

HCDPA  
MEETING OF THE BOARD OF DIRECTORS

Monthly Meeting  
February 13, 2019  
1 North Front Street – 10:30 AM

## Meeting Minutes

Present:

Kamal Johnson  
Tiffany Garriga  
Rebecca Wolff  
Betsy Johnson  
Martin Randall

Audience:

Tom DePietro  
Carole Osterink

1. CALL TO ORDER—Meeting is called to order at 10:32 AM PM by Branda Maholtz.
2. MINUTES
  - a) MAY 2019 Minutes  
As the board has transitioned with the new administration. No one motions to accept the minutes.
3. FINANCIAL REPORT
  - a) Approval of Financial Statements—There are some corrections to be made on the balance sheet in regards to properties listed. Auditor did not provide the journal entries to correct these. Betsy MOTIONS to accept the budget. Kamal SECONDS. ALL IN FAVOR.
  - b) 2020 Budget Approval Kamal MOTIONS to accept the budget. Betsy SECONDS. ALL IN FAVOR.
4. NEW BUSINESS
  - a) Overview- HCDPA Mission and Goals –  
Branda provides general background and function information for the board.  
Chairs of the Agency are the Mayor and Planning Chair.  
Fair housing coordinator is unfilled position for the City of Hudson as we have no Executive Director, County rep serves the role at this time.

The board discusses the possibility of a partnership for ESD—Match DRI, Workforce Development MWBE, Could have be a good fit with the City.

Hosting a Job Fair is another idea for this year as there is a Potential new hotel project and we would like to have local employment opportunities featured.

Section 3 HUD—Martin, workforce development with section 3 requirement programs, he went to meeting about compliance and underutilized program for housing and apprenticeship. This grant could be used for established MWBE businesses. Martin will share the information.

State Street 215 issue corrected. There was a misfiled parcel number that indicated HCDPA owned a property that we do not.

b) ABO Training- Branda Reminds the board to take the training.

c) Change of Meeting time, 2<sup>nd</sup> Tuesday 10:30 AM. Betsy MOTIONS.. Martin SECONDS. ALL IN FAVOR to change meeting date and time.

## 5. OLD BUSINESS

### a) HCDPA Properties

Branda discusses the properties available for discussion

Tom provides information about the lots being narrow and that there needs to be some zoning changes.

In regards to Scatter Housing development, Rebecca discusses the eccentric nature of Hudson as the concentration of affordable housing concept isn't positive, but in Hudson, there's a different "neighborhood concept, flow." The board discusses having retail below, and housing above. The board expresses the desire for Neighborhood reflective businesses; the board wants vibrant neighborhoods that serve the community. There has been inventory of all available properties. The board would like to have RUPCO come in and provide some framework. There has been discussion of having a rep from Patterns for Progress help the agency and the city understand the framework of housing: section 8, affordable, subsidized, etc.

The board discusses the waiting list for Section 8, there are open vouchers, but there are not enough landlords participating in the program. The estimate is that there are 50-60 vouchers. The board discusses the future of the agency and the possibility of applying for grants or land bank development type projects in the future.

## 6. PUBLIC COMMENT

7. ADJOURNMENT – Kamal MOTIONS to Adjourn at 11:41 AM. Betsy SECONDS. ALL IN FAVOR.