

HDC Board of Directors

Thank you for your service to Hudson.



Minutes

Hudson Development Corporation

Tuesday, July 28, 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 July 28, 2026.

Name	Title	Status	Arrived/Departed
Christine Jones	President	Present	
Nicholas Haddad	Vice President	Present	
Paul Barrett	Secretary	Present	
Kyle Coffey	Board Member	Absent	
Ryan Curren	Board Member	Absent	
Mayor Joseph Ferris	Board Member (Ex Officio)	Present	
Margaret Morris	Board Member (Ex Officio)	Present	
Andrew Trudeau	Board Member	Absent	
Brit Zuckerman	Board Member	Present	
Jess Wallen	Executive Director	Present	
Leilani Fraser	Scribe	Present	

HDC JULY BUSINESS MEETING

I. Regular July Business Meeting called to order at 4:04 PM by President Christine Jones.

II. Approve June Minutes

- President Jones asked for a motion to approve June Minutes (dated 7/7/26) as submitted.
- Secretary Barrett so motioned, Vice President Haddad seconded and June HDC Minutes unanimously carried as submitted.

- President Jones explained that the Board is still currently looking for a new Treasurer. There are notices out in various places. She has a possibility in mind that she will inquire about.

III. Financial Report (Susan Van Tassel Via Zoom)

- Susan Van Tassel (Bookkeeper) presented the July Statement of Activity and Position.
- No extraordinary expenses incurred.
- \$5,000 cost in Q3 under marketing / sponsorship due to Hudson Film Festival sponsorship.
- It was decided that Secretary Barrett would be included on transfers from the investment account to the operating account until a new Treasurer is on board.
- Susan Van Tassel has another Treasurer suggestion and will provide that contact info after the meeting.
- President Jones asked for a motion to approve the financial report as submitted. Member Ferris so motioned, Secretary Barrett seconded and motion to approve unanimously carried.

IV. Remarks On The Month (President Christine Jones)

- President Jones spoke about the health of Hudson. There is some uncertainty in the world and as an exercise, she wanted to see how healthy Hudson is. A way to explore this is through people, through population - and real estate is one way to evaluate if Hudson is going forwards or backwards. She provided statistics from the MLS on commercial sales and leases, as well as residential sales and leases. There was discussion amongst the Board.
- Attracting people to Hudson was a big part of the Big Think Event - specifically the retail and business perspective. HDC wants Hudson to keep growing as an exciting place to come. Everyone should be thinking of ways to keep the population growing.
- Member Zuckerman reminded the board that Vice President Haddad was going to have a round table conversation with landlords, particularly commercial ground floor Warren Street landlords to inquire about what is driving rent prices, tenant types, etc . Member Haddad is open to re-visiting this idea.
- President Jones discussed the Hudson Business Guide, Member Ferris offered to help figure out which departments and people to include and to help streamline and modernize it. This should be an agenda item for the next meeting.

V. Ongoing Business (ED Jess Wallen)

1. Grants, Loans and Project Funding

- ED Wallen explained that she is currently working on the Market New York Grant which is due on July 31 (What Design Can Do). This grant is a year-long design residency. It is a very competitive grant, but would help amplify the impact HDC is trying to have with What Design Can Do and the Dutch Consulate. The budget is \$215,000. It is titled "Anchored in Hudson".
- Loan update - Microlending with CEDC passed through the legal teams and has begun.

- Friends of Public Square Bridge Loan Facility - HDC is going to circle back with Kanagas after they get their grant or their bids on August 11. ED Wallen is going to put together a report and in that time will talk to Babcock about the line of credit. There will be a vote on two things: creating the line of credit as a bridge loan facility and approval of the bridge loan to FOPS.
- Member Zuckerman and ED Wallen discussed the new Understory grant program (which is mutual aid focused; including culture, ecology, food, farming and shelter). ED Wallen attended their info session webinar and after the 'Anchored in Hudson' grant is submitted she will re-visit this for the November deadline. There are opportunities there and HDC has a good standing relationship with them from a previous grant.
- Project funding - CAC is requesting \$5,000 to create a no-mow lawn at the dog park (with native and cover crops) to reduce DPW mowing costs. Funding is needed for long term maintenance. Member Ferris suggested tabling this decision this month so he can talk to CAC first. He will email an update to the Board.
- Hudson Mile Sponsorship - ED Wallen spoke on the various sponsorship tiers. There was discussion amongst the Board. It was decided that HDC would pass on the sponsorship this year and re-visit next year. Member Morris mentioned a form that the City uses that is helpful in regard to purposes of funding requests, she will circulate it to the Board.
- Hudson Open Studios banner - They are requesting a \$1,714 donation for their over-the-road banners. Secretary Barrett motioned to approve the underwriting of the banners, Member Ferris seconded, Vice President Haddad opposed, all else in favor.

2. Bylaws Revision - Discussion tabled.

3. Business Survey

- ED Wallen proposes a 2026 survey. It was decided that it will be reviewed and modified, asks that the Board suggest changes, additional questions, and methods of distribution for better response rates.

4. Hudson Film Festival

- It is being held August 6-9. The opening party is Thursday, August 6. ED Wallen requested that any Board members that would like to attend, please email her.

5. Misc. - Board meeting date changes

- The September 22 board meeting will move to September 29. The December meeting / holiday party will be December 15.

VI. Future Business

- **Winter Walk** - President Jones explained that she is still raising funds for this countywide event. Currently at \$45,000, hoping to reach \$75,000. President Jones and ED Wallen will be meeting with a potential showrunner. The event will occur with whatever budget is reached. It is estimated that 13,000 people attended last year.

Public Comment

- Hudson citizen Lloyd made some comments about Winter Walk and Hudson.
- Member of the public, Lloyd Koedding, reminded the board that his proposal for the Dunn Warehouse relating to its history, was still open and he hoped to move it forward.

VII. Next Regular Meeting

- August 25, 2026 @ 4 PM.

VIII. Move To Adjourn

- With no other business to be conducted, President Jones asked for a motion to adjourn the July HDC meeting.
- Motion made by Secretary Barrett, seconded by Member Ferris, and unanimously carried.
- HDC meeting adjourned @ 5:06 PM.

Respectfully submitted by Leilani Fraser