Meeting Summary

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

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

Attending:

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<th>Attendee by phone</th>
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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:
      - 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**

Wednesday, June 3, 2020, 2:30pm – via conference call
This map is computer generated using data acquired by Saratoga Associates from various sources and is intended only for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.
Existing Conditions

Figure 1: Site Map

KEY

Railroad
Streets
Dunn Parcels
Parcel Boundaries

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Updated: 5/2/2013

Saratoga Associates

Landuse Architects, Landscape Architects, Engineers, and Planners, P.C.
New York City - Saratoga Springs - Schenectady

File Location: B:\GIS\2015\15009 Dunn Bldg - Hudson\Maps\15009_Dunn_Aerial.mxd

2013 NYS Ortho Imagery

This map was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.