

**Minutes
Hudson Development Corporation
Tuesday, May 28th, 2024
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 Tuesday, May 28th, 2024.

Meeting was called to order at 12:04 PM by Christine Jones, President.

- President Jones welcomed Board and members of the public, thanked Board Members for their service, and confirmed that we are conducting a hybrid meeting.

| Name | Title | Status | Arrived/Departed |
|---------------------|---------------------------|---------------|-------------------------|
| Paul Barrett | Secretary | Present | |
| Paul Colarusso | Board Member | Absent | |
| Tom DePietro | Board Member (Ex-Officio) | Absent | |
| Phil Forman | Treasurer | Present | |
| John Friedman | Board Member | Present | |
| Nicholas Haddad | Vice President | Present | |
| Mayor Kamal Johnson | Board Member (Ex-Officio) | Absent | |
| Christine Jones | President | Present | |
| Kristan Keck | Board Member | Present (PT) | |
| Martha Lane | Board Member | Present | |
| Seth Rogovoy | Board Member | Present | |
| Britt Zuckerman | Board Member | Absent | |
| Kristal Heinz | HDC Attorney | Absent | |
| Jan Egan | Scribe | Present | |

• Request for Ratification of April 23rd, 2024, Minutes

- President Jones asked for a motion to approve April 23rd, 2024, Minutes as submitted.
- Treasurer Forman so motioned, seconded by Secretary Barrett.
- Motion unanimously approved and carried.

President's Notes

- Jones spoke about former Mayor Rick Rector; she remembered Mayor Rector as a great friend to many and a great friend and supporter of Hudson.
- Mayor Rector was always involved in supporting various Hudson causes and all will mourn his passing.
- Continue to pursue JLE: President Jones, Secretary Barrett and Building Committee Chair Haddad met with Dr. Drummer and Provost to get CGCC to commit to specific square footage they will need.

- CGCC would like to house “modern” classes that would have the lowest cost to be at JLE. I.e., classes that would be “turnkey” in a classroom space.
- Is there a way to engage some of the kids who dropped out of Hudson High School so they can get their GEDs?
- Dr. Drummer and Provost have asked to tour the building on June 3rd at 8:30 AM.
- CGCC working with CMH on Nursing programs, and possibly Bard High School is a consideration.
- Youth Department Director Liz York, Peter Frank and school board member Calvin Lewis toured the building and were very enthusiastic about the space; they are putting together a plan for square footage needs.
- Denham Wolf proposed a monthlong engagement with HDC at the cost of \$5,000 and HDC is considering if/when to activate the proposal.
- President Jones has been in touch with Morgan Stanley Chief Investment Officer of Wealth Management Lisa Shallett; Shallett had a very positive response to the JLE project.
- Ms. Shallett would like to share the proposal (when HDC completes) with several investors.
- Jones attended the NYSED/Empire State about DRI grants and wrote Mayor Johnson about status of where Hudson DRI grant stands today.
- DRI grants takes a long time to complete; better success if applicant keeps the grant specifics “contained” ie, be very specific with the subject.
- DRI people confirmed that private investment is a must as well.
- DRI noted the Hudson streetscape project and seem to generally know what has been accomplished in Hudson.
- Sidewalks down to Basilica and the bridge project were discussed.
- JLE may fall into the criteria to qualify for its own DRI grant.

• **Treasurer’s Report**

- Monthly Financial Report presented on screen and handouts.
- Treasurer Forman spoke about specifics on Statement of Activity.
- Expenses were itemized under Professional Fees: Denham Wolf, Harris Beach, Jessica Wallen, SVT Bookkeeping, UHY Advisors.
- Spoke about potential services for JLE: remediation, engineering was mentioned.
- Treasurer Forman asked for motion to approve May 22nd Statement of Activity.
- Motion so made by member Lane, seconded by secretary Barrett, and unanimously carried.

• **Old Business**

JLE Contract

- President Jones spoke about the “boilerplate” nature of the JLE contract.
- HDC proposed paying \$1/year for access to rear property but HCSB unable to give permission at this time.
- Bus turnaround and road behind the school was discussed briefly.
- Member Haddad suggested alerting HCSB that Youth Department is asking about the land behind JLE.

- Treasurer Forman stated that he would initiate cash readiness in anticipation of making a deposit for the JLE purchase.

