

**Minutes of the Regular Meeting of the Board of Commissioners
of the Hudson Housing Authority
January 9, 2019**

1. **Roll Call/Establishment of Quorum:** The meeting was called to order at 6:00pm by Executive Director Tim Mattice. Members in attendance were: Chairperson Weaver, Vice-Chair Martin, Commissioners Robert Davis and Marie Balle. Legal Counsel Michael Bruno and Development Counsel Dan Hubbell & Robert Gach. Absent: Treasurer Polenberg. A quorum has been established.

2. **Approve Meeting Minutes for December 12, 2018:** Reading of the minutes from the Regular Board meeting held on December 12, 2018: The minutes of the previous meeting were ready.
Motion to approve the minutes was made by: Vice-Chair Martin. Seconded by: Commissioner Balle. Minutes were approved unanimously.

3. **Board approval of Accounts Payable and Monthly Financial Review for December 2018:** Board review of monthly expenses for December, 2018. Motion to approve accounts payable and financials for November was made by: Commissioner Balle. Seconded by: Vice-Chair Martin, Accounts Payables were approved unanimously.

New Business:

Public Comment:

- **Don Moore** – Questions regarding AMI stated in the project’s RFQ verses what was stated in the DRI application regarding AMI. Mr. Moore also had questions regarding the density of the State Street Project. Mr. Moore had concerns about the SEQRA review regarding the environmental impacts of any potential speculative development of the low-rise units and site behind Bliss Towers. RFQ concerns and developers with RAD experience in order to respond to the RFQ. Mr. Moore had questions regarding funding, where was the project funding coming from.
- **Eileen _____**? - concerned about misinformation regarding the project what would the board like to say to the public to dispel any wrong or inaccurate information.
- **Rebecca Wolf** – Question about after the 14 years are up for the partnership and the HA can take ownership is HHA developing funds to take over ownership. Are there policies in place that will always keep Bliss Towers affordable?
- **MaryAnn _____**? – What are the income limits for the new development, low income, very low income? A lot of young people in Hudson could be shut out of housing if the income limits are too high for people that keep businesses going in Hudson. The HA is creating a whole enclave of low income housing. Are waiting lists viable in the market study that the developer presented or are they inflating the numbers to build more housing.
- **Sarah _____**? - Is in favor of mixed affordable housing development. Concerned about mixed opportunity zones in Hudson?
- **Mary Ann _____**? Questions regarding HA PILOT agreement with city and how it works with the proposed land lease proposal.
- **Don Moore** – Character of eligible families - will they be section 8? This development will create approximately 200 section 8 housing units, why does the City of Hudson need to be responsible for that and not a county concern. The DRI study does not say that new additional housing was to be section 8. AMI question: is the HA using Hudson or county AMI? Has the county given support for the project? Will there be other opportunities to speak about the

DKI study does not say that new additional housing was to be section 8. AMI question: is the HA using Hudson or county AMI? Has the county given support for the project? Will there be other opportunities to speak about the project? I was involved in a project 10-years ago to provide better housing for Bliss Towers residents and I still support improving Bliss Towers. Will the HA be able to maintain the operations after 20, 40 years from now? Under RAD can the Developer walk away from the partnership after 15 – 20 years.

- **Matthew Fredrick** – what is Resolution #548? The planning board stated the HA needs to interact with the community, I have reached out to the HA and have not heard or met with anyone at this point. RAD conversions require three public meeting. Meetings need to be published for so many days. The RFP required developers with RAD experience limiting the pool of eligible applicants, it does not seem fair and the HA is jumping into bed with PRC and we the public don't know them.

4. **Report of Resident Commissioners:** NONE.

5. **Other Business:**

- Public Comment: None.

6. Chairperson Weaver called a motion to move to executive session at 7:10 pm to discuss Project Master Development Agreement (MDA) Motion to approve executive session and to include Michael Bruno, Dan Hubbell and Robert Gach was made by: Commissioner Balle Seconded by: Commissioner Davis. Motion was approved unanimously.

Executive Session concluded at 7:55pm: Motion to conclude executive session made by: Commissioner Balle. Seconded by Vice-Chair Martian. Approved.

Regular meeting reconvened at 7:55pm.

The Board of Commissioner took no action on the Master Development Agreement, MDA. The Executive Director asked the board of commissioners to decide on a date for a special meeting to present the MDA for further review and final approval. The board decided Thursday January 17, 2019 at 5:00pm.

7. **Adjournment:** Motion to adjourn made by Commissioner Balle and seconded by Commissioner Davis. Motion approved unanimously. Meeting adjourned at 8:15pm.

Respectfully submitted,

Timothy M. Mattice, Secretary