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

Minutes

Hudson Development Corporation
Tuesday, September 29, 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 September 29, 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	Present	
Mayor Joseph Ferris	Board Member (Ex Officio)	Absent	
Margaret Morris	Board Member (Ex Officio)	Present	Departed at 5 pm
Andrew Trudeau	Board Member	Absent	
Britt Zuckerman	Board Member	Present	Departed at 5:40 pm
Jess Wallen	Executive Director	Present	
Leilani Fraser	Scribe	Present	

HDC AUGUST BUSINESS MEETING

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

II. Approve August Minutes

- President Jones asked for a motion to approve August Minutes as submitted.
- Secretary Barrett so motioned, Member Coffey seconded and August HDC Minutes unanimously carried as submitted.

III. Financial Report (Susan Van Tassel)

- Bookkeeper Van Tassel reported that there are no significant changes in income or expenses. The income from Winter Walk is not reflected on this report. Running steady with budget. Spoke on cash balances.
- President Jones asked for a motion to approve the financial report as submitted. Secretary Barrett so motioned, Member Zuckerman seconded and the motion to approve was unanimously carried.

IV. Remarks On The Month (President Christine Jones)

1. Prospective Board Member, Tschaba Self

- President Jones commented that she is pleased that Ms. Self is joining the meeting today. Self added that she is happy to attend and get a sense of how the board operates. Member Coffey motions to have Tschaba Self join the board, Secretary Barrett seconds, all in favor. ED Wallen & Secretary Barrett will walk her through the onboarding process and online NYS training.
- President Jones also provided an update on other topics:
- Winter walk - 67 days away.
- ED Wallen met with the Dutch Consulate in New York City for What Design Can Do.
- President Jones is meeting potential new board members, she urged the board to please put forward anyone that could be a good fit.
- President Jones received a call from a development officer in NYC, about being a business sponsor of the Knicks. She turned them down on the board's behalf.

V. Ongoing Business (Ed Jess Wallen)

1. Grants, Loans and Funding

- ED Wallen met with Robert Kloos, Deputy Head of Press and Cultural Affairs for the Dutch Consulate. They discussed the grant application where the portion of the grant budget is part cultural exchange, supporting the design delegation that would come from the Netherlands. They were supportive of the application, and next steps for the three organizations (The Consulate, What Design Can Do and HDC) were discussed.
- Understory Grant - ED Wallen attended a mixer in Kingston for this grant. This will be a competitive grant, many Hudson applicants, including the Hudson Observer, which is HDC's fiscally sponsored project (allowed). ED Wallen voiced the need to form a committee to meet in the next couple weeks to define project scope.
- The Finance Committee and Babcock met virtually to discuss the SBLOC. ED Wallen sent a brief on the conversation to the Board. Member Coffey expressed support provided there are good guardrails in place for governance and protocols around disbursement. Q: Are there anything in the bylaws around debt? Secretary Barrett will confirm. President Jones sees great potential in the facility to support economic growth in Hudson and feels HDC has

vetted it enough to put a vote out tonight with the caveat of guardrails before putting it into action. Member Coffey motions to establish the security backed line of credit contingent on governance / guardrails to be established and brought back to this forum to confirm, Member Zuckerman seconds, all in favor, unanimously carried as submitted. Member Morris has a city grant application template that will be helpful with descriptions and after the fact reporting guidelines, that she will re-send to the Board.

2. Winter Walk

- President Jones reported that they are continuing to get new sponsors. Pocketbook, Finch, Bank of Greene County and Creative Legion are recent sponsors. Also have an in-kind advertising commitment from Chronogram to do a half-page ad in their November issue, as well as some social media posts on our behalf on their social media site. President Jones and ED Wallen have assembled a strong team to work on this, which includes a production showrunner, volunteer manager, graphic artists, and videography/content team. The next step is applying for the mass gathering permit.
- President Jones added that this year's winter walk will be fresher, more modern and more inclusive. The Board should be aware of who is supporting Winter Walk, she ran through the list of sponsors.
- There was discussion amongst the board regarding the city's participation, 2026 and 2027 budgets and collaboration in the future. Member Morris requested data on the police and fire departments' in-kind contributions to clarify how much this is costing the City.
- Member Zuckerman asked how board members can participate. President Jones replied that the park needs a refresh, there was discussion on little houses. Member Zuckerman will look into this.

VI. Pitch Deck

- **Makership (Evan Collier) -** President Jones explained the reason for the pitch deck category on the agenda is to allow businesses and people in Hudson to present their ideas and their needs for business support, economic help, underwriting and business plan help. It also allows HDC to understand what kinds of businesses are happening in and around Hudson, which is our mission. President Jones introduced Evan Collier. Evan presented Makership, a makerspace and nonprofit training initiative focused on fabrication, vocational skills, resilience, and maritime programming. Evan moved to Hudson in 2024 and has the desire to gather and re-skill. He has 21,000 s.f. custom design and fabrication facility. He presented his pitch deck to the Board.
- Ask # 1 - $250,000 as an operational runway to help reach self-sustainability. Which includes program development, fundraising capacity, team and operations. Ask # 2 - Hudson Waterfront Partnership - to open up the port. President Jones and the board will formulate thoughts and consider the presentation and potential forms of support.
- Member Self asked if participants are given a certificate of accreditation. Evan explained that the goal is to become accredited in the next 3-5 years.
- Various members of the community attended (including Creative Legion and Hudson Harmonic) and spoke on Evan's behalf.

Misc.

Vice President Haddad proposed discontinuing the Zoom component of the meetings.

ED Wallen put forward Jacob Meglio as a potential Board Member. Holly Stair has been invited to meet with the Board as a potential Member.

VII. Next Regular Meeting

- October 27, 2026 @ 4 PM . President Jones added that the Hudson Running Club founder, John Boca, will pitch at the next meeting.

VIII. Move To Adjourn

- With no other business to be conducted, President Jones asked for a motion to adjourn the September HDC meeting.
- Motion made by Secretary Barrett, seconded by Member Curran, and unanimously carried.
- HDC meeting adjourned @ 5:45 PM.

Respectfully submitted by Leilani Fraser