

HCDPA  
MEETING OF THE BOARD OF DIRECTORS

Monthly Meeting  
June 14, 2018  
1 North Front Street – 2 PM

## Meeting Minutes

Present:

Rick Rector  
Eileen Halloran  
Alan Weaver  
Walter Chatham

Absent:

Tiffany Garriga

Audience:

Tom DePietro  
Carole Osterink  
Shannon McGee

1. CALL TO ORDER

The meeting comes to order at 2:02 PM.

2. MINUTES

a) Approval of May 2018 Minutes

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

3. FINANCIAL REPORT

a) Approval of Financial Statements

Alan and Sheena have worked with the city Assessor about the properties to be removed from the tax rolls and will also remove from the assets.

The Agency is able to cover the reimbursements for May and have about \$3700 left.

Andy Howard, new legal counsel, is looking into the possible unpaid balloon payment from Housing Resources/Galvan Foundation.

Betty Johnson: when HCDPA managed section 8 for city of Hudson, it a few employees. The responsibility was transferred over to Housing Authority. HCDPA handles the in and out for Betty's medical retirement. Tim Mattice, HHA Director, is worried about the liability of taking this on as the retirement package. Sheena will make phone calls to the state and see what we need to do.

Kayak—Branda will talk to Heather Campbell, city treasurer, about reimbursement.

There are two CAC grants outstanding.

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

#### 4. NEW BUSINESS

A) Approval of Appraisals of Agency owned Property by Concra

List:

6,8,10,12,14 State Street

13-17 Mill

7-9 Mill and New

1 Lombard

202-204-206 Columbia Street

238 Columbia

MAYOR MOTIONS to APPROVE having Concra appraise the parcels. Walter SECONDS. ALL IN FAVOR. MOTION PASSED.

B) 213 Columbia Street/214 Prison Alley- Sealed Bid—

The board would like to keep the properties together in a package to sell it. There is a standard procedure and form (see attached).

Alan MOTIONS to notice the bid 213 Columbia Street/214 Prison Alley once reviewed and finalized by legal counsel, with a 30 day period, with a minimum bid of \$20,000. ALL IN FAVOR. MOTION PASSED.

We will post special meeting announcement as soon Legal Council approves the Bid Documents.

C) Removal of Unlocatable Property:

507 Warren Street [Parcel ID 666.-1-4]

Lombard Street [Parcel ID: 666.1-3]

26-28 State Street [Parcel ID 109.8-1-49]

Walter MOTIONS to remove the parcels. Eileen SECONDS. ALL IN FAVOR. MOTION PASSED.

#### 5. OLD BUSINESS

A) Legal Council

Dan Tuczinski wrote to Sheena about changing firms in June. Dan was helping HCDPA because HCDPA is part of the Colarusso issue as they had to submit a flood plain permit and Dan helped put this together for us and we are now waiting as the court cases.

Eileen MOTION to allow Sheena Salvino to execute the change of law firm to transfer HCDPA files O'Connell and Aronowitz to the firm of Tuczinski, Gilchrist, Cavalier, and Tingley. Alan SECONDS. ALL IN FAVOR. MOTION PASSED>

Andy Howard will represent HCDPA to assist with land transfers and will not ask for a fee until the parcels are sold.

Eileen MOTIONS to allow Sheena Salvino to engage and retain Andy Howard to provide legal counsel for real estate transfers. Mayor SECONDS. ALL IN FAVOR. MOTION PASSED.

Sheena spoke with Andy about potential land swamps with the City for the pocket parks in order to put together parcels that are split by City of Hudson to create larger pieces of land that can be available for future development.

Eileen asks if it would be better to consolidate for HCDPA or sell to HDC for development. The board discusses potential outcomes and believes the City Committee should discuss. Sheena will have to go to council to explain why HCDPA desires the consolidation through the swap with a pocket park. Sheena restates the mission that the parcel could be should for community benefit or even mixed use.

Audience member, Carole Osterink states that the park is already a public benefit. The board wonders if the parcel on North Front Street is park land or commercial. Alan believes that it is zone commercial.

Walter believes that if we can get the parcels consolidated we can consider the disposal of the property after as the parcels are unusable as they are sectioned off now.

Sheena will go to the Economic Development committee with a proposal on June 21<sup>st</sup>.

On State Street we have parcels with what used to be Lombard and New Lombard streets owned by the City of Hudson. We can work with Hudson Housing Authority. We could get a transfer of that property.

Sheena will meet with Housing Authority on Monday, 202, 204, 206 State to discuss what's possible there with a master plan.

Alan asks if the board needs to seek a replacement for Sheena as she is leaving. Mayor states that there is a search committee on HDC. But there is a potential for the HCDPA to have a separate Executive Director.

Sheena reminds the board that there are other avenues for the agency—especially through a housing coordinator. There is also a way for the city to have a budget line for the agency.

The Mayor comments that the contract with LaBerge for grant writing and planning is still in effect with the city and that they could help with planning and grant admin in the absence of the agency.

6. PUBLIC COMMENT

7. ADJOURNMENT

Mayor MOTIONS to Adjourn at 2:43 PM. Walter SECONDS. ALL IN FAVOR. MOTION PASSED.