

HUDSON
DEVELOPMENT
CORPORATION



John L. Edwards Elementary School Dedicated February 7, 1965



WHAT WE KNOW - Hudson Education

- Many Hudson students have limited opportunity to job and career opportunities.
- Many Hudson students don't see themselves as college material.
- Many see local educational facilities as non-accessible.

WHAT WE KNOW - Educational Partnerships

* CGCC is 3.6 miles from downtown Hudson.

- Programs available for non-high school graduates.

- No transcripts required for access.

- No GED required.

* Bard College Early College

- College for high schoolers.

- Two classes currently offered in Hudson.

- Desire to increase enrollment.

- Reach students to de-mystify the college experience.

WHAT WE KNOW - Educational Partnerships

* The Culinary Institute of America

- 40-miles south of Hudson.
- Micro programs for Certification.
- Provide Professors, Curriculum, and Coursework.

* University of Albany

- 44 miles north of Hudson.
- STEAM grants available for science, technology, engineering, art and math programs.

WHAT WE KNOW - Childcare

- Since 2009 - 64% drop in regulated childcare programs.
- Only 11 such programs in the Hudson School District.
- Reliable childcare helps parents maintain steady employment.
- Reliable childcare enables enrollment in classes to improve skills leading to work opportunities.

A waitress in a white uniform is smiling and serving a table in a restaurant. She is standing behind a table with several plates of food, including a large bowl of pasta and a plate of meat. There are also glasses of drinks on the table. In the background, other diners and restaurant staff are visible, creating a busy and warm atmosphere.

WHAT WE KNOW - HOSPITALITY

- By 2026 development of four new Hudson Hotels will need full staffing.
- Hudson culinary scene continues to grow.
- 60 to 100 new jobs are estimated to be needed.



How do you meet all these needs?

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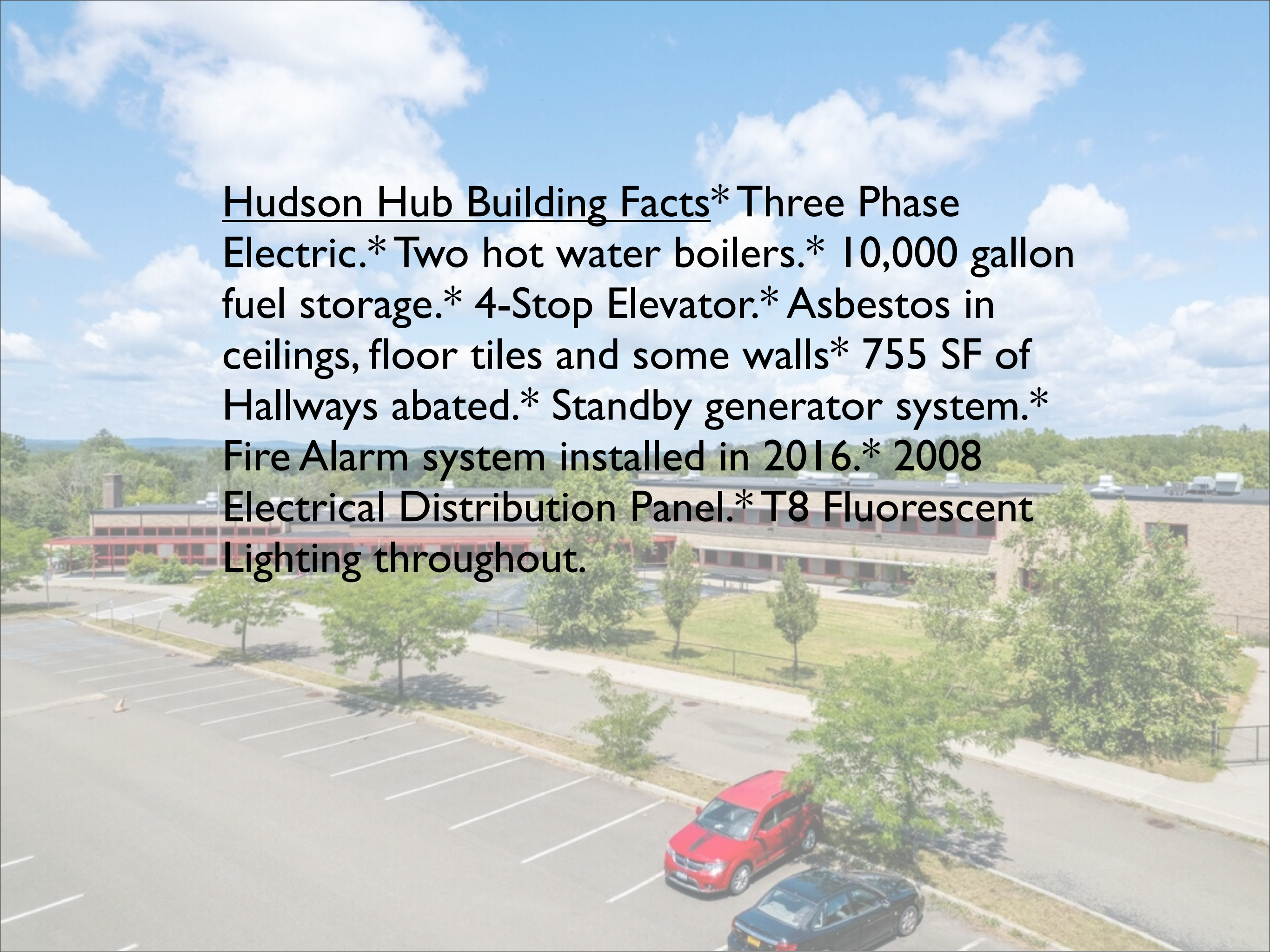
- 5.3 acres
- 89,500 SF former John L. Edwards School
- 3 Stories
- 50 Parking Spaces
- 1200 amp/3 phase power
- Municipal Water & Sewer
- Designed by Webster, Crenshaw, Folley Architects

