

**Minutes
Hudson Development Corporation
Tuesday, July 7, 2026
One North Front Street
Hudson, NY 12534**

A re-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 7, 2026.

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

HDC JUNE BUSINESS MEETING

I. Regular June Business Meeting called to order at 3:06 PM by President Christine Jones.

- ED Jess Wallen introduced the new Scribe, Leilani Fraser to the Board.

II. APPROVE MAY MINUTES

- President Jones asked for a motion to approve May Minutes as submitted.
- Member Trudeau so motioned, member Coffey seconded and May HDC Minutes unanimously carried as submitted.
- President Jones explained that the Board is currently looking for a new Treasurer.

III. FINANCIAL REPORT (JESS WALLEN)

- Executive Director Jess Wallen presented the June Statement of Activity and Position in place of Susan Van Tassel (absent).
- No extraordinary expenses incurred. Professional fees higher in Q2 post-audit. Member Coffey initiated a discussion regarding audit fees and if HDC should put out a bid to keep fees competitive.
- Minor marketing and sponsorship expenses were highlighted due to movie night.
- ED Wallen added to President Jones' comment about the need for a Treasurer that lives in Hudson. President Jones explained that she is looking into the bylaws to see if it's possible to expand outside of Hudson because all non-profits in Columbia County have difficulty filling their Treasurer roles.
- President Jones asked for a motion to approve the financial report as submitted. Member Coffey so motioned, member Barrett seconded and motion to approve unanimously carried.

IV. REMARKS ON THE MONTH (PRESIDENT CHRISTINE JONES)

- President Jones spoke about the recent Big Think event. It was a very positive event.
- This event was centered around the idea of gathering Hudsonians together and asking their thoughts on the future of Hudson. She compiled a list and personally invited many big thinkers in Hudson.
- The first meeting focused on tourism, hospitality, and retail. The second meeting focused on job creation, childcare, education and

training. The third was about city infrastructure collaborations and communications. Overall, many great ideas were shared.

- The strongest ideas were regarding retail (seven day a week visitor experience, business economy, a guild registry for gig workers, collective buying power for small businesses in the areas of insurance, payroll and benefits).
- Another idea was creating a new business guide in Hudson, which would outline how to start a new business in Hudson.
- Another big topic was childcare, supporting more in-home childcare, unused spaces that could become a childcare facility, and helping potential providers navigate the system to become a childcare provider, the funding. Also discussed the idea of a countywide coordinator to align resources for schools, employers, childcare providers and non-profit community organizations.
- The last one was regarding civic spaces - infrastructure, city collaboration, a desire to bridge communities through parks and civic spaces and strengthen neighborhood identity and citizen experiences.
- Participants are expecting accountability; HDC will move ideas into action through collaboration.

V: ONGOING BUSINESS (ED JESS WALLEN)

1. Grants, Loans and Project Funding

- ED Wallen also provided an overview of the positive outcomes of the Big Think. HDC has made a conscious decision not to start with solutions, but instead with listening. The overarching question - what does it mean to thrive in the next decade? How are we helping businesses? How are we creating more opportunities for residents?
- HDC is moving forward with the microlending program with CDC, which is being reviewed by both legal teams.
- ***Hudson Hall Culture Works Sponsorship Program Proposal*** - It is a workforce development program, which is not something HDC is doing in that area currently - underwriting of a youth program for Hudson Hall for 15-20 local high school students, where young members of the community have hands-on training, creative mentorship, and exposure to careers in the performing arts, film, technology, media, and cultural production.
- There was further discussion about sponsorship parameters; making sure HDC is visible as the underwriter, perhaps through a social media

post and other forms of recognition.

- Member Trudeau so motioned to approve the \$5,000 proposal, member Ferris seconded, Barrett abstained and the motion to approve was unanimously carried.

- **Hudson Film Festival in August** - This will support the creative economy and will bring people to Hudson. The Board reviewed different sponsorship options. Various members suggested \$5,000 sponsorship, evaluate for next year and ask them to come back with metrics. Member Barrett so motioned to approve the \$5,000 Destination Hudson Lead Sponsor option, member Trudeau seconded, and the motion to approve was unanimously carried.

- **Consolidated Funding Application (CFA)** - The portal is now open and closes July 31. One of the grants HDC is eligible for is Market New York through ESD. The grant is a great fit for the work HDC has undertaken with What Design Can Do since their site visit to Hudson in November, with this particular grant supporting regional and international engagement with and visitation to the Capital Region. The minimum ask is \$100,000 with a 50% match. HDC would need to identify real need. The Dutch Consolidate will support the project with partial match and marketing support. ED Wallen explained there are some hurdles to overcome and wants to manage expectations.

ED Wallen added that Open Studios Art have proposed an affordable art fair; HDC is working with the idea of merging events with design challenge. The art fair would bring people from all regions and outside of the country. It is a new idea that is meant to attract emerging art collectors, people buying for the first time or building their collection. Creative Legion is an active partner. Ferris voiced concerns about timing of grant disbursement lag time, it creates a tight window for spring events. HDC will also need to fundraise for the remainder of the match. President Jones suggested the Board should decide if they want to apply for this particular grant because of the level of difficulty and the chances of award, a good thing to stay in the game. The Board discussed and approved, Member Ferris motioned to approve HDC submitting an application for the Market New York grant, member Barrett seconded, and the motion to approve was unanimously carried.

- **Bridge loan** - Gap funding that would allow for continuous work on the Seventh Street Park. CEDC has a facility in place that would be drawn down first before the use of HDC's funds, as a backup so that they can meet their contractors and keep the project going. HDC would be

using in two grants totalling \$750,000 as collateral. There are two things ED Wallen is asking approval for. One, HDC is establishing a line of credit, that's a fledged asset line of credit. Looking to establish a \$300,000 line of credit. The Board had questions on details, Member Ferris offered to field Board questions and ED Wallen offered to put a package together for the Board. The Finance Committee will work on next steps. Member Coffey motioned to establish a \$300,000 line of credit against asset portfolio, details to be confirmed and reported back to the Board.

2. City Spaces: Pocket Park

- ED Wallen explained that HDC had talked about fixing the fountain for HDC's 50th anniversary. The motor needs to be replaced. Member Barrett motioned to approve the repair of the fountain up to \$5,000 with receipts, member Coffey seconded, and the motion to approve was unanimously carried.

3. Free Community Movie Night

- ED Wallen reminded the Board about HDC's Free Community Movie Night playing on Friday, with partners Story Screen and Hudson Brewing Company.

VI: FUTURE BUSINESS

Member Coffey informed the Board about a potential new Board member. She is a world-renowned contemporary artist, she is local to Hudson with lots of experience with residential and commercial property management, rentals and acquisitions. Some board members will meet her for coffee as next steps.

1. Potential projects

- President Jones spoke about Winter Walk funding. She has been personally reaching out to donors, ED Wallen has other asks and grant requests out. There was discussion on timing and funding. The question was asked, can the event take place with a pared down budget? A showrunner / graphic designer / volunteers are needed. Could be more of a mingling event without all the extra components. A decision will need to be made at the next board meeting.

2. Public Comment

- Hudson citizen Patrick commented that he has lived in Hudson and reviewed the website, but wanted to see what this organization is all about in person.

VII.NEXT REGULAR MEETING

- July 28, 2026 @ 4 PM.

VIII. MOVE TO ADJOURN

- With no other business to be conducted, President Jones asked for motion to adjourn supplementary HDC meeting.
- Motion made by Member Coffey, seconded by member Morris, and unanimously carried.
- HDC meeting adjourned @ 5:11 PM.

Respectfully submitted by Leilani Fraser