

HCDPA
MEETING OF THE BOARD OF DIRECTORS

Monthly Meeting
August 16, 2018
1 North Front Street – 2 PM

Meeting Minutes

Present:

Rick Rector
Eileen Halloran
Alan Weaver
Walter Chatham
Tiffany Garriga

Audience:

Tom DePietro
Linda Mussman

1. CALL TO ORDER

The meeting comes to order at 2:02 PM.

2. MINUTES

a) Approval of July 2018 Minutes

Walter motions to accept the July 2018 Minutes. Alan SECONDS. All in Favor. Motion Passed. Tiffany Abstains.

b) Approval of the July Special Meeting Minutes. Walter motions to accept the July 2018 Minutes. Alan SECONDS. All in Favor. Motion Passed. Tiffany Abstains.

3. FINANCIAL REPORT

a) Approval of Financial Statements Alan, Walter. Tiffany Abstains.

Walter MOTIONS to approve the financial statements. Mayor SECONDS. ALL IN FAVOR. MOTION PASSED.

4. NEW BUSINESS

a) Shared Services Agreement- HDC & HCDPA – Walter has reached out to John Gilstrap to what they want to do. Tiffany asks about the shared service, as she was unaware that this was already in existence as well. Tiffany mentions the longevity of HDC. Mayor responds that HDC is not a concern of this agency.

b) Agency Administration

c) Future of Agency, potential dissolution/hibernation—Tiffany asks about what will happen to HUD as this agency is a sister agency. The Mayor points out that we can ‘hibernate the agency’ and it will be available in the future.

The board discusses whether the discussion should be in executive session. Andy is comfortable discussing, and Walter agrees.

Andy says that since we have already done the appraisals, that is a good movement. The agency can continue along as a service to the city and liquidating the assets to benefit the residents and the city. Andy is reluctant to suggest dissolving the agency as there could be ramifications going forward. The discussion may be a bit premature if there is not an immediate need. There are some tasks that will need to be taken care of each month. The shared service agreements would address this. Alan states that he doesn’t feel the mission for urban renewal is needed right now. Although that is subjective, there would have to be a review over time to gauge whether the need arises again.

Eileen asks that if we do liquidate assets, we will have costs incurred along the way. She also mentions that with the Housing Task Force/Action Plan there may be a need in the future for a housing coordinator. She wonders if another organization can absorb HCDPA.

Andy says that the idea of liquidating will take time. Proceeding on that path while you continually pay attention to what’s happening and what the city’s needs may be, potential partners.

Alan states that there is talk about having a potential city planner may be a way for the city to take over the role of the agency.

Tiffany asks if the board wants to dissolve because the board no longer wants to do affordable housing.

Walter explains that there are several other agencies and groups in town and the point is not duplicate. The Mayor points out that we can put parameters on the auction for the properties for housing development.

Walter points out that the housing action plan lays out what is possible, but HCDPA does not have site big enough to achieve. Again, Eileen points out that there is a lot work involved in the plan.

Walter explains that we have taken dissolution off the table but we need to consider how we can help solve the problem.

Tiffany points out that the elected officials that are on the board are only here for two years and that there is no movement forward. Former board members don’t continue on once their terms are over. She wishes to expand the board with the council to have more board members to continue the work.

Andy wants to be sure that the board is aware that if they do go the route of the auction there can be parameters on the sealed bid process.

The board is concerned about potential for the properties and finding an appropriate developer. Eileen is concerned about spending proceeds from assets and then not solving any problems. The Mayor restates that they need to determine what they want to accomplish.

Build new/affordable housing—is part of the mission of the agency—the board agrees.

For clarity the mission is:

Foster and promote services to low-to-moderate income persons who reside in Hudson; and to administer other resources to promote community development.

The board agrees that we do not need to revise the mission statement.

Linda Mussman points out that historically HCDPA would have been the place to go to get funding for programming.

Walter MOTIONS that the board explores the possibility of selling parcels with the sale parameters fulfilling the mission. Eileen Seconds. All in Favor. MOTION PASSED.

5. OLD BUSINESS

a) HCDPA/CITY Land Swap- Approved –Update Both the council and this agency have agreed. Andy suggests that we do a title run which is a small cost as a safety measure. The board agrees that this is a good idea.

MAYOR MOTIONS that city attorney shall do a title Run. Walter SECONDS. ALL IN FAVOR. MOTION PASSED.

b) 214 Prison/213 Columbia Sale- Resolution was authorized. Andy has prepared SEQR, short form and goes over it with the board.

Alan MOTIONS that we issue a negative declaration to the SEQR. Mayor SECONDS. Tiffany Abstains. MOTION PASSED.

Mayor MOTIONS to reaffirm the resolution for the sale of the property to Shanan Magee. Eileen SECONDS. ALL IN FAVOR. MOTION PASSED.

c) Alan asks about the balloon payment of \$105,000. Andy says that the sale had to be to an unrelated entity. Andy felt that they were related. Alan feels that they are related entity.

Walter wonders if we can send Galvan Foundation a letter to ask them to satisfy the mortgage.

Mayor would like to invite Dan Kent to the next meeting to ask.

Linda Mussman doesn't believe that they are offering housing incentive programs like housing resources did before.

6. PUBLIC COMMENT - Carole O. Asks if there is already covenance through urban renewal so that the uses are restricted. Andy will look into it. Andy will have to research it.

Mayor wanted to let the board know that he and tiffany met with Columbia Opportunity's Head Start. They are in desperate need for 2 classrooms for Head Start for this year. They need an entire space that runs from 8:30 AM to 2:30 PM each day. There are structural requirements for this type of day-care. 18 children in each class.

7. ADJOURNMENT

Walter MOTIONS to adjourn at 3:05 PM. Alan SECONDS. ALL IN FAVOR. MOTION PASSED.