

HCDPA  
MEETING OF THE BOARD OF DIRECTORS

Monthly Meeting  
June 9, 2020  
1 North Front Street – 10:30 AM

## Meeting Minutes

Present:

Tiffany Garriga  
Rebecca Wolff  
Betsy Gramkow  
Mayor Johnson  
Martin Randall

Audience:

Tom DePietro  
Carole Osterink

1. CALL TO ORDER 10:37 AM

2. MINUTES

a) Approval of March 2020 Minutes— There were a couple of typos but no changes in substance Rebecca MOTIONS to accept the minutes. Randall SECONDS. ALL in FAVOR. MOTION PASSED.

3. FINANCIAL REPORT

a) Approval of Financial Statements—Rebecca MOTIONS to ACCEPT the financials. Randall SECONDS. ALL in FAVOR. MOTION PASSED.

b) 2020 Audit Updates—Due to NY Pause, the audit has gone more slowly than expected. The accountant has requested a few items and requested a meeting towards the end of the month to go over the draft. Branda will set it up.

4. NEW BUSINESS

a) Affordable housing development plan— Rebecca reports that this is an initiative to follow up on the Strategic Housing Plan, The City wants to hire a consultant to develop a timeline and plan to help the city and agencies (HCDPA, CEDC, HHA, and Galvan to share cost) to look at housing opportunities in the city and determine the best use for properties. There is an RFP developed by the city to find this coordinator. This is not necessarily the Housing Coordinator/Affordable Housing Officer for the city, but that person may be identified as a result of the RFP.

Rebecca has been looking into the anti-displacement network. The board discusses the county level person that has stated that Hudson needs their own Housing Coordinator/Affordable Housing Officer. Rebecca wants to be sure that the person has the background. Betsy states that we need a planning person to coordinate all the agencies, not one person that is in charge of them. We need to make sure we're all communicating.

Peter Bujanow is accepting the RFPs and the Mayor thinks that there should be involvement from each agency/partner.

Rebecca clarifies that the consultant and the Housing Coordinator are two different roles. One is a short term/finite, the other is more of a long-term role with the city to continue this work either in the City, or a position with HCDPA.

Tom DiPietro from the audience thinks that the city should choose consultant first, and then make decisions later about the long-term role.

Betsy wants to know what the role for HCDPA would be and what the budget will be. It is estimated that each agency would be ask to contribute \$5000 to the consultant project. Randall will bring this to HHA meeting.

Tiffany asks about the time commitment for this project.

Randall MOTIONS to support this project for up to \$5000 pending partner list and budget. Rebecca SECONDS. ALL IN FAVOR. MOTION PASSED.

<http://cms3.revize.com/revize/hudsonny/newsimages/Hudson%20Affordable%20Housing%20Development%20Plan%20-%20RFP%20-%20DRAFT.pdf>

## 5. OLD BUSINESS

a) ABO Training Compliance- Betsy and Mayor have completed training. Branda will resend links so the rest can sign up.

b) RUPCO— Rebecca and Randall had conversation with RUPCO. They are interested in working in Hudson. They want Hudson to come to them with property to be developed. Randall states that they are willing to partner as a developer with other stakeholders once we have a plan to execute. Betsy reports that RUPCO got an award for their work in Kingston, NY. They are really about community involvement and pride.

Tiffany asks to bring them in, but Betsy thinks we should wait until we have a plan to share with them.

c) Joe Czajka — the board discusses his role with SHAP, and how we might want to bring him back in for perspective on developing a plan.

d) MWBE and Section 3 updates from Randall Martin - there were funds for MWBE in DRI. Branda updates the board the plan/program needs to be developed. HDC and the Mayor's office need to work to figure out how to get this moving. Section 3 is part of government program that for HUD funded housing,

hold to a standard to hire locally with regulations. For example, if RUPCO was to do a project, there is a certain percentage of locals that must be hired for the project. It's intended for local community advocacy. Rebecca asks if this program includes a community benefits agreement that developers must hire section 3 trained employees. Randall thinks that we can mirror the program in the city, but unless the project is receiving HUD funds, this doesn't apply. Essentially this is a workforce development program.

6. PUBLIC COMMENT

7. ADJOURNMENT Tiffany MOTIONS to adjourn at 11:31 AM Randall  
SECONDS. ALL IN FAVOR. MOTION PASSED.