

Meeting Summary

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

Meeting Date, Time: Wednesday, April 1 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
Absent		
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:

- Chris and Michael attended 3/27/20 call with Starr Whitehouse to discuss the status of the contract, project and any public engagement steps that could be taken during the COVID-19 crisis. Discussion of options included use of FaceBook and online survey services, but the effectiveness of these platforms as opposed to in-person surveys was questioned. Outreach should be structured so that people directly impacted by the park planning will have an opportunity to give feedback. We should be clear about when and what we want feedback on. Starr Whitehouse will prepare a revised schedule and public outreach plan for consideration.
- As decided last week, site survey (as in engineering survey, not a public feedback survey) should start as soon as possible. Survey will need to conform to essential

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services directive. The first step is the utility mark out and it was determined that Rob Perry/Public Works has relevant records, including the National Grid Utility Plan.

- Starr Whitehouse is in possession of the latest draft of contract. The next step is for them to sign the contract or offer additional revisions.

- b. Project #2 BRIDGE District Connectivity:
 - Contract with Arterial has not been fully executed – Arterial to revise and resubmit – no change since 3/18/2020 meeting. Cheryl has completed review.
 - Public engagement piece continues to be postponed.
 - If public engagement begins by June there should be no substantive change to the overall schedule.

- c. Dunn Warehouse Short Term Repairs
 - Due to a manufacturer error, the necessary roof part order was not processed, and the material did not arrive week of 3/30/20 as was expected. The material is anticipated to arrive the week of 4/6/20. Concessions will be sought to benefit the City given the delay.
 - Due to the delay in repair and the end of the winter season it was questioned whether the short-term repair should be advanced or whether it should be left undone and included as part of the long-term project. It was decided that despite the delays the short-term repairs are necessary especially given the uncertain economic climate and the condition of the building. It was determined that a memo to file acknowledging the essential character of the work be completed to allow for continued work.

- 2. Dunn Warehouse Request for Expression of Interest (REI)
 - REI issued to 20 or so development firms. No comments have been received to date. The response due date is 4/10/2020.

- 3. Fugary Fishing Village
 - The 2017 DRI application and a simplified outline of the draft RFP were shared in advance of the call.
 - The DRI application was acknowledged to contain helpful information. The committee still needs additional detail, design and planning assistance. Michael advised the Committee should consider the Vision and assess its viability before hiring an additional planning consultant.
 - It was determined that the cost estimates were incomplete (missing costs associated with proposed vertical supports for some buildings) and/or outdated. Additionally, any work on the site will likely require asbestos abatement whether it occurs at the pre-demolition stage or during reconstruction/rehabilitation.
 - Decisions detailing building demolitions are conflicting and unclear in the DRI application. Rob was part of the early discussions with SHPO and recalls that SHPO acknowledged the decision on which structures will be demolished is a local decision. Cheryl advised that the City should initiate contact with SHPO and ensure that all correspondence and coordination on the project occur under the purview of the City.
 - Further discussion on the topic of building demolition was undertaken and it was determined that the committee should form a methodology for decisions on building

demolition. The Committee decided to 1) Contact SHPO on preference (if any) and gather input from City Historian Linda Fenoff; 2) Assess structural stability/rehabilitation potential, including flooding concerns; 3) Assess cost to remediate asbestos and lead. It was determined that consensus on buildings to be demolished should be determined ahead of work undertaken as part of an awarded RFP.

- Rob stated that Craig/Code Enforcement recently completed a structural assessment and that an environmental survey was completed a few years ago. (These documents were provided by email following the phone conference).
- Cheryl will reach out to Jeff Baker for his assistance in determining what permits may be required given the natural resource aspects of the site.
- The project has been awarded \$150,290; this does not include any local match. The DRI application proposed project cost is in excess of this amount.
- Chris Round suggested that given the simple vision advanced for the site, the City may wish to consider undertaking the management of subcontractors themselves as the project is largely a site stabilization and modest public park/interpretive signage project.

4. Status Call with DOS

- Chris and Michael attended a 3/25/2020 status call with DOS.
- During the call, DOS explained that the current COVID-19 crisis is unlikely to affect DOS deadlines for the projects.
- During the DRI Committee meeting discussion of that phone call, Heather raised the potential for issues associated with cash flow and timing of repayment as a result of the COVID-19 Crisis.

Next Steps

1. Chazen to request Arterial (Bridge District) contract revisions, upon receipt, share with Mayor for Signature.
2. Chazen to contact SHPO and City Historian Linda Fenoff to determine input on demolition at the Fugary Fishing Village site.

Next Meeting Scheduled

Wednesday, April 15, 2020, 2:30pm – via conference call