

**Minutes APPROVED**  
**Hudson Development Corporation**  
**Tuesday, October 24<sup>th</sup>, 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 Tuesday, October 24<sup>th</sup>, 2023.

Meeting was called to order at 12:03 PM by Christine Jones, President.

- President Jones welcomed Board and members of the public and confirmed that we are live streaming on YouTube and conducting a hybrid meeting via Zoom.

<b>Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived/Departed</b>
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	
Nicholas 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	Present	
Peter Schram	Board Member	Present	
Kristal Heinz	HDC Attorney	Remote	
Jan Egan	Scribe	Present	

• **Minutes of September 26<sup>th</sup>, 2023**

- President Chris Jones asked for a motion to approve the September 26<sup>th</sup>, 2023 Minutes as submitted.
- Member Barrett so motioned, seconded by member Lane. Motion unanimously approved and carried.

• **President's Comments**

- Continued work on revising ABO/Compliance policy documents.
- A complete set is now done, but a decision was made to revisit some of the wording within several documents.
- Treasurer Forman and President Jones had a call with Julie Marshall (Harris Beach).

- As a result, said documents will be revised to better fit HDC organization and resubmitted within the next few days.
- President Jones noted that remaining revised compliance documents for ABO will be distributed electronically to Board members for review prior to next meeting in November.
- President Jones reached out to City Attorney Andy Howard about meeting with Mayor Johnson, Tom DePietro and Treasurer to discuss Hudson Hub concept—meeting was declined.
- Presented HCSB (Hudson City School District Board) with a Right of First Refusal (ROFR) and a non-refundable \$10,000 check.
- Member John Friedman spoke to HCSB School Board Attorney Ginger Benedict and reported on that meeting (see below).
- Member Haddad, President Jones, and member Paul Barrett met with new school superintendent. Superintendent was interested and enthusiastic about Hudson Hub idea but made clear that the decision was not within her purview; rather it is up to the School Board to decide.
- President Jones attended the October 1<sup>st</sup> School Board meeting and will be attending October 24<sup>th</sup> Board meeting as well; Board voted to end an Early pre-K program that was being offered and will be getting back to the public with other possible solutions at next BOE meeting.
- Secretary Barrett and Scribe Egan have begun the HDC website reskin project.
- Member Friedman is working on a pro forma site for Hudson Hub idea.
- President Jones had a conversation with Attorney Meredith Kane, who will be helping with structure of a Hudson Hub purchase deal.
- HDC support for Winter Walk is continuing. (President Jones is working on food aspect of the event.)
- Executive Director position definition/search continues.
- President Jones suggested that the Board go into Executive Session to discuss Hudson Hub financial matters after Treasurer Forman presents his Report.

### • **Treasurer's Report**

Treasurer Phil Forman presented the Monthly Financial Report.

- Emphasis on 2024 budget: once approved, 2024 Budget will be mapped against Paris taxonomy and projected out for the next 2 years in 5% increments. (Not a binding document but must be completed for compliance.)
- Presented 2024 Budget as prepared by the Finance Committee.
- Treasurer Forman asked for motion to approve Monthly statement income and balance as well as projected 2024 budget.
- Motion unanimously approved by the Board.
- Of note, projected \$90,000 in income for next year, so HDC expenses will be covered.

President Jones asked for a motion to go into Executive Session. Secretary Barrett so motioned, member Friedman seconded, and motion unanimously carried.

**HDC Regular Meeting adjourned to go into Executive Session @ 12:26 PM.**

**At 1:13 PM, President Jones asked for a motion to go out of Executive Session and resume Regular HDC meeting.**

- Secretary Barrett so motioned, member Friedman seconded, and motion to resume Regular Meeting unanimously carried.
- President Jones resumed Regular Meeting and announced two more agenda items.

**• General**

- New candidate to meet with Nominating Committee: Brit Zuckerman, Dirtworks Landscape Architect and Hudson resident.
- Member Friedman made a motion to have an interim HDC Meeting in 2 weeks. Member Haddad seconded and motion unanimously carried.

**Interim HDC Meeting will be in 2 weeks: Tuesday November 7<sup>th</sup>, at noon.**

With no other business to be conducted, and no further public comment, President Jones asked for motion to adjourn meeting. Member Barrett so motioned, member Keck seconded, and motion to adjourn unanimously carried.

Regular October meeting adjourned @ 1:18 PM.

*Respectfully submitted by Jan Egan.*