

## Meeting Summary

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

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**Meeting Date, Time:** Wednesday, May 20 at 2:30PM  
**Meeting Location:** Conference Call  
**Prepared by:** Caren LoBrutto, Chazen Project Manager

### Attending:

<b>Attendee by phone:</b>	<b>Representing:</b>	<b>Email:</b>
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	clobritto@chazencompanies.com
Tom DePietro	City of Hudson, Council President	councilpres@cityofhudson.org
Heather Campbell	City of Hudson, Treasurer	citytreasurer@cityofhudson.org
<b>Absent</b>		
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

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1. Project Status
  - a. Project #1 Promenade Hill Park:
    - The contract with Starr Whitehouse is fully executed.
    - Starr Whitehouse will reach out soon outlining the schedule and kick-off for the project.
  - b. Project #2 BRIDGE District Connectivity:
    - Arterial has revised the contract to include previously requested edits that were missed. The revised contract is awaiting the Mayor's signature.
2. Dunn Warehouse Request for Expression of Interest (REI)
  - On Wednesday May 13, 2020 a conference call was held between representatives (Larry Novik and Amber Mathias) of Bonacio Construction, Inc. (Bonacio) and

members of the DRI Committee, including Michael, Rob, Tom, and Peter. Chris and Caren also joined this call.

- During the call, Bonacio expressed interest in the project, but wanted greater clarification on how this project fits with other development and revitalization efforts being undertaken in this part of the City. In particular, they inquired as to the status of the KAZ project noting that this project and the completion of the Ferry Street Bridge project would be critical in addition to other projects to the successful transformation of the waterfront area. As such, Bonacio requested further information on planned and current projects in the area.
- During the call, the idea to include three, city-owned, tax parcels (100600-109.11-1-13, 100600-109.11-1-11, 100600-109.11-1-12) as part of the overall Dunn redevelopment project was discussed. These parcels are located immediately north of the Dunn site. See enclosed map.
- A follow up call including Bonacio, Chris Round and Caren LoBrutto was held on May 20 during which Bonacio explained that the additional parcels would be needed to round out the Dunn redevelopment site and make a potential investment viable. Additional information about these parcels was requested, including rights under zoning and environmental contamination issues.
- During both calls, Bonacio related disappointment over how their past interactions with the City were conducted (e.g. their involvement in the KAZ project) and inquired as to the current political atmosphere.
- The Committee decided to 1) Approach the City Council regarding potential redevelopment of the City-owned properties. 2) Pending the outcome of 1), Peter and Chris will solicit responses from firms previously contacted where there was no response/interest and inform them of the potential for redevelopment of the additional parcels. 3) Continue to engage Bonacio by providing the requested information (e.g. viability of City-owned land for redevelopment; zoning and environmental questions).

### 3. Fugary Fishing Village:

- Chazen shared a limited cost estimate (with no park-related public amenities) for the proposed demolition of 11 shacks and stabilization of 6 shacks based on the 2016 cost estimate and adjusted for inflation with a 15% contingency, which exceeded the DRI grant amount (\$150,000) and spurred a conversation about the overall condition and long-term maintenance of these buildings and liability concerns; the viability of a park located near to the sewer plant; and the fact that prevailing wage would be required for any contract which would increase the overall cost.
- The Committee discussed how the NYS DOS indicated the DRI grant money could be moved around among other DRI projects.
- Stabilization of buildings was clarified to include basic foundation and roof repair with no aesthetic treatments and was determined to be more costly than demolition. Long-term maintenance of any stabilized buildings will be required with an associated cost. Increased liability related to the security of the site and condition of the buildings were also discussed.
- If the Chazen limited cost estimate is accurate and there are no additional funds added to the project, then the number of stabilized structures will need to be reduced.

- The Committee decided to: 1) Seek cost estimates from contractors using prevailing wage with price per building for remediation, demolition, and stabilization. 2) Determine 0-3 buildings to stabilize as cost allows and consult with the State's Historic Preservation Office (NYS SHPO) about the plan. 3) Determine any other permits needed, e.g. wetland-related permits. 4) Inform stakeholders of plan and encourage volunteerism to promote funding for future maintenance and/or allow buildings to be transferred to private ownership and moved off-site, where there is interest. 5) Set a demolition date.
- The City may be able to reduce disposal costs for demolished buildings, but this option should be weighed against the increased liability given the location and environmental issues.

### **Next Steps**

1. The Arterial contract awaits Mayoral approval.
2. Chazen to provide Committee additional information (e.g. map, photos) on three City-owned parcels located north of Dunn. (attached)
3. Michael Chameides to approach the City Council on the appetite to redevelopment the three City-owned parcels north of Dunn.
4. Chazen to provide Bonacio with zoning information and environmental information related to the three City-owned parcels north of Dunn, once the City Council has reviewed the idea.
5. Chazen and Peter will solicit responses from firms previously contacted where there was no response/interest with information about the three City-owned parcels north of Dunn, once the City Council has reviewed the idea.
6. Robert Perry to provide list of demolition contractors for Fishing Village work.
7. Chazen to solicit cost estimates from contractors for Fishing Village.

### **Next Meeting Scheduled**

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Wednesday, June 3, 2020, 2:30pm – via conference call



**Dunn Warehouse**  
**City of Hudson, NY**

Existing Conditions  
Figure 02: Current Land Ownership

2013 NYS Ortho Imagery

KEY

- Railroad
- Streets
- Dunn Parcels
- Parcel Boundaries
- Railroad
- City of Hudson
- Private Ownership

PROJECT # 2015-009  
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File Location: B:\GIS\2015\15009 Dunn Bldg - Hudson\Maps\15009\_Dunn\_Aerial.mxd

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**Dunn Warehouse**  
**City of Hudson, NY**

Existing Conditions  
Figure 1: Site Map

2013 NYS Ortho Imagery

- KEY
- Railroad
  - Streets
  - Dunn Parcels
  - Parcel Boundaries

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**HUDSON DEVELOPMENT CORPORATION**

0 20 40 80 120 160 200 Feet 1" = 40' at 24"x36"