Meeting Summary

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

Meeting Date, Time: Wednesday, June 17 at 2:30 PM
Meeting Location: Conference Call
Prepared by: Caren LoBrutto, Chazen Project Manager

Attending:

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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. Membership
   a. Corporation Counsel Cheryl Roberts is no longer a member of the committee. Counsel will provide legal services on an as-needed basis, but will no longer attend every meeting.

2. Project Status
   a. Project #1 Promenade Hill Park:
      - Survey fieldwork completed.
      - Initial mapping, pre-concept ideas, and public engagement schedule are anticipated to be shared soon.
      - Starr Whitehouse sought information on stakeholders and potential for sub-committee or focus group for public outreach and will circulate a list of stakeholders soon. In addition to public input opportunities (e.g. workshops with draft concepts) with open invitations to all of the public, there is likely to also be focus group(s) with
key and representative stakeholders. However, there will not be a new committee formed in regards to generating or overseeing feedback. A draft list of stakeholders will be developed by Starr Whitehouse and shared with the DRI Committee for input.
- At key design phase(s), there will be Common Council approval.

b. Project #2 BRIDGE District Connectivity:
- Kick-off meeting scheduled for 6/22/2020 at 1 PM.
- Chazen will request Arterial circulate an agenda ahead of the meeting.

3. 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 was discussed at the 6/8/2020 City Council meeting. The following excerpt from Resolution 5, dated June 16, 2020 summarizes the decision:

NOW THEREFORE BE IT RESOLVED, that the Mayor is hereby authorized to Issue a new request for expression of Interest for adaptive reuse of the Dunn Warehouse property including the adjacent city owned tax parcels 109.11-1-11, 109.11-1-12 and 109.11-1-13; and

LET IT BE FURTHER RESOLVED, that the REI shall reference the Bridge District Connectivity Improvements Project that is part of the ORI and direct responders to take that project into account and that any proposal shall also be consistent with the City of Hudson Zoning law.¹

- At the 5/20/2020 meeting, the Committee decided to:

1) Approach the City Council regarding potential redevelopment of the City-owned properties.

This step is complete, see above.

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.

This step will be advanced now.

3) Continue to engage Bonacio by providing the requested information (e.g. viability of City-owned land for redevelopment; zoning and environmental questions).

¹ City of Hudson, City Council Resolution No. 5, dated June 16, 2020.
This step will be advanced now.

- Chris Round reported that Bonacio has expressed continued interest in the project and is seeking to meet with the Committee to better understand the project. Chazen will set up a meeting in the coming weeks.
- Note that there has been no agreement with a developer to develop the parcels. Prior to agreement, there will be public input and Common Council approval.

4. Fugary Fishing Village:

- Chris Round provided a brief summary of prior committee discussions and steps taken to provide context for the discussion.
- Peter Bujanow met with Cristo Demolition on 6/10/2020 at the site and received an estimate for demolition costs on 6/12/2020. These costs include prevailing wage requirements and consideration of toxic materials found on site, but do not include stabilization costs. The demolition per structure (no remediation) cost was estimated at approximately 5K and the demolition per structure (with remediation) cost was estimated at approximately 10K. The removal of asbestos-containing materials (ACM) was proposed to be a controlled removal where all materials within the affected buildings are assumed to contain asbestos. This approach requires a waiver from the Department of Labor which costs approximately $6K.
- Note there was some discrepancy between the number of ACM buildings in the Cristo estimate as compared to the previous estimate. Additionally, the treatment of buildings that present only trace amounts of ACM were assumed as part of the controlled removal. Clarifying these details may reduce the costs.
- The Cristo demolition costs do not include removal of the building slabs and no air or 3rd party monitoring, including oversight and project closeout, was included. Chris Round contacted Adelaide Environmental Health and received an informal estimate of $3K for these services.
- Cristo expressed concerns over avoiding potential affects to the seawall.
- Cristo did not provide stabilization cost because they found the buildings to be beyond repair. Peter Bujanow commented that these buildings could be condemned by the City based on the State Building Code.
- The Committee discussed hiring a photographer to document the buildings now.
- Discussion over further structural assessment of the buildings occurred. Chris Round commented that a structural assessment is focused on meeting code related to habitation, which is not the intent of the project.
- During the 5/20/20 meeting, the Committee decided to:

  1) Seek cost estimates from contractors using prevailing wage with price per building for remediation, demolition, and stabilization.

This step was advanced as discussed above. Based on this information, if all buildings were demolished it would cost just under the project budget of 150K. After remediation and demolition costs, stabilizing buildings risks going over budget.
2) Determine 0-3 buildings to stabilize as cost allows and consult with the State’s Historic Preservation Office (NYS SHPO) about the plan.

The Committee decided to begin consultation with SHPO assuming all structures would be demolished to determine additional documentation requirements (including photography requirements) and other information that may assist in determining 0-3 buildings to stabilize. Note that there was no decision to demolish buildings.

3) Determine any other permits needed, e.g. wetland-related permits.

Chazen is coordinating with Jeff Baker to determine any State/Federal permits required as part of demolition and stabilization (if any) activities.

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.

Pending discussions with SHPO.

5) Set a demolition date.

Pending discussions with SHPO and results of step 4.

5. Department of State (NYSDOS) Reimbursement
   - Informal discussions with State representatives indicate that the reimbursement process is slowing down due to the State’s financial crisis.
   - The Committee should determine the City’s obligation going forward using 6-9 month cost projections and input from consultants (Arterial, Starr Whitehouse).

Next Steps

1. Starr Whitehouse will circulate a stakeholder list for Committee review.
2. Bridge District: Chazen will request Arterial circulate an agenda ahead of the meeting.
3. Dunn Warehouse: Chazen and Peter Bujanow will solicit responses from firms previously contacted where there was no response/interest and provide information about the three City-owned parcels north of Dunn.
4. Dunn Warehouse: Chazen to provide Bonacio with zoning information and environmental information related to the three City-owned parcels north of Dunn.
5. Dunn Warehouse: Chazen will set up a meeting with Bonacio in the coming weeks.
6. Fishing Village: Chazen will prepare SHPO consultation materials for review next week.

Next Meeting Scheduled

TENTATIVE: Wednesday, July 1, 2020, 2:30pm – via conference call

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.
Note: Chris Round is unavailable 6/29 – 7/3. Please coordinate with Caren LoBrutto as needed. clobrutto@chazencompanies.com or 845-486-1458.