

HCDPA
MEETING OF THE BOARD OF DIRECTORS
Thursday, October 27, 2016
1 North Front Street – 12:00 PM

Meeting Minutes

Present:

Tiffany Garriga
Tom DePietro
Abdus Miah
Tiffany Martin Hamilton
Charlie Suisman

Absent:

None

Audience:

Joni Hunt from Promise Neighborhoods
Alexis Keith

Professional Staff:

Sheena Salvino
Branda Maholtz
Duke Duchessi

1. CALL TO ORDER

Sheena calls the meeting to order at 12:01 PM

2. MINUTES

a) Approval of September 2016 Minutes

Tom DePietro MOTIONS to accept the minutes. Abdus Miah SECONDS. ALL IN FAVOR. MOTION PASSED.

3. FINANCIAL REPORT

a) Approval of Financial Statements

Tom DePietro MOTIONS to accept the financials for September 2016. Tiffany Martin Hamilton. SECONDS. ALL IN FAVOR. MOTION PASSED.

Sheena restates that reimbursements up to about \$25K coming to us, but we still have no revenue. Will reallocate/transfer more money into the MM account to generate interest.

4. EXECUTIVE DIRECTOR REPORT

(See attached sheet) for agency/city-wide projects.

Sheena notes that a lot of staff time has been spent on the CSO project. She states that there will be some reimbursement for admin fees even if the project does not go through. The engineers are working on the plan for next 12 month for an extension, and the initial Mapping of project was incorrect and the effect of the project on was not accurate, especially on the outfall on the North bay area. The public comment portion takes a lot of time, and engineers are preparing responses.

An extension has been given on the Pike/Ped extension projects.

Follow-up Homelessness/Housings in City of Hudson. The Mayor, Supervisor Hughes and Sheena met to look at the issues from the county level to see what can be done. The scope of proposal for market assessment: what services we have, review of the community, review of needs for various demographics, gather and present information, etc. We can offer support and staff time to support the administration Sheena requests feedback on how to proceed as the Agency Does not have the finances to fund it.

Tiffany Garriga states that it is good to see that the County is moving forward in assessing and gauging the needs for homelessness. She references RUPCO and how they are interested in a project in the city of Hudson. Looking at 10-12 Warren Street is a possible location for an affordable housing project. There will be a meeting on Friday November 4th, she will keep board updated. There is also funding available for homeless housing.

5. NEW BUSINESS

a) Promise Neighborhood Project—Mental Health Association

Sheena reminds the board about 213-214 Prison Alley as there was appraisal done for a project that was not fitting of the HCDPA Mission.

Joan Hunt, Director of Promise Neighborhood, states that the Mental Health Association, as the parent agency of Promise Neighborhood, is interested in purchasing the 2 HCDPA owned parcels. Joni reminds the board about the Promise Neighborhood's needs to find a permanent home. As 85% of their participants live within the 3 block radius, it is important to be in the neighborhood that we are serving. She opines that the 213-214 along with another adjacent property will be an ideal location to build. The Speaker of NYS Assembly, Carl Heastie is supportive, as well as Didi Barrett with funding available to them for support.

Thomas D. states that they may need to address the zoning of the area as it is R3, but it is conditional use with a philanthropic mission. Tom feels that it should be allowed with the conditional use. Tom will check with city lawyer to verify.

Tiffany asks about the arrangement with Mental Health Association purchasing as the umbrella agency to Promise Neighborhood. If Promise Neighborhood was to receive their own 501c3, would MHA donate it. Joan clarifies that this is a long term-

home plan. There is another parcel that they would like to purchase as well (\$108,000.)

Sheena reminds the Board that it may divest the property by bid, auction, or fair market value price. We can only negotiate if the mission is being met, but have to go through the comptroller's office.

Tiffany MOTIONS to go into Executive Session to discuss the sale of real property. Tiffany Martin Hamilton SECONDS. The board goes into Executive Session at 12:35 PM.

The board returns from Executive Session at 12:45 PM.

Tiffany Garriga recuses herself as she is on the steering committee for Promise Neighborhoods.

Sheena speaks on behalf of the board in support of the group and the board would like to leave the fair market value at \$14,000 and will not negotiate to the \$8k price as proposed by the group.

Tiffany Martin Hamilton states that HCDPA would like to have agreement contain language about the project being for Promise Neighborhood and not just MHA. Joan clarifies that the grant that they have applied for is not to be used for building so the building is not contingent on the funding.

Tom asks about the feasibility of a time contingency. The board discusses the potential of using 3 years for the project agreement.

If \$14K is approved by the Mental Health Association board, the HCDPA Board can approve at this level as well. Sheena states that HCDPA will need to have a contract and will have the lawyer draft a clawback agreement.

Sheena offers support at planning and zoning meetings if needed.

6. OLD BUSINESS

- a) Tree Removal | 238 Columbia Street
November 1st is set for the tree removal.

7. ADJOURNMENT

MOTION to Adjourn by Tiffany Martin Hamilton. SECONDED by Tom DePietro. ALL IN FAVOR. MOTION PASSED.

Meeting Adjourn 12:53 pm.

Minutes Respectfully submitted, Branda Maholtz