

**Minutes
Hudson Development Corporation
Tuesday, February 24th, 2026
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 February 24th, 2026.

Name	Title	Status	Arrived/Departed
Paul Barrett	Secretary	Present	
Andrew Trudeau	Board Member	Present	
Margaret Morris	Board Member (Ex-Officio)	Present	
Phil Forman	Treasurer	Present	
John Friedman	Board Member	Present	
Nicholas Haddad	Vice President	Present	
Mayor Joseph Ferris	Board Member (Ex-Officio)	Present	
Christine Jones	President	Present	
Jan Egan	Clerk/Scribe	Present	
Kyle Coffey	Board Member	Present	
Britt Zuckerman	Board Member	Present	
Tiffany Martin	Mayoral Aide	Present	
Jess Wallen	Executive Director	Present	
Ryan Curran	Board Member	Present	

I. CALL MEETING TO ORDER

- Meeting called to order at 4:02 PM by Christine Jones, President.
- Noted that Board members should submit their names for Officer positions with HDC before next month's Annual meeting if interested in serving as President, Vice President, Treasurer, or Secretary.
- Also reviewing 2025 accomplishments and setting goals for 2026 (along with 2026 budget) in the March Annual meeting as well.

II. APPROVE JANUARY MINUTES

- President Jones thanked members for their service and asked for a motion to approve January Minutes as submitted.
- Ex-officio member Morris asked to add the timing of the Hudson Mile Run to the Minutes; the Run was held mid-late afternoon last year and was disruptive to Hudson restaurants and Ms. Morris suggested a better time would be in the morning.
- Motion to approve January Minutes with above amendment made by member Zuckerman, seconded by Secretary Barrett and unanimously carried.

III. PRESIDENT'S REMARKS ON THE MONTH

- President Jones thanked all for their service to Hudson and noted the Chinese Lunar New Year is upon us; a Fire Horse year full of social and political change.
- Hudson has always been a city of change; the Proprietors came here as change-agents from another city, and Hudson has always been in flux.
- Spoke about the re-invention of the Hudson River seaport with the demise of shipping. Ironworks, brickworks, train equipment, fire engines, ice harvesting equipment, knitting mills, pocketbook factories, etc.
- Gangsters, too!
- 80s and 90s Hudson became an antique mecca, and our historic architecture helps.
- Farm-to-table chefs, hotels, galleries, opera house (Hudson Hall), “3rd largest concentration of independent artists, after Brooklyn and Taos, New Mexico.”
- 50th anniversary of HDC: change is a good thing.
- New ideas, new leaders are a good thing; tap into people who make Hudson great now and goal is to harness their excellence, “maker” know-how, and creative energy to help Hudson move forward.
- Initiatives include What Design Can Do, as well as 6 big categories of focus and will be engaging in those areas with Hudsonians and HDC members this year.
- HDC working anniversary theme: Hudson Development Corporation • 50 years • Honoring Hudson’s Past, Investing in Hudson’s Future.
- Secretary Paul Barrett presented a short power point presentation of the “good changes” that have happened in Hudson.
- Hospitality through the years, and in the 80s/90s local proprietors served the community with B&Bs and small inns.
- Now hotels have come back in a big way: The Maker, the Wick, the Gillette Mansion, Hudson Public, McKinstry Mansion, Pocketbook Factory Hotel.
- Great transformations: department stores have evolved into Stair Galleries; the Armory is now our beloved Hudson Area Library. Antique stores up and down Warren Street. Restaurants continue to thrive on Warren, Spotted Dog Book Store used to be a fire station.
- Feast and Floret has become the latest restaurant in their space on 3rd Street.
- Club Helsinki will hopefully re-open again soon, and Hudson Hall has continued to evolve (from City Hall to fire station to bank) and grow in importance as a first-class performance space.
- The Hudson waterfront used to be oil tank and junkyards, and we have come a long way to cleaning up for the community with parks and public gathering spaces.
- Plan is for Secretary Barrett to give a larger presentation for the 50th anniversary celebration. Secretary Barrett included Basilica, Banque, Haddad Gallery, KAZ warehouse site as discussion points.
- President Jones thanked Secretary Barrett and added that Hudson is constantly reinventing itself and HDC will be an instrument of positive change moving forward.
- The Fourth Turning (Neil Howe) which discusses major societal changes coming, a great opportunity for communities to make healthy and big improvements, and President Jones noted that Hudson can and should be part of that.

