

HCDPA  
MEETING OF THE BOARD OF DIRECTORS

Monthly Meeting  
July 26, 2018  
1 North Front Street – 1 PM

## Meeting Minutes

Present:

Rick Rector  
Eileen Halloran  
Alan Weaver  
Walter Chatham

Absent:

Tiffany Garriga

Audience:

Tom DePietro  
Carole Osterink

1. CALL TO ORDER

The meeting comes to order at 1:05 PM.

2. MINUTES

a) Approval of June 2018 Minutes

Eileen motions to accept the June 2018 Minutes. Alan SECONDS. All in Favor. Motion Passed.

3. FINANCIAL REPORT

a) Approval of Financial Statements

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

4. NEW BUSINESS

A) Shared Services Agreement- HDC & HCDPA

Sheena provided the shared services agreement for the board along with the duties and responsibilities for the board to see what they would like to do. The board has the option not to renew with HDC and continue just as a board with an admin to continue with accounting duties.

Eileen asks what HDC will decide to do as well. Sheena informs the board that there are a couple different agencies, CEDC and the Grant Writers have offers in order to

continue operations. Walter suggests that if needed they could invoke Sheena's expertise as a consultant in order to get opinions and advice. Sheena can put together an agreement proposal.

Sheena urges the board to set up a meeting with the HDC board in order to discuss their plans and how to handle admin costs if they continue to be shared.

## 5. OLD BUSINESS

A) HCDPA/CITY Land Swap- Approved Title and deed transfer will be done by the City Attorney.

B) Strategic Housing Action Plan- Approved by the Common Council. Next Executive Director can use this for other projects moving forward.

C) FMV for Agency Owned Parcels- Update. Sheena shares the FMV drafts of what has been completed already. See attached. The market adjustment grids show that there are few vacant parcels in the city, thus the price has been increasing for such properties. Given, there are limitations on the size requirements for buildable lots.

Walter asks about the square footage difference on the lower State Street properties. Alan states that the properties have a large drop off towards the water treatment plant.

Walter opines about how the properties were acquired with a long term plan and now we are in a situation to consider whether we should hold onto the properties or if we should divest of them. We may also want to reconsider the mission of the agency as we have little capital and may need to consider the shifting "landscape."

Eileen reminds the board that some of the properties are part of the strategic housing action plan and we could contribute to the plan. Alan believes that we should get more properties back on the tax roles. The board agrees that we need to find ways to fund the organization and achieve the development goals as per the mission. Walter proposes that we could get professional assistance in how to work along the strategic housing plan and be able to fund the programs and start implementing, get traction, get momentum as opposed to holding on to the properties.

Tom DePietro from the audience asks if we divest of property then we don't have the land to continue to develop aligned with the SHAP.

Eileen points out that the HDC experience with KAZ is a learning lesson that we don't want to go through with HCDPA.

Walter agrees that we are land-rich and cash poor, but his sense is that some of the properties that we have may not make a huge difference.

Alan wonders what would happen if the agency went away. If we sell the properties, the developers will have to fall in line with the city. Mayor points out that there is the potential for developers to have pilots or taking off the tax roles by a non-profit. Sheena reminds the board that this is more about an urban renewal type agency that is intended for housing for low-moderate income. Alan wonders if there is a need for it for with zoning and planning board. Eileen feels that we need to pay for legal advice to see how it could be possible to dissolve the agency and if it is even feasible.

Mayor MOTIONS we invite City of Hudson attorney to the next HCDPA meeting to get advice and feasibility of dissolving the agency. Walter SECONDS. ALL IN FAVOR. MOTION PASSED.

Walter wants to comment that we are broke and the current economic and political climate is not conducive to this type of agency's operations.

Alan comments that there are many other agencies that can fulfill the mission of HCDPA.

Walter states that we could use the remaining financials in order to fulfill the city/county housing direct as proposed by the SHAP.

## 6. PUBLIC COMMENT

## 7. ADJOURNMENT

Mayor MOTIONS to Adjourn at 1:55 PM. Alan SECONDS. ALL IN FAVOR. MOTION PASSED.