

HCDPA  
MEETING OF THE BOARD OF DIRECTORS

Monthly Meeting  
May 10, 2018  
1 North Front Street – 2 PM

## Meeting Minutes

Present:

Rick Rector  
Eileen Halloran  
Alan Weaver  
Walter Chatham

Absent:

Tiffany Garigga

Audience:

Tom DePietro  
Carole Osterink  
Shannon McGee  
John Kane  
Joe Czajka

1. CALL TO ORDER

The meeting comes to order at 1:01 PM

2. MINUTES

a) Approval of April 2018 Minutes

Alan motions to accept the April 2018 Minutes. Mayor SECONDS. All in Favor. Motion Passed.

3. FINANCIAL REPORT

a) Approval of Financial Statements

Walter MOTIONS to accept the financials. SECONDED by Alan. All in Favor. Motion Passed.

b) Alan makes a motion to combine all accounts into one. Eileen Seconds. All in favor, MOTION PASSED.

Branda reports on the remaining funds and the remaining bills that need to be paid including for the audit and the May reimbursement.

Sheena informs the board that with this financial situation, staff resources will not be available to the board. She reports that the Agency is waiting for about \$40K for the Kayak Grant reimbursement.

The board discusses the properties owned by HCDPA. There are properties that are a part of projects for the DRI. All of the State street properties are a part of these intended projects.

Sheena shares the assessed value of 213/214 Columbia/State as \$15-25 K each. She reports the three ways that HCDPA may divest itself of property: Auction, Negotiation and Sealed Bid. She opines that if the property was obtained through Urban Renewal funds, the sale of the parcel and subsequent development must be in line with the Urban Renewal Plan for that area. Sheena to verify with legal Council.

202/204/206 Columbia Street (the old community garden). Sheena states that the FMV obtained prior is more than a year old and will have to be redone if the Board intends to sell.

Alan makes the MOTION to have all findable/physically locatable properties owned by HCDPA be appraised. SECONDED by Mayor. ALL IN FAVOR. MOTION PASSED.

Joe from Patterns for Progress suggests that it might be possible for the agency to take out a bridge loan or a soft loan against the property and use the aggregate loan for operating expenses.

Alan asks about the balloon payment for the Housing Resources/Galvan. Sheena states that her original documents have been supplied to legal counsel for review.

#### 4.EXECUTIVE DIRECTOR REPORT

Sheena states that she has devoted the last month to working on the Strategic Housing Action Plan with Patterns for Progress.

#### 5.NEW BUSINESS

##### a) Strategic Housing Action Plan

Joe introduces the plan through the process begun through the Housing Task Force. On the heels of the countywide efforts, the Task Force focused specifically in Hudson. The plan is a recommendation for projects that will help address the affordable housing issues as raised by members of the community during the DRI.

There are: goals, action steps delineated in various time frames, and costs. There are potential resources and funding and lead organizations. The most important aspects are HCDPA and the City to work together. Joe believes that it is critical that HCDPA is here as an agency to be able to push these plans forward. There are some cities that don't have the 'vehicle' as we do to get these things done.

There is a lot of consistency with plans already in place and that are still relevant.

Eileen asks what is it about HCDPA that makes it valuable. Joe answers that it is because it is quasi-governmental. Because it is a step-removed it becomes much more capable of moving things forward. If it were part of the city, it would take a very long time for these things to happen.

Shannon Magee asks from the audience what is it about this plan that will make it successful? Joe explains that if the City/Agency follows the plan, a foundation is built. Whether the funds come from the city or the county, both should look at 3-5 years with continued examination as the process moves along.

The department of Homes and Community Renewal has been involved and approved of the plan. Joe points out the housing cost benefit analysis which breaks down the costs for renting or owning for Hudson and the surrounding areas.

There are some other organizations that can be partnered with. There are also traditional and non-traditional lending resources. Joe notes that there are some parts of the plan that addresses zoning changes. The plan also provides a summary of projects and plans in the works and how they fit into the greater picture.

Sheena thanks Joe for all his hard work and expresses that it was a pleasure to work with him on this project. The board agrees and thanks him as well.

Eileen asks what in the plan is sensitive and what won't be relevant later. I.e., 'are the projects available to be "ala cart"? Sheena and Joe explain that the document is a plan and will essentially be a living document that will be informed by continued engagement with all interested parties. Joe suggests that it will be helpful to have quarterly meetings to have the discussion going. He brings up the suggestion to have a county housing coordinator to keep all things moving.

Joe responds that there are parts of the plan that can be done individually that will be a la cart, especially the short-term goals. He re-emphasizes that having this plan will help getting funding. I.e., this project is consistent with the local housing plan, etc.

Mayor asks if when HCDPA accepts the plan, at what point should we give this to the city for them to also accept. Sheena has shared the plan with Tiffany Garriga and Rich Volo for their committees. Sheena states that it should go to the council after the committees for the council to adopt.

Alan asks who would continue to shepherd this through. Sheena answers that HCDPA could do it if there were financing available to hire a person, otherwise it may need to go to the county to be coordinated.

Mayor suggests that we should share this with the county and help inform and keep them in the loop.

Eileen MOTIONS to accept the Housing Plan. Walter SECONDS. ALL IN FAVOR. MOTION PASSED.

b) 43-47 State Street Parcel Transfer – This is being looked at by legal for the balloon payment. Sheena has provided the documents on file to Matt Griesmeir for review and recommendation.

c) Consolidated Funding Application

Sheena states that she has met with the City's Grant Writers (LaBerge Group) to discuss potential CFA applications that would build off of the DRI or existing programs or ongoing projects. She opines that an OPRHP or DOS grant to develop the next phase of the North Bay plan would be strong project/application, applying for funding to support the research and development of updated zoning to accompany the updates to LWRP, and a parking study that would help the City understand future parking needs as the Front Street/Waterfront Coordinors are built out.

Eileen reports that there may be a potential project for the intersection by Stewarts as there was a Creighton and Manning study. Perhaps one at Oakdale for the bath house.

#### 6. OLD BUSINESS

a) 213 Columbia Street/214 Prison Alley

FMV Shannon Magee is here and the proposal remains the same. If there is an auction, there would be no incumbrances.

The board discusses having an auction.

Walter mentions that the zoning may change in the future.

#### 7. PUBLIC COMMENT

#### 8. ADJOURNMENT

Mayor MOTIONS to adjourn. Alan SECONNDS. ALL IN FAVOR. MOTION Passed at 3:11 PM.