360 State Street
Hudson, New York



Feasibility study revealed:

- * Structure in good shape.
- * Concrete foundation, CMU structural walls, and brick exterior.
- * Concrete floors on metal decking supported by metal beams.
- * New roof installed in 2010.
- * Windows are double paned, aluminum frame sliders.
- * Building has four levels, two main stairways, and one elevator.



Hudson Hub Building Facts* Three Phase Electric.* Two hot water boilers.* 10,000 gallon fuel storage.* 4-Stop Elevator.* Asbestos in ceilings, floor tiles and some walls* 755 SF of Hallways abated.* Standby generator system.* Fire Alarm system installed in 2016.* 2008 Electrical Distribution Panel.* T8 Fluorescent Lighting throughout.



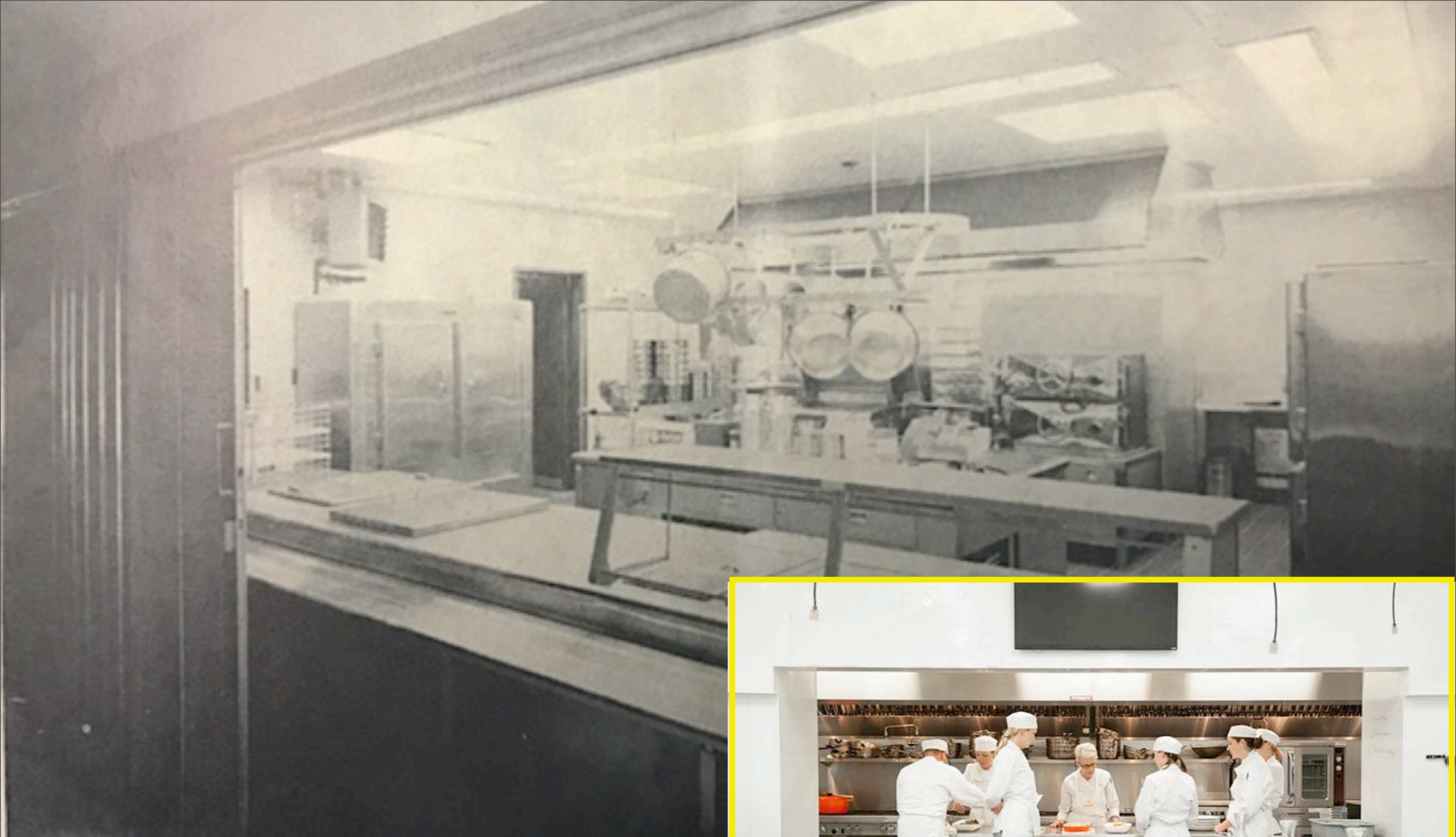
SQUARE FOOTAGE

LEVEL A - 21,995 SF (LOWEST LEVEL)

LEVEL B - 27,105 SF

LEVEL C - 22,642 SF (MAIN LEVEL)

LEVEL D - 14,256 SF



Culinary Education (Former Cafeteria Kitchen)





**Adult Learning Classrooms
(Existing Classroom space)**





**Day Care
(Existing Classroom Space)**





Opportunity for Hudson City Government

- Providing a modern cultural center under one roof.
