

Minutes
Hudson Development Corporation
Tuesday, June 24th, 2025
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 June 24th, 2025.

Name	Title	Status	Arrived/Departed
Paul Barrett	Secretary	Present	
Andrew Trudeau	Board Member	Present	
Tom DePietro	Board Member (Ex-Officio)	Present	
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	
Jan Egan	Scribe	Present	
Kyle Coffey	Board Member	Present	
Britt Zuckerman	Board Member	Present	
Kristal Heinz	HDC Attorney	Absent	
Jess Wallen	Executive Director	Present	

- I. Meeting was called to order at 12:02 PM by Christine Jones, President.
- II. Approve May Minutes
 - President Jones asked for a motion to approve May Minutes as submitted.
 - Secretary Barrett so motioned, with member Coffey seconding.
 - Motion to approve May Minutes unanimously carried.
- III. President's Remarks on the Month
 - President Jones welcomed Board and members of the public, thanked Board Members for their service, and confirmed that we are conducting a hybrid meeting.
 - Jones noted that she and Board members and Executive Director Jess Wallen are collaborating on some exciting new projects for the fall.
 - Member Coffey suggested HDC monthly meetings be scheduled at 4 PM, instead of noon.
 - Suggestion is 4th Tuesday of every month @ 4 PM.
 - President Jones and ED Wallen are meeting with Mike Tucker (Tourism Board).
 - Press release was sent out regarding ED Wallen's new title, and the Hudson Mile Run, as well as "Jaws" Movie Night.

- 2nd meeting with Pitch Deck presenter Jon Stampinato “What Design Can Do” is being scheduled; a focused event that will bring people to Hudson to eat/drink/stay and enjoy design.
- They manage the event and HDC would help get sponsors to support the event.
- Business Poll is live on the HDC site.
- Respondent/Business owner participation is critical to the success of this poll.
- “Jaws” Movie Night is coming together quickly – a very timely 50th Anniversary event.
- Hudson Mile Run is July 12th in the afternoon.
- Today’s Pitch Deck: Micro Lending Program. (Members Coffey, Friedman, Forman).

IV. Treasurer’s Financial Report (Presented remotely by Susan VanTassel)

- VanTassel noted in Statement of Activity that the monies were moved from professional fees to salary/benefits; bottom line remains the same.
- Salary/Benefits line item will be a line item moving forward (ED Wallen.)
- Statement of Financial Position remains essentially the same: \$2.6M+
- Fluctuation is in cash revenue.
- President Jones thanked VanTassel and asked for motion to approve statements as submitted.
- Member Zuckerman so motioned, seconded by Secretary Barrett and unanimously carried.

V. ONGOING BUSINESS

1. Executive Director Jess Wallen

a. Updates to Website

- ED Wallen thanked all who helped update site.
- Urged Board to forward files/photos for site and submit ideas for site/design upgrade, which will continue through the Fall.

b. Events: Movie Night, Hudson Mile Race

- Asked members to submit all photos as well, particularly for upcoming Movie Night and Hudson Mile Race.
- Mass gathering and vending license approved.
- Meat Hook is onboard for hot dogs, etc.
- HPBA can provide alcohol.
- Discussion about liquor permit and/or mass gathering with a liquor rider.
- Liquor is allowed in the space approved for mass gathering.
- Catering permit will allow HPBA to serve alcohol within the mass gathering space.
- Security is part of mass gathering permit.
- ED Wallen asked for members involvement the night of to help with questions, selling merchandise.
- Movie vendor has popcorn machine and will provide screen, audio etc.
- Member Zuckerman spoke about banners (Worth Avenue and 3rd Street)

- Flyers and t-shirts (100) will be sold to movie-goers; need volunteers to sell t-shirts.
- Hudson Mile Run will be approx. 1 mile.
- Donations are fund costs.
- Neighbor Running Store on lower Warren Street is corporate sponsor.
- Men, women, youth will be running.

c. Hudson Business Fitness Poll

d. Partnering with HBC

- ED Wallen met with HBC's Billy Blowers.
- HBC/HDC may partner in early Fall to conduct focus groups with specific businesses.
- President Jones proposed that HDC reconsider how to work with HBC and work with them more collaboratively, as opposed to joining the HBC for \$1200 dues.
- Print out a card for HDC Business Survey with a QR code that takes respondents directly to survey.
- Distribute cards/QR codes via email, in coffee shops, stores, etc.

e. Next Steps for Programs/Initiatives

- Business Roundtable Discussions will return in September.
- Business Survey Results in September
- City Spaces Committee (Tom DePietro and Britt Zuckerman)
- Grants available through state: capacity, infrastructure, technology. Empire State Development and ACHIEVE.
- Deadline for state grants is July 31st.

2. Potential Board Candidate: Ryan Curran

- President Jones spoke positively about Ryan Curran, a CIA graduate and restaurateur, noting his entrepreneurial business spirit (hospitality).
- Curran met with Nominating Committee, who supported his candidacy as well.
- Curran has ideas for how HDC can help facilitate/explain "how to start a business" in Hudson as a "primer" for aspiring business owners.

NOTE: HDC went into Executive Session to take a vote on Candidate Ryan Curran @ 12:48 PM. Session ended and re-opened @ 12:52 PM.

- Ryan Curran unanimously elected to HDC Board.

VI. FUTURE BUSINESS

1. Board Support Needed

- President Jones noted all Members push for Survey, Movie Night, and Hudson Mile.

2. Business Roundtables

- Two most successful topics last year for Business Roundtables:
 - Hudson Tourism speaker
 - Employment in Columbia County speaker.

- Will re-launch Business Roundtables in September (with HBC) the Business Survey results.
- Bring ideas for October-December to August Board Meeting

VII. Pitch Deck (Members Kyle Coffey and John Friedman)

1. Lending Model

- A program that enables economic development (aligned with HDC mission) of local businesses.
- There are significant challenges/costs associated with building and managing such a Lending Program.
- Micro-loans can serve the underserved.
- Loans could range from \$500 to \$50,000.
- Purpose: start-up, expansion, emergency funding.
- How is HDC going to differentiate from CEDC, SBA (for example).
- Member Friedman suggested HDC looks at other small city Development lending programs as a basis for understanding further.
- Discussion about parameters of lending model i.e. how is it structured?
- Potential Risks: Credit, Execution, Regulatory, Legal Compliance.
- HDC members agreed to continue to pursue and meet with Martha Lane of the CEDC.
- ED Wallen spoke about the difference between a “fund” and a “lending program.”
- I.e., covering rents or a bridge loan during slow retail periods.
- The timing involved in moving forward with this idea was discussed.
- President Jones noted that this idea is “on mission” for HDC.
- CEDC devotes majority of their report on “lending” success stories; HDC can learn from their success.
- Advisory component of HDC Lending Program discussed.
- September is goal for more information/discussion.

VIII. Next Meeting: July 22nd, Tuesday @ 4PM (new time)

- President Jones asked for motion to move HDC meeting start time to 4 PM.
- Secretary Barrett so motioned, member Zuckerman seconded, and motion unanimously carried.

IX. Move to Adjourn

- With no other business to be conducted, President Jones asked for motion to adjourn June meeting.
- Member Friedman so motioned, Secretary Barrett seconded, and motion to adjourn unanimously carried.
- June HDC meeting adjourned @ 1:20 PM

Respectfully submitted by Jan Egan