

Meeting Summary

Project Title: City of Hudson DRI
Chazen Project Number: 31908

Meeting Date, Time: Wednesday, May 6 at 2:30PM
Meeting Location: Conference Call
Prepared by: Caren LoBrutto, Chazen Project Manager

Attending:

Attendee by phone:	Representing:	Email:
Michael Chameides	City of Hudson, Mayor's Aide	mayoralaide@cityofhudson.org
Robert Perry	City of Hudson, DPW Superintendent	dpwsuperintendent@cityofhudson.org
Cheryl Roberts	City of Hudson, Attorney	cheryl.roberts@cityofhudson.org
Peter Bujanow	City of Hudson, DPW Commissioner	pbujanow@cityofhudson.org
Chris Round	Chazen Companies	cround@chazencompanies.com
Caren LoBrutto	Chazen Companies	clobrutto@chazencompanies.com
Tom DePietro	City of Hudson, Council President	councilpres@cityofhudson.org
Heather Campbell	City of Hudson, Treasurer	citytreasurer@cityofhudson.org
Kamal Johnson-Absent	City of Hudson, Mayor	mayor@cityofhudson.org

Summary:

Note: This meeting is taking place during the NYS, Columbia County, and City of Hudson State of Emergency where social distancing procedures are in place. This committee, which does not have a defined quorum, is not subject to open meetings law. Meeting notes will continue to be distributed and public comment sought.

Discussion/Agenda Items

1. Project Status
 - a. Project #1 Promenade Hill Park:
 - Starr Whitehouse provided a revised contract (based on City comments), which has been reviewed by Cheryl. Cheryl will follow up with Starr Whitehouse to finalize the contract and ready it for City approval.
 - b. Project #2 BRIDGE District Connectivity:
 - Arterial has revised the contract, but some requested edits were missed. Chris will follow up with Arterial this week for a revised contract.
 - c. Dunn Warehouse Short Term Repairs:
 - A Chazen engineer visited site on 4/16. The engineer noted that the project, including the repair of the 9x22-foot hole, was completed to specification and that no additional work be performed.

Note: this document represents the writer's understanding of the comments, decisions or actions taken at the meeting listed and is not intended as a full representation of the meeting. Please advise the writer in writing of additions or corrections required upon receipt or the information herein shall be deemed to be an accurate record of the meeting.

- The Tecta America WeatherGuard invoice has been received by Peter and will be vetted by Chazen, Heather, and Rob prior to being paid out of the pre-funded capital account for this project.
2. Dunn Warehouse Request for Expression of Interest (REI)
- The Committee decided to advance discussions with Bonacio, which does not represent a commitment, but will assist in getting an idea of what is possible at the site and further City's relationship with this firm.
 - Chris Round will assist in coordinating the conference call meeting, tentatively planned for Wednesday May 13, 2020. Michael, Rob, Tom, Peter, and Chris are anticipated to join.
 - The Committee decided to reissue the REI in the future pending the uncertainties surrounding the COVID-19 Pandemic. Peter and Chris will work on revisions to REI and solicit responses from firms previously contacted where there was no response/interest.
3. Fugary Fishing Village:
- Prior to the meeting, Jeff Baker and Chris Round discussed permitting requirements, which are pending which shacks are eventually chosen to remain.
 - Shack preservation methodology was discussed, and it was acknowledged that many decisions are subjective and that other stakeholders may have additional information due to involvement or familiarity with the site and its long-time use that will assist in the decisions.
 - Chris noted that 'preservation' likely overstates what is planned for shacks slated to remain and that stabilization is a better way of describing the effort as there is no intention to restore or reconstruct these buildings.
 - Rob stated that Building #7 has collapsed. Cheryl stated that most buildings (except Building #2) appeared to be in bad shape/condition.
 - Discussion over long-term maintenance obligations ensued with associated concerns over safety/security (unsafe porches, cordoning off buildings); sea-level rise; and the eventual deterioration of these buildings over time without continued attention.
 - Rob explained that soil testing at the nearby sewer plant revealed refusal at 62 feet and he expressed concerns over stability of the buildings given the mucky soils. Chris explained that the buildings will not be occupied so that stabilization efforts would not need to be as extensive.
 - Several alternatives were discussed including:
 - Choosing one or more building(s) (e.g. #2) and focusing funding towards rehabilitation and use as representative replica to provide context on the site's past use with photos, etc.
 - Relocating several buildings to upland areas so that long-term maintenance and permitting requirements are lessened and security/safety is improved due to increased visibility.
 - The high cost of relocating buildings was discussed.
 - Buildings not currently adjacent could be moved to be adjacent thereby keeping the village feeling of the current layout.
 - Use 2020 vision plan that specified the stabilization of Buildings #2, 3, 5, 6, 9, and 10.

- Building #5 was acknowledged by the Committee to be in very bad condition.
 - The Committee decided to move forward with further research on this option
 - Chazen will provide demolition and stabilization cost estimates by 5/20 based on 2015 price estimates projected forward.
 - The public's engagement on this project was discussed. It was acknowledged that the public was engaged at the DRI application and Strategic Plan stage. The Committee acknowledged the need for further engagement, especially given the community-oriented and subjective meaning of the project.
4. Chazen Invoicing
- Chris will prepare reimbursement requirements.

Next Steps

1. Chazen to coordinate with Arterial on requested contract changes.
2. Cheryl Roberts to coordinate with Starr Whitehouse on contract for Promenade Hill Park.
3. Peter Bujanow to provide Tecta America WeatherGuard invoice for review.
4. Chazen to coordinate Bonacio meeting with Committee members tentatively scheduled for 5/13.
5. Chazen and Peter will work on revisions to REI and solicit responses from firms previously contacted where there was no response/interest.
6. Chazen to prepare Fishing Village cost estimate for 2020 Vision Plan.

Next Meeting Scheduled

Wednesday, May 20, 2020, 2:30pm – via conference call