HDC Board of Directors
Thank you for your service to Hudson.

Minutes

Hudson Development Corporation
Tuesday, October 27, 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 October 27, 2026.

Name	Title	Status	Arrived/Departed
Christine Jones	President	Present	
Nicholas Haddad	Vice President	Present	
Paul Barrett	Secretary	Present	
Kyle Coffey	Board Member	Present	
Ryan Curran	Board Member	Absent	
Mayor Joseph Ferris	Board Member (Ex Officio)	Absent	
Margaret Morris	Board Member (Ex Officio)	Absent	
Tschabalala Self	Board Member	Present	
Andrew Trudeau	Board Member	Absent	
Britt Zuckerman	Board Member	Present	Departed 5 pm to attend a Winter Walk mtg.
Jess Wallen	Executive Director	Present	
Leilani Fraser	Scribe	Present	

HDC OCTOBER BUSINESS MEETING

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

II. Approve September Minutes

- President Jones asked for a motion to approve September Minutes as submitted.

- Member Zuckerman so motioned, Secretary Barrett seconded and September HDC Minutes unanimously carried as submitted.

III. Financial Report

- ED Wallen reported on the finances in Susan Van Tassel's place. Discussed winter walk funds and the budget. President Jones will share the budget again with the Board.
- President Jones asked for a motion to approve the financial report as submitted. Member Zuckerman so motioned, Member Self seconded and the motion to approve was unanimously carried.

IV. Remarks On The Month (President Christine Jones)

- President Jones provided a recap of all that HDC accomplished in 2026 so far. HDC decided to push hard on new programs in its 50th anniversary year, community investments and partnerships in the community that had not existed before. Also focused on building a strategic plan and community outreach. The Big Think series handpicked people in different categories - Hudson Ventures, Hudson Opportunities and Hudson Resilience and asked what would Hudson look like in 10 years from now? It was successful in making people feel heard, there was collaboration and engagement. One group has formed that is working on internships in the school district. The next area they are working on is small business support and workforce development.
- HDC partnered with the CEDC to develop a $250,000 microloan program, which loans up to $50,000 to businesses in Hudson to help them with working capital / financial growth issues. This program came out of the business survey completed last year.
- HDC's Board voted to underwrite the next session of Hudson Hall's CultureWorks, a workforce development program that introduces young people to career opportunities with practical skills, professional experience and ways to be more employable in the creative economy. All these initiatives are aimed at helping local businesses and creating new pathways to employment in Hudson.
- Other highlights include the upcoming Winter Walk, the Movie nights on the water, the underwriting of the Hudson Film Festival.
- Fiscal sponsorships included the Hudson Observer, Hudson Open Studios. The newly formed City Spaces Committee focused on public spaces, which included tree planting, a fountain refurbishing, and began a conversation about the Mexican Radio pocket park that resulted in a private donor taking it on. Member Britt Zuckerman will work on that.
- The Creative economy accomplishments includes HDC's partnership with What Design Can Do: Anchored in Hudson, the International Design and Cultural Exchange / grant, which brings in the Dutch connection. There's also an idea for the Bronson house, which will be discussed in a future agenda.

  Introduction of Treasurer candidate, Robert Bangiola. He is local, an artist, and has a financial mind. He was the Academic Theatre Manager at Bard College. He has a deep understanding of what HCD does and has met with the Executive Director and Committee, Phil (previous Treasurer), and will train with Phil. Mr. Bangiola spoke about realizing that no two organizations are the same. He is looking forward to supporting ED Wallen on a project-driven budget.

President Jones asked for a motion to elect Robert Bangiola to the Board as the Treasurer, Secretary Barrett so motioned, Member Zuckerman seconds, all in favor.