Tenant Status

- Families of Woodstock, CGCC, Youth Department, Childcare Connections (CMH director very interested in childcare especially overnight childcare.)
- Families of Woodstock meeting Friday April 26th to discuss capacity and age-range for childcare.
- CIA (Culinary Institute of America) very interested in many different aspects of culinary career education.
- As they do not pay for space, a tenant sponsor like Chef's Warehouse was discussed. Members Haddad and Friedman spoke about sponsorship for Childcare: CMH could be a sponsor and so could a P&G brand like Pampers.
- Bard College will be approached again regarding possible tenancy.
- Questar programs were discussed, and Jones hopes to reach out to them again, and asked if Board members could provide names.
- Greater Promise Neighborhood, Bindlestiff Circus, Hudson City Housing team – all were mentioned to contact.
- YMCA involvement?

Denham Wolf Proposal

- Proposal is on hold for now.
- 1 month Denham Wolf proposal will help HDC complete pro forma.
- HDC will determine when to activate the proposal and what the parameters of deliverables will be for Denham Wolf.

Grant Update

- Treasurer Forman discussed current focus on NYS Consolidated Application, an “umbrella” application for many different grants.
- Pre-development grant is focus; have identified 3 grants to pursue currently, and mnemonic was presented:
 - Concept (clarity)
 - Cost (for our current stage)
 - Credibility (who we are/what we've done)
 - Community (all benefit)
 - Capacity (who will be running JLE Community Center)
- Grants presented: ESD (Empire State Development, matches 50% up to \$100,000); Environmental Protection Fund from Parks Preservation and Heritage matching award of 50% (up to \$675,000); NY Mainstreet provides \$\$ for renovation, technical assistance, and various forms of preservation.
- Deadline is 7/31 to push through the system.
- Time to money availability from grants is approx. 4-6 months; first check would come November, earliest.
- Treasurer Forman feels optimistic about these grants; JLE is a good fit for help.
- Statement of needs is strong: gym for our youth, community benefit, outdoor space including possible playground in front of JLE.
- Public Housing best practices requires that one does not build public housing without services/amenities; thus, JLE is a perfect adjacent fit.

- JLE proposal offers services and amenities to possible residents on the Northside of town.
- Project impact data needed in numbers (percentages, statistics, etc.)
- Member Lane noted that ESB is hosting a CFA workshop and there will also be one at CGCC, and will share dates with HDC.
- **Community Communications Strategy**
- Treasurer Forman spoke about ways to reach out to community, and messaging of communications.
- Spoke to member Rogovoy and clerk Egan.
- Will work with a content team and a placement team and schedule a Public Meeting prior to 7/31.
- Need to firm up date and details of Public Meeting.
- An invitation to HCSB, Hudson government including Common Council, prospective tenants.
- **Hudson DRI Status**
- Clerk Egan will reach out to Michael Hoffmann regarding who is administering DRI Grant for Hudson at this time.
- **May Business Roundtable Report**
- President Jones spoke about 4th Business Roundtable at Hudson Hall about the “creative economy.”
- Available on HDC YouTube Channel.
- 5th Business Roundtable will probably be around housing issue; date will be mid-June.

• **New Business**

Crawford Associates Survey and Phase One Environmental

- Two things necessary for Due Diligence and Granting: Phase One and a survey.
- Phase One needs to identify recognized environmental conditions i.e., past or present hazardous substances or petroleum products into the ground, groundwater or surface water.
- Phase One includes site assessment.
- Historical review of site, title search, abstracts, photographs, review of records pertaining to site.
- Geologic conditions of site, etc. and provide a detailed list of findings.
- Estimate for work is \$4,000.
- Site Survey cost is \$5,800 for 5-acre site.
- Crawford is asking for a contract; President Jones asked for a motion to approve engineering costs of \$9,800 associated with Site Survey and Phase One Environmental.
- Treasurer Forman made a motion, member Friedman seconded, and motion unanimously carried.

Housing Friendly City Status

- Hudson needs to be designated as a “pro-housing” community to be able to be a stronger candidate for grants.
- Certification program for local governments who are taking action to address the housing shortage.

- Certification is now required to qualify for some specific grants.
- President Jones is speaking to Michelle Tullo about confirming Hudson has “pro-housing” status.

Next Regular HDC Meeting is Tuesday June 25th at noon.

With no other business to be conducted, and no further public comment, President Jones asked for motion to adjourn meeting. Member Barrett so motioned, Member Haddad seconded, and motion to adjourn unanimously carried.

- May meeting adjourned @ 1:11 PM.

Respectfully submitted by Jan Egan.