

Minutes
Hudson Development Corporation
Tuesday, November 12th, 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 November 12th, 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	Clerk/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 4:04 PM by Christine Jones, President.

II. APPROVE OCTOBER MINUTES

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

III. PRESIDENT'S REMARKS ON THE MONTH

- President Jones thanked all for their service to Hudson.
- November meeting moved to accommodate Thanksgiving and What Design Can Do visitors.
- Executive Committee meeting Wednesday November 19th, @ 4 PM.
- 50th HDC Anniversary next year in 2026.
- What Design Can Do is a big idea for Hudson, but need to understand: how to do it, how to finance it, how to determine timeline and promote it and manage information about the event.
- WDCD Workshop Sessions this Friday, November 14th.

- Mission of WDCD: to empower creative community to make valuable contributions to solving problems; to make communities more sustainable, inclusive, just, and safe.

IV. TREASURER'S FINANCIAL REPORT

- Treasurer Forman presented the Statement of Financial Position.
- Goal is to have investment income cover our OP expenses.
- PARIS report asks for 7 years projection, which is part of NYS Comptroller's office and Compliance office.
- December 5th Financial Committee meeting to look at scenarios from brokers (BABCOCK) that results in higher yield.
- Current portfolio is currently highly conservative; plan is to listen to Babcock that results in higher yield.
- If anything changes, requires vote of full Board.
- Micro-loan program will be run through CEDC.
- Required to have 2 Finance Committee per year, and December 5th meeting is the second meeting.
- ED Jess Wallen noted that brokerage statements have been shared with several members of the Finance Committee (Andrew Trudeau, John Friedman, Kyle Coffey.)
- President Jones asked for motion to approve Treasurer's Financial Report.
- Member Friedman so motioned, Secretary Barrett seconded, and motion unanimously carried.

V. ONGOING BUSINESS (Executive Director Jess Wallen)

1. Finance Committee: Portfolio Assessment and Microlending

- Future planned portfolio assessment and microlending program covered per above.

2. Winter Walk Windows

- Promotion efforts have been successful: 29 storefronts will be participating as of today's meeting (up 10 stores from last year).
- General signage is at every intersection with HDC participation level and HDC logos on lawn signs, etc.
- HDC monetarily supporting the Winter Walk Window competition.
- Member Haddad will be one of the judges (for The Foundry sponsors).

3. Hudson Hunger

- Food insecurity will be experienced once SNAP program is ended.
- Record number of donations so set for pantry staples.
- Turkeys for Thanksgiving are good but need a place to store turkeys.
- Hygiene products are needed (things you cannot purchase with SNAP).

- Monetary donations are needed as well.
- Member Curran noted that a more organized effort (restaurants and stores in town) should be continued post-2025 holiday season.
- County Department of Social Services and other non-profits are forming a coalition to work on this effort as well.
- Member Curran suggested drop-off boxes at entrances, etc.
- Survey results will be reviewed in next meeting, noted member Trudeau.

VI. FUTURE BUSINESS

1. What Design Can Do: Meet Richard van der Laken and Femke van Gemert

- Mr. Van der Laken presented initial thoughts on-screen from WDCD.
- Mission: Using the power of design to transform society for the good/better.
- WDCD goal/expertise is to empower the international creative community to re-design a better world, and ultimately implementing design-driven innovation.
- Mr. Van der Laken presented 8 global design/innovation challenges from 2016-2025. (see attached PDF).
- Thought-starter for Hudson: a sense of belonging for all Hudsonians.
- “The sense of belonging and shared responsibility is not an abstract ideal; it can and must take form in the way HDC operates, collaborates, and positions itself in the world.”
- A collective project that invites the makers/people of Hudson to co-create the future of the city together.
- Multiple gaps in Hudson: economic, lifestyle, well-being, ambition, tax, education, background.
- Multiple assets in Hudson: small community, walkable downtown, no chain stores in city center, vacant buildings, open-minded maker community, appreciation for local architecture and heritage, hospitality, food, and nature.
- Key issues WDCD can address:
 - housing & affordability: small-scale community-based housing models
 - adaptive reuse: re-imagine underused/historic buildings
 - gentrification, displacement & community identity: strengthen community ownership and participation, distribute benefits from local business more equitably.
 - economic development/local entrepreneurship: local economic ecosystem to empower makers/entrepreneurs/workers.
 - waterfront, infrastructure, and climate adaptation: re-imagining Hudson’s waterfront for the community.
- Translated data/discoveries into 5 pro forma Challenge Themes:
 - Housing Futures
 - Reimagining Heritage
 - Creative Economies
 - Inclusive Growth
 - The Future Waterfront

- Discussion following WDCD presentation:
 - Hudson is a “tale of two cities”: bringing the community together with design-led idea.
 - The Hudson River is our greatest asset; people are here because they love this area.
 - Single biggest issue in Hudson is the disparity between the “haves” and the “have-nots” according to President Jones.
 - Design can be the way to bridge that gap.
 - Member Haddad spoke about rallying around a simple, easy idea, ie, the Hudson River, that can bring community together.
 - Treasurer Forman spoke about the communication issues in Hudson; how do we become a less polarized community, reaching out to key leaders in Hudson?
 - ED Wallen spoke about the history of industry in Hudson and skill-sharing initiatives that can serve the whole community.
 - Navigating the idea/marketing of the idea so that it does not add to the existing polarization of Hudson.
 - ED Wallen: this is an umbrella project that needs to unify all: WDCD is working with HDC to bring in many partners to achieve success/implementation.
 - Member Haddad: collaborate with our elected representatives, let the city be the lead on this, let the Common Council in on this idea.
 - Jon Stampinato: involving the right partners will help maximize/optimize success for this initiative: Will the idea be able to generate enough \$\$ resources that HDC can be proud to be part of?”
 - President Jones: an interesting idea would be to take some of the topics above and conduct focus groups to see how they would address.
 - JLE effort provided some good first steps for how to reach out to community.
 - Next steps: WDCD goes back to Netherlands to further build-out the presentation, timeline, budget, etc.
 - President Jones and Jon Stampinato spoke about the importance of the “pitch deck” – it will need to generate excitement and a willingness to commit monies to project.
 - Mr. van der Laken/member Haddad noted that it’s not about “solving” a local problem per se but serving as a paradigm for how to improve/inspire small town across America.
 - Member Haddad spoke about the “food dessert” issue and Hudson’s Rolling Grocery (working with Hawthorne Valley farmers).
 - President Jones thanked WDCD for their presentation and reminded Board members to respond to HDC emails in a timely manner.

VII. NEXT MEETINGS

- Workshop Friday, November 14th, 10AM-NOON
- December 16 – Board Meeting + Holiday Party
- January 27 – 4 pm Annual Business Meeting to Approve 2026 Strategy and Work Plan

VIII. MOVE TO ADJOURN

- With no other business to be conducted, President Jones asked for motion to adjourn November meeting.
- Motion made all, seconded by all, and unanimously carried.
- November HDC meeting adjourned @ 5:50 PM

Respectfully submitted by Jan Egan