V. Ongoing Business (Executive Director Jess Wallen)

1. Grants, Loans and Funding

- Executive Director Wallen reported that she is waiting to hear on the What Design Can Do, Anchored in Hudson grant.
- There are two candidates for small business loans being vetted for advancement. Just a reminder on loan criteria - They need to be an established business in Hudson, be an LLC, have a good business plan and projections. Loans can range from $5,000-$50,000. ED Wallen hopes to bring these to the November board meeting. Secretary Barrett had a comment about incorporating this loan language into the bylaws, there was some discussion.
- ED Wallen reported that she is expecting a funding request from the Regional Food Bank, they are doing a Thanksgiving distribution, feeding hundreds of families. President Jones commented that this would likely need to be voted on before Thanksgiving, and the November meeting is two days before Thanksgiving. It was discussed that the Executive Committee can fund independently up to $5,000.
- Member Coffey would like the bylaws to be updated to allow for online voting. Treasurer Bangiola suggested that perhaps the cap could be raised. ED Wallen will research online voting.
- ED Wallen added that Hudson Open Studios had unprecedented turnout and made good sales revenue. The group is appreciative of HDC for helping with the banners and fiscal sponsorship. They are also expanding their programming, which is a positive for Hudson.

2. Winter Walk

- ED Wallen thanked President Jones for all of her work with fundraising.
- President Jones commented that this has become more of a community event and people finding their place in it, more retail businesses are excited about it. The bands are booked, currently negotiating on stages. Will light the park, and the little village of trees around the fountain. Will be giving away 5,000 bells on a ribbon. Member Self had a comment about lighting more creatively for future years. Also said Little Debs used a tow truck bed as a stage for a good price. President Jones liked that idea for the future.

3. Holiday Open House - ED Wallen asked about the Board holiday party and would like to combine the HDC holiday party with the sponsor party. Discussed scheduling. The Board prefers January.

4. Pitch Deck Review - At our September meeting Evan Collier of Makership made his business presentation. Makership is moving from a for profit to a non-profit status. While the Makership's vision is large, as a non-profit they are not eligible for one of HDC's small business loans. As they are in this transitional period, the board reviewed the financial ask.

President Jones suggested that the board explore ways to assist the new non-profit Makership model with a consult on strategic planning, financial modeling and business focus perhaps with the help of CEDC who have been doing this for small businesses for many years.
Mr. Collier also had great enthusiasm for exploring developing the waterfront and HDC could connect him to conversations with Hudsonians already working on the waterfront development. The board agreed on this approach.

Member Zuckerman asked about the process of pitch deck participants. President Jones commented that it is our mission to learn about new and existing businesses who are seeking help with either financial or strategic thinking for healthy growth.
The Pitch Deck spot was put on our agenda so the board would have the opportunity to hear sketches from creators with new and unique ideas looking to join the Hudson economy. Pitch Deck candidates are often looking for greater awareness, connections to other business resources in Hudson and general feedback from HDC.

We have heard and funded more than a few pitch deck candidates since it began in 2024. Member Self asked if there is a checklist to confirm that they qualify before presenting. President Jones pointed out that we have many people waiting to present to the board and while we try to assess in advance who should present, we don't want to prejudge creators and ideas. Pitch Deck is one of the ways for the board to be aware of businesses wanting to be part of the Hudson business economy. If members of the board would like to form a pitch deck qualifying committee, they should come forward, create a criteria format and present it to the board.

VI. Pitch Deck

- **Jon Boka, Founder of RunBangla International**

Jon Boka introduced One Global Mile, an international series inspired by Hudson's Mile, which held its inaugural global event in 2026 with 11 participating cities and approximately 2,200 runners worldwide. The initiative aims to expand to 30 cities in 2027 (July 17, 2027) and 50+ thereafter, promoting community participation and international connection while recognizing Hudson as the birthplace of the concept. Discussion focused on the opportunity to strengthen Hudson's participation on the same day as the global events and demonstrate the race's potential economic impact through tourism, lodging, dining, and local spending. Jon also plans to collect participant demographics during registration to help quantify the event's economic benefits.

VII. Next Regular Meeting

- November 24, 2026 @ 4 PM. Need to make sure there is a quorum.

VIII. Move To Adjourn

- President Jones asked for a motion to adjourn the October HDC meeting.
- Motion made by Member Coffey, seconded by Secretary Barrett, and unanimously carried.
- HDC meeting adjourned @ 5:22 PM.

Respectfully submitted by Leilani Fraser