- Elevating employees sense of self and professionalism.
 - Convenient access to all Hudson citizens.
 - Projecting a better municipal image.

Overall enhancement of civic pride!

If the 3 City owned buildings were on the tax rolls they could generate approximately \$30,000 per year in additional school tax revenue!





Council Chambers (Auditorium)





**Civic Offices
(Existing Classroom Space)**





Youth Center

(Gym, Basketball Courts, Locker Rooms)



The Feasibility Study of 2019

The HDC has actively;

- Engaged Dunham Wolf non-profit consultants to real estate acquisition
 - Formed a Building Committee.
 - Developed a preliminary Pro-Forma.
 - City Government Conversations.
- Approached potential tenants to understand space needs.
 - Engaged financial institutions.
 - Commissioned a Grant Writer.
- With historic designation, potential for preservation grants.

BUILDING STATISTICS

5.3 ACRES
89,500 SF OF SPACE
4 STORIES
50 PARKING SPACES



FEASIBILITY

CONCRETE FOUNDATION, CMU WALLS WITH
BRICK EXTERIOR
NEW ROOF 2010
DOUBL PANED ALUMINUM WINDOWS



**A COMMUNITY SPACE THAT UNITES LOCAL
COMMUNITY, YOUTH, CHILDCARE AND OFFICES
FOR THE CITY GOVERNMENT.**