

Minutes
Hudson Development Corporation
Tuesday, April 28th, 2026
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 April 28th, 2026.

Name	Title	Status	Arrived/Departed
Paul Barrett	Secretary	Present	
Andrew Trudeau	Board Member	Present	
Margaret Morris	Board Member (Ex-Officio)	Present	
Phil Forman	Treasurer	Present (remote)	
John Friedman	Board Member	Present	
Nicholas Haddad	Vice President	Present	
Mayor Joseph Ferris	Board Member (Ex-Officio)	Present	
Christine Jones	President	Present	
Jan Egan	Clerk/Scribe	Present	
Kyle Coffey	Board Member	Present	
Britt Zuckerman	Board Member	Present	
Tiffany Martin	Mayoral Aide	Present	
Jess Wallen	Executive Director	Present	
Ryan Curran	Board Member	Present	

HDC APRIL BUSINESS MEETING

- I. **Regular April Business Meeting** called to order at 4:03 PM by Christine Jones, President.

- II. **APPROVE MARCH MINUTES**
 - President Jones asked for a motion to approve March Minutes as submitted.
 - Member Ferris so motioned, member Barrett seconded and March HDC Minutes unanimously carried as submitted.

- III. **MONTHLY REMARKS (PRESIDENT CHRISTINE JONES)**
 - President Jones noted that HDC held the first Big Think the week prior.
 - Strategizing on a 10-year timeline what the city of Hudson could make progress towards with a group of citizens/business owners thinking futuristically about how to contribute to Hudson's growth.

- Four main topics: hospitality, business, tourism, arts and culture.
- HDC will consolidate ideas from the day.
- A “clearing house” app for hospitality jobs was discussed to help restaurants, etc. hire for events, nightly gigs, etc. like a job board, to share resources and overall being more collaborative.
- Next Big Think is May 21.
- Member Ryan Curran congratulated President Jones and ED Wallen on the Big Think event. Member Haddad spoke about how most of the conversations led to the issue of the quality of our schools. There needs to be representation at the HCSB meetings to report back to their constituents. HDC has not traditionally been involved with HCSB according to Jones, but HDC needs to consider changing this paradigm.
- Worth looking into a “I Love New York” type marketing campaign for the city of Hudson. President Jones noted that HDC should also be considering businesses that are not “on Warren Street.”
- President Jones noted that she attended the CEDC breakfast, and that Mike Tucker is retiring, and they are looking for a new director.
- The CEDC has done a great job with their loan program (937 businesses, \$924,000 in conventional loans, over a million dollars in SBA loans, \$600,000 in grants.)
- Mike Tucker’s tenure has been successful and HDC can learn from his approach.

IV. FINANCIAL REPORT (TREASURER PHIL FORMAN)

- Treasurer Forman presented the April Statement of Activity and Position. No extraordinary expenses. Largest expenses were associated with audit process. HDC investment strategy is helping us continue to grow without loss of capitol.
- Fiscally Sponsored organizations: HDC will provide a bit more oversight (based on Audit recs).
- HDC is doing well with fiscal sponsorships; and we should have no trouble supervising a bit more moving forward with attention to deposits/withdrawals.
- ED Wallen noted a new accounting structure that shows how little revenue is managed through these accounts.
- President Jones asked for a motion to approve the financial report submitted by Treasurer Forman. Member Zuckerman so motioned, member Barrett seconded and motion to approve unanimously carried.

V. ONGOING BUSINESS (ED JESS WALLEN)

1. Fiscal Sponsorship Infrastructure

- ED Wallen presented a “light-touch, low-overhead” (model C) fiscal sponsorship model and talked about what HDC provides:
 - 501(c)(3) pass-through for donations and grants
 - Funds received, receipted, and held in a dedicated account
 - Basic compliance and financial oversight, no fee

And what HDC does not provide:

- No back-office administration or bookkeeping
 - No payroll, HR, or employment of project staff
 - No insurance or risk management services
 - No fundraising or program support
 - No operational control of projects
- Projects remain independent and responsible for execution; HDC provides the minimum structure needed to unlock funding and ensure compliance.

2. Emerging Need: Shared Graphic Design

- Need for a shared graphic designer w/HBCi, Hudson events like Winter Walk, Hudson Big Think, etc. Funding available, a service-model for festivals, city-wide calendar, Hudson's narrative, design collateral.
- Member Ryan Curran spoke about how HDC could sponsor a design competition to create a logo/branding/etc. and cited "I Love NY" as an example.
- Mayor Ferris concurred and spoke about the need for a shared graphic designer.

3. Microlending Program Launch

- Member Trudeau spoke about how to launch this program as a "referrer" to the CEDC. Phase 1: start with a couple of "pilots" to show how it's done, a beta test with case studies. Phase 2: awareness and a wider net, hosting workshops, referrals, a press release, local banks with leaflet, farmer's market pass arounds, radio stations, digital local platforms.
- Outreach that begins to build on community (and define who/how HDC can help.) The success of this program will "go back into the fund" and means that HDC is creating additional opportunities for other applicants. Critical to the comms/messaging part of this program.
- CEDC is defining the underwriting criteria; and applicants will still need to go through their bank.
- Register-Star, Times Union, radio spots could also be a way to spread the word.

4. What Design Can Do

- Theme: Anchored in Hudson, a curated group of designers to work side by side with Hudson community translating local insights into actionable design interventions around themes of family well-being, economic vitality, shared civic identity. Design brief is focused on translating Hudson's history and identity into sustained economic activity.
- Start 2026 with approval process. Site visit at end of 2026/they will come here to Hudson. Co-design with community in 2027 with public engagement and develop prototypes. End of 2027 citywide exhibition and a publication of ideas/documentary etc. A year-long process with a \$200,000 budget.
- Dutch designers collaborating with local designers.

- Member Morris spoke about connecting the ideas and messages.
- ED Wallen spoke about the big challenges here in Hudson and how they are all connected, i.e., bridging the divide. President Jones reminded all that this is the first American Design Challenge WDCD has done.
- Member Curran noted that HDC needs to recognize the need for the bigger messaging that “showcases” Hudson, the bigger narrative.
- The timing of the Big Think discussions can help point to the final discussion, according to member Kyle Coffey. (And there needs to be a concise narrative.)

VI. FUTURE BUSINESS (ED JESS WALLEN)

1. Winter Walk Planning

- Hudson tradition that is currently unfunded.
- No funding in the city budget; we need to get to at least \$100,000 to make this happen. Meeting with FASNY; HDC has put together a pitch deck to speak with potential donors. HDC is committed to \$10,000 (time/money/support).
- Member Morris spoke about the cost to the city (as it is not a city-sponsored event): security, set up and clean-up.

2. Pitch Decks/Potential Partnerships

- The Hudson Observer will be pitching next month, Hudson Film Festival on deck.

VII. NEXT REGULAR MEETING

- May 26, 2026 @ 4 PM.
- Hudson citizen Lloyd Koedding talked further about Hudson’s theme and suggested “A Brighter Future” with the support of the Hudson lighthouse as a bright light to support better harmony, decency, and kindness for all citizens.

VIII. MOVE TO ADJOURN

- With no other business to be conducted, President Jones asked for motion to adjourn regular April HDC meeting.
- Motion made by member Zuckerman, seconded by member Trudeau and unanimously carried.
- April HDC meeting adjourned @ 5:40 PM.

Respectfully submitted by Jan Egan