

HCDPA  
MEETING OF THE BOARD OF DIRECTORS

Monthly Meeting  
April 11, 2019  
1 North Front Street – 2 PM

## Meeting Minutes

Present:  
Walter Chatham  
Rick Rector  
Alan Weaver  
Tiffany Garriga  
Dominic Merante

Absent:

Audience:  
Tom DiPietro

1. CALL TO ORDER—Meeting is called to order at 2:15 PM by Walter Chatham.

### 2. MINUTES

a) Approval of March 2019 Minutes  
Alan MOTIONS to accept the minutes. Tiffany SECONDS. ALL IN FAVOR.  
MOTION PASSED.

### 3. FINANCIAL REPORT

a) Approval of Financial Statements:  
Alan MOTIONS to accept the minutes. Tiffany SECONDS. ALL IN FAVOR.  
MOTION PASSED.

b) Audit Presentation – Victor Churchill: Draft of the Audit Report. Two opinion units. Governmental Activities—modified opinion on the assets. When they began the audit, there wasn't enough information for the proper valuation for the fixed assets.

On the business side, clean opinion. Going concern as with last year with the ability to continue as a going concern. We have assets but we are cash poor entity. Balance sheet, similar, there are some points to cover.

Receivable for State Dunn Warehouse—Branda will check with the City to see if there are funds still around. If it is not collectable, may need to be written off.

Loan with Galvan/HRCC: Bad Debt Relief—says \$6982. The last audit showed a larger receivable than the schedule used internally. He feels that there was more money due than the internal amortization schedule. A satisfaction for the loan was done for the loan. There may be an opportunity to revisit as it doesn't appear that the interest was paid.

General revenue—we still have two loans, but only getting interest on the smaller one.

Cash flow, many receivables in 2018 that have helped, but still a going concern. 1 Lombard does exist, and will be adjusted.

Alan MOTIONS to accept the draft of the audit. Rick SECONDS. ALL IN FAVOR. MOTION PASSED.

#### 4. NEW BUSINESS

a) Flood Plain Permit/ Litigation – Dan T. sent a bill as he was handling the HCDPA portion of the City v. Colarusso suit. HCDPA portion has been dismissed. Branda has a letter to the city asking for the legal fees to be reimbursed as they have been historically in relation to this case.

In relation—there are other roles for the HCDPA Executive Director. The Mayor was in communication with the city attorney to discuss.

The board discusses the potential to replace the Director or the Assistant. There isn't a lot of funds to pay for staff.

Walter wants to focus in on the mission to be sure that we are moving forward. The Mayor wants to go back to the county to discuss the potential of having their housing coordinator work more in Hudson.

Tom from the audience points out that the Fair Housing Coordinator is in the code.

Walter wants to come up with an outline with a defined mission.

#### b) Inter-Agency Money/Donation/Funding:

Tom asked about HCDPA helping to fund the City's JLE feasibility study. The Mayor asks why there hasn't been a resolution. The board discusses whether the study would fit the mission. Alan doesn't believe that it does. Some members are open to entertaining it, but the funding isn't an exact match for mission. Some board members feel that this is the city's project, and should have considered the study funding when they passed the resolution to do it.

Tiffany MOTIONS that the agency is open to consider the funding request at the next meeting, if the City of Hudson does not fund the request. Walter Seconds. Alan OPPOSE. MOTION PASSED.

#### 5. OLD BUSINESS

a) HCDPA Properties for auction or bid—the board discusses the properties available and that we should try to sell, and other ones we might want to hold onto for awhile. Walter feels Right now there doesn't seem to be a market, but Alan feels that we should sell them. Alan spoke with the Chris Watts at the County and they are willing to auction our properties.

The board discusses whether or not they want to put the Columbia street properties up for auction. Tiffany reminds the board that they had discussed putting an affordable housing restriction on the properties. The board discusses that defining affordable housing in some way is difficult. Some of the properties are not suitable for large development.

If the board puts property up for auction, terms can be placed on it the auction. The city is putting a city property to auction and the Mayor wants to see how it goes. The board wants to know what the restrictions were on the county's auction.

b) The board discusses how they are strong working together as a team and want to resist any contempt towards each other so that the board can be successful and more forward.

#### 6. ADJOURNMENT

Alan MOTIONS to adjourn at 3:31 PM. Rick SECONDS. ALL IN FAVOR. MOTION PASSED.