

Minutes
Hudson Development Corporation
Tuesday, July 22nd, 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 July 22nd, 2025.

Name	Title	Status	Arrived/Departed
Paul Barrett	Secretary	Present	
Andrew Trudeau	Board Member	Absent	
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)	Present	
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	
Ryan Curran	Board Member	Present	

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

II. Approve June Minutes

- President Jones thanked members for their service and asked for a motion to approve June Minutes as submitted.
- Secretary Barrett so motioned, with Treasurer Forman seconding.
- Motion to approve June Minutes unanimously carried.

III. President's Remarks on the Month

- President Jones noted that we had a very busy June/July and that the two HDC sponsorship events went very well: Movie Night and the Hudson Mile Run.
- T-shirts sales went very well for Movie Night as did the food trucks and vendors.
- Storytime Theater were pros; unflappable in getting everything ready for Movie Night.
- Hudson Mile organizers also did an extremely professional job in the record-breaking heat.
- First pitch deck goal has been achieved: Movie Night!
- Jones spoke about Galvan Foundation gift to Bard College.

- Jones has been in touch with President's office and a meeting is being considered to discuss future possibilities.
- HDC Business Survey is getting some response; but HDC members need to get behind it as well.
- Survey takes around 8 minutes to complete; and we may extend response time through August.
- Jones noted that she and Board members and Executive Director Jess Wallen are collaborating on some exciting new projects for the fall.

IV. Treasurer's Financial Report

- Treasurer Forman noted in Statement of Activity that HDC continues to progress very much as planned.
- Brokerage account is at \$2,612,000.00 and has been stable due to investment in bonds.
- ED salary is a new number for expenditure.
- Almost all of deficits now can be accounted by a carryover for professional fees; moved monies from professional fees/service to employee salary column.
- President Jones asked about Finance Committee meeting timing.
- Treasurer Forman would like to hear the planning ideas from the Board first and then the Finance Committee will figure out how to pay for it.
- President Jones also noted that a review of the investment portfolio as we are now 2 years into the current approach.
- Will enjoy gains the remainder of this year from maturing bonds.
- President Jones asked for a motion to approve Forman's report.
- Member Friedman so motioned, with member Barrett seconding, and motion unanimously carried.

V. ONGOING BUSINESS

1. Executive Director (Jess Wallen)

Midway through summer and making headway in defining HDC strategic focus areas. Our "goodwill" events have generated queries and awareness of HDC, with residents/business owners asking what does HDC do, how can I get grants, advisory services, etc.

A. Event Highlights:

- **Free Community Movie Night:** about 300 attendees, 5 local vendors reported positive revenue. Shark T-shirts sold well, generating \$900 to offset costs.
- **Hudson Mile Race:** about 150 runners, sponsors fully covered their costs through donations and fees. Demonstrated the feasibility of new events in the downtown area and generated positive press and momentum for future races.

B. Friends of Hudson Youth

- Approached HDC to discuss future building proposal.

- FOHY (Peter Frank) is looking for an investment and a grant for workforce training/space; HDC will continue discussion with Friends of Hudson Youth.

C. Hudson Business Fitness Poll

- South side of Warren has been completed; 21 responses collected in July.
- CEDC has the poll as does the Chambers.
- Treasurer Forman asked about incentives, a Shark t-shirt?
- ED Wallen urged HDC members to continue to reach out to their local business contacts to get more responses for this important survey.

D. Focus Points for HDC Work Plan

- Plan will take HDC into 2027.
- Business and Career Enablement, Childcare/Education, Hospitality, Columbia Memorial Hospital, Train Service, City Spaces/Infrastructure.
- Treasurer Forman: *What are the engines that can drive Hudson's commercial success?*
 - a. A change/reduction of train schedule would greatly affect our population.
 - b. The access/nearness of healthcare, the hospital is necessary and lifesaving. (Member Haddad noted that the hospital employs 400-500 residents, and a closure would be catastrophic for our community.)
 - c. Childcare continues to be a necessity for working women/moms.
 - d. Public education in Hudson continues to pose a major "relocation" challenge for families looking to make a home here.
- Treasurer Forman suggested that HDC get involved with School Board and business leaders to achieve better outcomes for students.
- Member Friedman suggested that perhaps HDC could work to create scholarship opportunities for Hudson youth.
- Member Haddad noted that *without a strong public school, Hudson will not be able to build a strong economic base in this city.*
- President Jones noted that HDC could meet with the Superintendent/Board.
- Share the Chronogram school ratings with Board and Superintendent (<https://www.chronogram.com/awards/2025-education-and-learning-winners-23755402>) and ask "what can HDC do to help?"
- ED Wallen suggested HDC focus on 1-2 top priorities from HDC Areas of Focus.

VI. FUTURE BUSINESS

1. Board Support Needed

- President Jones reminded all Members to please push for Marketing Survey submissions.

2. Business Roundtables

- Board members to propose topics for Fall; please bring ideas for October-December to August Board meeting.

- Most successful Roundtables have been Tourism in Columbia County and Workforce issues. (Hudson Home and Branding business talks were also very successful.)

VII. Pitch Decks

1. Key Control Box

- Key Control Box business opportunity was presented to HDC by ED Wallen.
- ED Wallen spoke about owner working with COARC for fabrication.
- Owner wants a new owner to step forward to take over the business.
- Business would be given to person (and owner would take a piece of the profit.)
- Member Coffey suggested HDC evaluate whether this type of business broker service is appropriate for HDC.
- ED Wallen suggested that HDC respond that COARC is most likely the best candidate for the owner of this Key Control Box business.

2. What Design Can Do

- Hudson has been determined to be the right place for this initiative.
- Inventor of this program would like to meet in person to speak with HDC about this.
- President Jones and ED Wallen will meet with Jon Stampinato.
- Logistics would be handled by the company, but HDC would handle some sponsorships that include as many Hudson groups as possible but also some national sponsors: Elle Décor, significant players from NYC and Boston, Albany.
- \$200,000 is total need to be raised. (8 sponsors @ \$25,000 each)
- February or March 2027 is target date.

3. Micro-Loans

- Member Kyle Coffey noted that the idea is still being explored and he is meeting with Martha Lane from CEDC and will present to HDC with more information.
- President Jones noted that Jones and ED Wallen met with CEDC, and it is an “extremely” complicated program.

VIII. Next Meeting: August 26th, Tuesday @ 4PM (new time)

- Motion to move November and December HDC meeting to 3rd Tuesday of the month @ 4 PM.
- Motion made by Treasurer Forman, seconded by member Friedman, and unanimously carried.

IX. Move to Adjourn

- With no other business to be conducted, President Jones asked for motion to adjourn July meeting.
- Member Haddad so motioned, member Friedman seconded, and motion to adjourn unanimously carried.
- July HDC meeting adjourned @ 5:05 PM

Respectfully submitted by Jan Egan