

**Minutes  
Hudson Development Corporation  
Tuesday, July 23<sup>rd</sup>, 2024  
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, July 23<sup>rd</sup>, 2024.

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

- President Jones welcomed Board and members of the public, thanked Board Members for their service, and confirmed that we are conducting a hybrid meeting.

<b>Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived/Departed</b>
Paul Barrett	Secretary	Present	
Paul Colarusso	Board Member	Absent	
Tom DePietro	Board Member (Ex-Officio)	Present	
Phil Forman	Treasurer	Present	
John Friedman	Board Member	Absent	
Nicholas Haddad	Vice President	Present	
Mayor Kamal Johnson	Board Member (Ex-Officio)	Absent	
Christine Jones	President	Present	
Kristan Keck	Board Member	Present	
Martha Lane	Board Member	Present	
Seth Rogovoy	Board Member	Absent	
Britt Zuckerman	Board Member	Present	
Kristal Heinz	HDC Attorney	Absent	
Jan Egan	Scribe	Present	

• **Request for Ratification of June 25<sup>th</sup>, 2024, Minutes**

- President Jones asked for a motion to approve June 25<sup>th</sup>, 2024, Minutes as submitted.
- Secretary Barrett so motioned, seconded by member Zuckerman.
- Motion unanimously approved and carried.

**President's Monthly Notes**

- Reached a few milestones on the ***JLE Elementary School Adaptive Reuse Project*** acquisition: received a contract from HCSD on July 15<sup>th</sup>, so we officially begin our 6-month due diligence period, so purchase decision will be around January of 2025.
- On July 18<sup>th</sup>, we received 2 Common Council resolutions to support our applications for pre-development consolidated grant applications.
- President Jones thanked Grant and Building committees.

- Part of the application included Letters of Support from community leaders: Mayor Kamal Johnson, Dr. Drummer of CGCC, Dr. Dorothy Urschel of Columbia Memorial Hospital, Assemblymember Didi Barrett, Senator Michelle Hinchey, Peter Frank from Friends of Hudson Youth, Liz Yorck of Hudson Youth Department, Suzanne Holdridge of Families of Woodstock, Mike Tucker of Columbia County Economic Development and others.
- President Jones read a letter of support from Jill Butterworth Hanley a former teacher of JLE and in Hudson.
- No August meeting (but Building committee will continue its work.)

## • **Treasurer's Report**

- Monthly Financial Report presented on screen and handouts.
- Treasurer Forman stated that HDC money continues to work for us at a similar rate and delivers approx. \$100,000/year.
- Treasurer Forman confirmed \$115,000 is in escrow for JLE acquisition.
- Confirmed contracts were signed so "clock is running" on 6-month due diligence period.
- Treasurer Forman read a congratulatory email from NYS that confirmed HDC is "pre-qualified" to do business with NYS.
- Grant writer Jess Wallen will continue to populate grant application.
- Treasurer Forman discussed points of application: concept, cost, who benefits, advantages of adaptive reuse, pre-development, remediation issues, total cost, and allocation of space cost.
- HDC credibility, bios, what teams will "steward" the project, etc. were added.
- Treasurer Forman thanked President Jones for getting letters of support.
- HDC needs to communicate what monies from other sources are committed.
- Deadline is 7.31.24.
- Grant writer Wallen and member Zuckerman will work online with Treasurer Forman towards meeting the deadline and bridge loan possibilities were discussed (USDA 4% bridge loan).
- President Jones asked that final submissions be made by Monday 7.29, and Treasurer Forman concurred.
- Treasurer Forman discussed about \$66,000 in project-related expenses.
- Bohl Architects need to be paid and 24-hour turnaround assessment is \$700, so Forman estimates \$20,000 of project-related expenses total.
- President Jones asked for motion to approve Forman's Financial Report.
- Member Haddad so motioned, member Barrett seconded, and motion unanimously carried.

## • **Old Business**

### Ambient Environmental Schedule

- Ambient is updating report they did 2 years ago and have taken new samples for testing.
- Once the findings have been completed, they will complete and submit a report.
- President Jones has reached out to 3 remediating companies and she will report back to HDC members about timing and budget.

- Bids to be reviewed in September.

### **Financial Initiatives**

- Meeting with Municipal Loan officers and expanding the “net” of financing for JLE project.
- Treasurer Forman spoke about HDC financial initiatives: committed and targeted prospects.
- If HDC has 2/3 parties who agree to help “bridge” HDC, and 2/3 who HDC are talking to, HDC is well covered.

## **• New Business**

### **Business Roundtable**

- Resume Business Roundtable in September.
- HDC will collaborate with Chamber of Commerce. (Who has added new members).
- Converge all businesspeople together and Chamber Membership Director Gary Purnhagen will suggest some speakers (2<sup>nd</sup> week of September.)

### **Winter Walk**

- Hudson, HBC, HDC and Hudson Hall collaborated last year, with HDC contributing \$5,000 for a staff event coordinator.
- President Jones will discuss with Tammy from Hudson Hall and report back to HDC about how/if HDC supports Winter Walk this year.

### **Oakdale Plunge/HDC**

- Thursday, July 25<sup>th</sup> at 3 PM, the HDC will award 2 Oakdale Plunge checks (Hudson Youth Department and Hudson Fire Department) and President Jones invited members to attend event at Oakdale Lake.

### **Public Engagement Strategy**

- It's time to start working on a Public Engagement Strategy and a team needs to begin working on this.
- A public meeting at the Public Library has been discussed (with a one-sheeter of ideas and graphics to show/share), a Mail Chimp survey, press release, focus groups, etc,

## **Next Regular HDC Meeting is Tuesday August 26<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 Lane so motioned, Secretary Barrett seconded, and motion to adjourn unanimously carried.

- July meeting adjourned @ 12:32 PM.

*Respectfully submitted by Jan Egan.*