

**Meeting Summary**

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

**Meeting Date, Time:** Wednesday, June 3 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	clobrutto@chazencompanies.com
Tom DePietro	City of Hudson, Council President	councilpres@cityofhudson.org
<b>Absent</b>		
Kamal Johnson-Absent	City of Hudson, Mayor	mayor@cityofhudson.org
Heather Campbell	City of Hudson, Treasurer	citytreasurer@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:

- Call held with Starr Whitehouse on 6/3/2020 with Robert Perry, Michael Chameides, and Chris Round. Discussed survey, availability of mapping, limited occupancy signage for site, public engagement, contract reporting and requirements.
- Starr Whitehouse will check in with City bi-weekly for project management purposes. An agenda will be shared with DRI Committee members in advance.
- Survey will begin 6/8/2020 and is anticipated to take 2 – 3 days (not necessarily consecutively). Coordination with DPW and utility companies will be conducted.
- Initial mapping and pre-concept ideas are anticipated to be shared soon.
- Starr Whitehouse sought information on approval process for the purposes of including appropriate touchpoints into the overall process, schedule and plan.

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.

- b. Project #2 BRIDGE District Connectivity:
  - The Mayor signed the contract with Arterial on 5/21/2020.
  - No updates on schedule.
  
- 2. Dunn Warehouse Request for Expression of Interest (REI)
  - 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 will be added to the 6/8/2020 City Council meeting agenda.
  - At the previous meeting, 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).
  - The building was confirmed to have been added to the City's insurance. It is currently being used to store historical urban renewal plan information.
  
- 3. Fugary Fishing Village:
  - During the last meeting, 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.
  - Discussion about demolition contractors, potential contacts to be made, and the form and type of solicitation was discussed.
  - To assist in expediency, Peter Bujanow will reach out to contractors to schedule a site visit to elicit responses from contractors on demolition and stabilization costs, including unit pricing and total fee. These costs will include prevailing wage requirements; consideration of toxic materials found on site, consideration of stabilization as structural not aesthetic, and may include a provision that the City hauls the demolition materials off-site to reduce costs. With this information, the Committee anticipates moving to Step 2, identified above. Public comment will be sought prior to demolition decisions. Contracts for demolition will be reviewed and approved by Common Council.
  - Michael Chameides provided a summary of a discussion he had with a stakeholder about the direction of the project, including potential floodplain permitting issues and potential volunteer support for building stabilization.
  - Environmental permitting necessary for the project (e.g. wetlands, floodplains, etc.) will follow Step 2 as noted above.

### **Next Steps**

1. Chazen to follow-up with Starr Whitehouse on next meeting
2. Chazen to follow-up with Arterial on project plan
3. Michael Chameides to discuss Dunn with Common Council
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 Bujanow 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. Peter Bujanow to solicit cost estimates from contractors for Fishing Village.

### **Next Meeting Scheduled**

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Wednesday, June 17, 2020, 2:30pm – via conference call