

Minutes
Hudson Development Corporation Special Meeting
Tuesday, August 5th, 2024
One North Front Street
Hudson, NY 12534

A special 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, August 5th, 2024.

Meeting was called to order at 4:02 PM by Christine Jones, President.

- President Jones welcomed Board and members of the public to the special board meeting and confirmed a quorum was achieved.

Name	Title	Status	Arrived/Departed
Paul Barrett	Secretary	Present	
Paul Colarusso	Board Member	Present	
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	Absent	
Martha Lane	Board Member	Present	
Seth Rogovoy	Board Member	Present	
Britt Zuckerman	Board Member	Present	
Kristal Heinz	HDC Attorney	Absent	
Jan Egan	Scribe	Present	

President's Notes

Ambient Costs

- President Jones noted that in June meeting, HDC approved Ambient Environmental cost of \$12,950 to retest from 2019 Feasibility Study, and they completed that job w/o July 22nd.

- Completed 60 samples of friable material, 85 samples of asbestos non-friable material, 85 samples TDM bulk samples and mold samples.
- Cost to lab: \$6,197.50 for asbestos samples and \$1,000 for mold samples.
- HDC approved the work but did not know exact cost of results.
- **Total cost is \$7,197.50.**
- President Jones asked for motion to approve this expense. Member Tom DePietro so motioned, member Friedman seconded, and motion unanimously approved.
- President Jones noted that HDC submitted grant application by 7.31.24.
- HDC is entering a serious due diligence period and Jones will request RFP from 3 companies for asbestos remediation (that Ambient put forward to HDC) once results are received from Ambient.
- Building Committee will review RFP estimates and forward to HDC members.
- In September -- as part of due diligence phase -- HDC will reach out to financial partners and potential investors to support JLE acquisition project.
- Also reaching out to community, starting this Thursday, August 8th at a Focus Group at Wunderbar.
- HDC will do a number of these focus groups throughout September and October.
- Families of Woodstock agreed to create a list of potential focus group people who have issues around childcare and employment per member Friedman's suggestion.
- Goal is to build consensus and community in the next few months.

3D Video Proposal

- HDC will continue to talk to potential tenants for the building and in doing this, we would like to motivate folks to "see" the potential of upcycling this building.
- 3D imaging would be very useful to convey the potential.
- Shared a 3D video that was created by Bohl and Associates with HDC.
- First cost is \$5,000 to render and prepare files (7-10 days)
- Second cost is creating a video of each floor, around the roof and the surrounding neighborhood: \$5,000 (10-14 days)
- Video can be used in marketing, grant applications, pitching potential tenants and financial partners, etc.

- President Jones asked for a motion to approve \$5,000 for first phase of rendering.
- Secretary Barrett so motioned, member Zuckerman seconded, and motion approved. (Member Haddad abstained from voting.)

JLE Building Updates

- President Jones noted that Childcare Connections and Families of Woodstock and Bob Gibson are touring childcare space at JLE on August 6th.
- President Jones and Nick Haddad met with JLE maintenance man (Tyler) and asked him to have tire pile and chain link fence removed ASAP.
- Sumac trees and front brush/weeds need to be removed ASAP as well.
- Member Haddad spoke about “dual fuel capacity” boiler system at JLE (natural gas main and fuel oil tank).
- Member Friedman asked if there is an agreement with National Grid; to be determined.
- Easy access is a plus, according to Haddad. And important to bring George Keeler into conversation (former head of building and grounds at JLE.)

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

Next Regular HDC Meeting is Tuesday August 26th at noon.

- August Special Meeting adjourned @ 4:20 PM.

Respectfully submitted by Jan Egan.