- Cited new Mayor, Mayoral assistant, the evolving Hudson website, the new city parking interface, 3 new Planning Board members, new members on IDA, including Jon Stampinato.
- *“How can HDC take advantage of this time of great change to accelerate good things for Hudson?”* is the question, according to President Jones.
- A conversation series called “The Hudson Big Think” is proposed.
- Moderated workshops with about 20 Hudsonians to dialogue around HDC-generated themes regarding economic growth, jobs, infrastructure, culture, business over the next 10 years; a “focus group” format.
- Member Zuckerman asked about locations for these sessions; President Jones suggested Hudson Hall.
- Member Friedman suggested the Hudson Area Library (History Room).
- Tiffany Martin suggested the Fireman’s Association (FASNY) Community Space.

IV. TREASURER’S FINANCIAL REPORT

- Treasurer Forman thanked Secretary Barrett for his presentation, and recapped this month’s HDC financial business.
- Audit work is being completed and will be presented at Annual Meeting.
- Treasurer Forman thanked UHY for their professionalism and excellence.
- Public Authorities Review (goes to State Comptroller) is also being done at this time.
- Finance Committee meeting was excellent, according to Forman, who also thanked ED Wallen for her work on the investment objectives/initiatives HDC wants to take on this year.
- Member Friedman suggested several format changes on the Finance Report, which Treasurer Forman incorporated.
- Member Morris asked about the “Fixed Assets” line items: all 3 were identical and she noted that the figures should be the “sum” of the line items above.
- Treasurer Forman agreed that change should be made and asked for a motion to approve his report with changes noted above.
- Member Curran so motioned, Secretary Barrett seconded and motion to approve February Financial report unanimously carried.

V. ONGOING BUSINESS (ED Jess Wallen)

1. What Design Can Do

- Proposal has been received from WDCD members, and theme is: *Anchored in Hudson: Creative Economy and Re-imagining Heritage* (translating Hudson’s history and identity into economic activity.)
- Includes 8 months of programming and ED Wallen is very excited to be working on a full engagement plan with them which will include a timeline.

2. Winter Walk

- Mayor’s office has begun discussion with Winter Walk production process, funding, and spoke with Dan Kent (Galvan VP) about the grant that has been received in the past...*will it be available this year?*
- Past two years of uncertainty needs to be avoided this year.

- After some discussion regarding the “tone” of Winter Walk, Member Curran added: how can Winter Walk better benefit Hudson businesses? Also noting that the funding provided needs to be “wisely”
- Exposure to Hudson’s businesses is a good thing, and member Haddad and Curran agreed that should be part of the conversation when asking local businesses to participate in Winter Walk.

3. Program Update

- Rich Volo and the CAC has come to HDC with a DEC (Dept. of Environmental Conservation) tree, shrub, and seedlings sale proposal/program.
- They will be asking for some monetary support, and Member Zuckerman has agreed to speak and advise at the event as well.
- Movie Night is Friday July 10th this summer. Banner to be viewed while driving (3rd Street, Worth Avenue, and Fairview), last two weeks of June. Mass gathering permit has been filed. Storytime will provide equipment and film.
- Member Coffey noted that HDC should find other platforms to advertise HDC Movie Night. Member Zuckerman noted that multiple avenues are good to get the word out for this event: radio, banners, posters, WOM, etc.
- Member Curran thought that perhaps the old banner could be brought to Next Gen and re-purposed; it would save considerable money.
- Agreement to pursue re-purposing last summer’s banner.

VI. FUTURE BUSINESS

- President Jones noted that there will be a Pitch Deck presentation for The Hudson Observer, a newspaper start-up.
- ED Wallen suggested that the presentation move to April meeting as March Annual meeting and Regular meeting are scheduled.
- President Jones and ED Wallen to discuss Pitch Deck timing for The Hudson Observer idea.

VII. NEXT MEETING

1. March 24th, 4 PM Annual Business Meeting (starting with UHY audit report), followed by Regular Meeting.

VIII. MOVE TO ADJOURN

- With no other business to be conducted, President Jones asked for motion to adjourn February meeting.
- Motion made by member Zuckerman, seconded by Mayor Ferris, and unanimously carried.
- February HDC meeting adjourned @ 5:02 PM.

Respectfully submitted by Jan Egan