

HCDPA  
MEETING OF THE BOARD OF DIRECTORS

Monthly Meeting  
September 28, 2017  
1 North Front Street – 12:00 PM

## Meeting Minutes

Present:

Tom DePietro  
Priscilla Moore  
Alan Weaver

Absent:

Tiffany Garriga  
Tiffany Martin Hamilton

Audience:

Darren Scott from Homes and Community Renewal

1. CALL TO ORDER

The meeting is called to order at 12:02 PM

2. MINUTES

a) Approval of June 2017 Minutes

Tom MOTIONS to accept the June 2017 minutes, Priscilla SECONDS.  
ALL IN FAVOR. MOTION PASSED.

b) Approval of July 2017 Special Meeting

Tom MOTIONS to accept the July 2017 financials, Priscilla SECONDS.  
ALL IN FAVOR. MOTION PASSED

3. FINANCIAL REPORT

a) Approval of Financial Statements

Tom MOTIONS to accept the August 2017 Financials, Priscilla  
SECONDS. ALL IN FAVOR. MOTION PASSED

4. EXECUTIVE DIRECTOR REPORT

a) Sustainability 2017/18

Sheena states that the agency is not financially sustainable. She suggests settling outstanding loans and sale of property.

Sheena met with City Treasurer and Mayor to look at budgets to determine if establishing a city department of planning and development is a viable long-term option. She estimated a 90K a year new line item in the City budget. Sheena reports that no one felt that establishing such a department was fiscally responsible for the forthcoming year. Rather, they are working with Laberge Group as Grant Writers and will engage their services for planning when it becomes necessary. Sheena shares that by creating a new department, it will require a civil service position. Overall, everyone felt it was not good to go in that direction. However, Sheena made it clear that HCDPA will have to go back to the city for additional funding for the agency in 6 months.

She adds that there is additional money coming back to the Agency from previous project admin costs (Kayak Launch).

b) Time & Day of Meeting

As one member of the board cannot meet on the 4<sup>th</sup> Thursday at 12 PM each month, Sheena asks the Board to consider alternatives. Priscilla MOTIONS for board to meet the 4<sup>th</sup> Tuesday of each month at 5:30 PM. Tom SECONDS. ALL IN FAVOR. MOTION PASSED.

## 5. NEW BUSINESS

a) Floodplain Development Permit – The permit was developed with HCDPA Lawyer and submitted to Colorusso’s engineer on 8/25/2017. Since that point, Colorusso has named HCDPA in a lawsuit with the City of Hudson and City of Hudson Planning Board. Sheena states that Colorusso’s engineer brought the necessity of the permit to her attention. At that time, she explained that she would have to develop such a permit application. The engineer asked Sheena if a letter would suffice. She stated that she would rather institute a permit process that would be used now and going forward for all future projects to ensure fair and uniform processing.

b) Grant Writing Contract –HCDPA is no longer paying for grant writers and given the financial status of HCDPA, it no longer have to pay for grant writing to the city of Hudson.

## 6. OLD BUSINESS

a) Housing Planning| Updates – Sheena continues to meet with public and private stakeholders at the state, county, and local level. The County has commissioned a Housing Needs Study and should be available in October. The data and recommendations will dictate much of the work to be completed by the task force. The board notes that the numbers may be skewed as it still uses the zip code that includes other cities.

Sheena is working in partnership with CEDC to look at the demographics; what a housing plan will do; and whom it will serve. Further, she suggests that Hudson may want to make sure that the DRI projects and Housing are happening at the same time. Sheena notes that this is a great opportunity.

Darren Scott states that one cannot talk about a DRI without a discussion of housing, as it is a people issue: Who is in the community, what kind of jobs, where do they live, what kind of housing and condition. He states that all of it has implications on the community and the type of housing that can be developed. He shares that it has been emphasized in other meetings [about Hudson] that businesses are not permanent and that they could go away at any point.

Tom states that even with tourism at the focus, many manufacturing businesses are just as fickle and may not stay around as long.

Darren states that what he's hearing is that 'we need to have more sustainable business base'. There is a large section of the city that is dissociated with the second- home industry here in Hudson. Darren suggests that we need to understand how they fit into the economic welfare with the city for the future. Affordable housing isn't just for the 'poor' it affects people at various income levels & we need to define and create affordable housing in the community at various levels.

A working group has been formed and task force will be developed by the mayor in order to keep working on these issues and make informed decisions. There will be an orientation for the task force.

Tom mentions "Raising Places" with Robert Wood Johnson Foundation who have identified 6 places across the country to study. Promise Neighborhoods and Kite's Nest applied for this and there are 12 people in this group, Tom is a part of this. A design group from Chicago is a part of this to work together to 'improve community and family life' and housing was a part of the focus area. Job development and policing were the other focus areas. A press release is to go out and the point is to inform agencies of their findings. As part of their mission, they had to choose an area that had more children. Columbia, and State on the north side of Warren to 5<sup>th</sup> street has been chosen as the area.

Darren states that we need to make sure that if there are different groups doing the same thing we need to make sure we are communicating and understand who is doing what. Sheena states that there is also a Livable Cities group of planners coming in October to look at environmental issues.

Sheena will look into the projects and plans and see what the focuses are and what we can find out to make sure we aren't being redundant and using the resources appropriately.

b) Real Property Valuation Alan MOTIONS to have the assessed values reflected in the financials. Tom SECONDS. ALL IN FAVOR. MOTION PASSED.

7. PUBLIC COMMENT

8. ADJOURNMENT

Tom MOTIONS to Adjourn. Priscilla SECONDS. ALL IN FAVOR. MOTION PASSED.