudson: key businesses and individuals throughout the city and county including CGCC President Carlee Drummer, CMH's Board of Trustees Chair Kirk Kneller, Hudson City School District Superintendent Dr. Spindler, Mayor Kamal Johnson, Hudson Police Chief Ed Moore, Capital Region and NYS Economic Development organizations and the many individuals who can bring ideas and know-how to our mission-driven goals.
- Jones spoke about nation-wide gun violence and specifically about the December 10th shots fired in Hudson in the early morning hours which shattered

the 3rd Street window of The Maker Café and hit some cars. She also spoke about shots fired in the early morning hours of January 12th of this year, which resulted in the arrest of an individual. No one was hurt, but guns were confiscated.

- Noted that on 12/13/22, Common Council President Tom DePietro appointed Council member Theo Anthony (Fourth Ward) to conduct a quarterly forum on public safety.
- Jones also noted that “everyone deserves to feel safe in Hudson” and that making Hudson a safe place to live and work is our “common responsibility.”
- To that end, Jones is committed to finding a way that HDC can help make Hudson safe for residents, businesses and visitors.

Minutes of November 22, 2022:

Paul Barrett made a motion seconded by Phil Forman to approve the November 22, 2022 minutes as presented. Carried.

Treasurer’s Report

- Treasurer Forman reported that monthly reports would be distributed electronically in the first part of February, as some of the numbers required further discussion between Forman and HDC’s Bookkeeper
- Treasurer Forman noted there were no unanticipated expenses, that the primary source of income for the period was from investments, and HDC continues to earn interest.
- Currently at \$66K of profit YTD (since the end of July 2022).
- Portfolio structure is 60% cash/cash equivalent, 40% fixed notes.
- No vote taken today; will wait to receive report from in February.

Committee Reports

Jones reported that HDC has spent last few months getting up to speed; therefore, committees have not yet met. The Nominating Committee will meet with the Executive Director later this week. Committees will be back in force in February. Tom DePietro spoke briefly about the City of Hudson’s Transportation Committee and its work on the truck route.

Executive Director’s Report

Executive Director McGee reported on continuing engagement with community members and businesses, and reviewed notes from last meeting in November:

- ABO/Paris requirements training; she had her training in November and encouraged all to take the training which will occur at the end of January, and again in mid-February. Very informative, 90 minutes long. Specifically invited anyone with knowledge of ABO requirements to please speak with her, and thanked Martha Lane for her help.
- Align HDC with other organizations that we aspire to emulate i.e., CEDC and Center for Economic Growth. All of us are working together at different levels.

- In December, McGee, Treasurer Forman and HDC's bookkeeper met with accounting firm UHY to kick off the new year and prepare for the annual audit, which starts in the first quarter.
- Goal is to present audit results at February Board Meeting before UHY completes their final process in March.
- Thanked team at UHY for their help and noted she would be speaking with Kristal Heinz for help as well.
- Noted that we may need to engage a "CFO-light" with bandwidth to help with the audit.
- Restated benefits of ABO training. Noted procedural expertise that will help strengthen HDC with efficiency and compliance.
- Meetings/Connections we've made:
 - Chief Moore to discuss community safety (more below).
 - Mary Gibbons of Key Bank (Key for Women Financial Wellness program) to benefit local staff and workers.
 - Heather Campbell to better understand the City of Hudson's budgeting process.
 - Babcock Investment group, the HDC investment firm
 - Business Roundtable to meet with business owners (a cross-section of Hudson businesses) to discuss Hudson business environment with a focus on safety. Very positive and enthusiastic feedback and plan is to do another one, and continue to improve cross-communication among Hudson's business community (a la Hudson Business Coalition).
 - Re-introduce community to HDC and expressed the idea of being "here" for Hudson business owners. President Jones re-stated the "safety topic" was much discussed. Pursue a listening role and continue to have meetings – everyone wanted to come back.
 - HDC Attorney Kristal Heinz mentioned "Build Hudson" and Spark of Hudson. McGee spoke about local HS artists with a gallery space to show their art, sell their art, etc.
 - President Jones spoke about a mentoring program School Superintendent Dr. Spindler has created (link: <https://gossipsofrivertown.blogspot.com/2023/02/news-of-bluehawk-academy.html>). The program is creating a mentorship program to develop life-skills, etc..
 - Executive Director McGee spoke about putting together the group that attended December's "Women in Business" luncheon, which honored local Olana employee Melanie Hasbrook.

2023 HDC Goals

- McGee spoke about ongoing engagement with business community; continuing to connect with people who are making a difference in Hudson
- Helping to identify/address safety concerns/issues

- HDC website will have a new look, expected to go live this spring
- HDC branding and social media strategy
- Putting together an HDC strategic plan (short and long term)
- Hudson Business Coalition activations

Big Picture Ideas/Topics

- Mid-week Hudson: Activating Hudson during the week: corporate retreats, off-sites for business, team meetings etc., The Maker, candle making, Churchtown Dairy, Hudson Hall, Basilica, Creem Hair Salon, etc.
- HDC putting a pitch deck together to facilitate Hudson as a mid-week destination.
- Member Kristen Keck will complete a monetization of a recent wedding and financial benefit to city.
- Transportation access is an issue. Zip Cars are a consideration – what kind of Uber community is here? Member Haddad spoke about Ubers/Taxis that service sick/elderly to and from health-related appointments. Member Friedman spoke about community streetcars up and down Warren Street. (DPW ran the streetcars previously.) Discussion about school buses as well and need for more drivers.
- Member Kristal Heinz spoke about childcare scarcity and Executive Director McGee concurred: always looking for caregiving resources.
- President Jones spoke about CMH possibly setting up childcare at hospital.
- Discussion of shortage of CMH employees despite nursing program at C-GCC. Suggestion to have MTA schedule a train that can bring people to Hudson.
- Friends of Public Square had a well-attended meeting at the library about safety both in the park and around the county. The Wellness Center is moving forward. Tom DePietro thanked Paul Colarusso for donating the land for that project. A transcript of that meeting will be forthcoming.
- Discussion about bullying and gangs of young men in the City. Panhandling in the City is an issue and what steps can be taken to address it.

With no other business to be conducted, and no public comment, Paul Barrett made a motion seconded by Nick Haddad to adjourn the meeting. Carried. The meeting adjourned at 1:06 PM.

Respectfully submitted by Jan Egan.