

Meeting Summary

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

Meeting Date, Time: Wednesday, July 15 at 2:30 PM
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
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
Kamal Johnson	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. Call with Bonacio Construction (Larry Novik and Amber Mathias)
 - Informal discussion with Bonacio on the possibilities for the Dunn Warehouse site, with or without the addition of the north parcels, and the overall vision and implementation plan for the area, including KAZ site status.
 - Ideas about affordable housing, including high-level discussions about Area Median Income (AMI) targets and mixed income opportunities were discussed. City objectives related to the availability of homeownership for all income groups were discussed alongside development approaches that would yield affordable home ownership options.
 - By including more parcels - and combining KAZ, Dunn, and the two parcels north of Dunn, a project could have less density. The development needs to have a minimum number of units to achieve economy of scale for development and property maintenance. With more parcels, the units can be spread out more across space.

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.

- It was discussed that the site is subject to an environmental easement, which is discussed in detail in the Feasibility Report by Saratoga Associates.
- Potential financing was discussed, including Payment in Lieu of Taxes (PILOT) and DRI funding possibilities (e.g. potential financing for infrastructure, site preparation).
- A need to understand the City's desires as it relates to the site goals and development strategy, including potential affordable and market rate housing and rental or ownership structures will help shape a better understanding of price points, tax burden and related financing objectives/needs.
- No promises or commitments were made and it was understood that KAZ is owned by the Hudson Development Corporation.

2. Project Status

a. Project #1 Promenade Hill Park:

- A site visit, open to the public, with Starr Whitehouse was held on 7/13/2020 with Robert Perry, Michael Chameides, Tom DePietro, and Caren LoBrutto in attendance. Site visit notes by Starr Whitehouse were circulated to the group.
- Pre-concepts were shared with generally positive feedback. A more direct accessible path to the Promenade was identified as preferred approach by members of the public.
- Stakeholder outreach to occur during the first two weeks of August.
- Concept design is scheduled to be complete mid-August.

b. Project #2 BRIDGE District Connectivity:

- Project kick-off occurred on 6/22/2020.
- The Walkabout Survey and Project Workshop #1 is scheduled for 7/29 at 4PM (public event).
- The Concept Plan Presentation and Demonstration Project Vetting is scheduled for 8/25 at 6PM. (public event)
- The Demonstration Project is scheduled for 10/2 – 10/3, time to be determined. A rain date of 10/9 and 10/10 is proposed. (public event)
- Project Workshop #2 is scheduled for 11/18 at 6PM (public event).
- Calendar invites for these dates have been sent to Committee members.
- Key stakeholder meetings will be scheduled for July – August 2020.
- Michael and Chris to follow up with Arterial to schedule meetings bi-weekly following the 7/29 site visit.
- Following the final approved concept, the project will move to Phase II, including cost estimating, engineering and other pre-construction assessments.

3. Dunn Warehouse Request for Expression of Interest (REI)

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

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

City-owned, tax parcels (100600-109.11-1-13, 100600-109.11-1-11, 100600-109.11-1-12) are able to be included in a new request for expression of interest for adaptive reuse of the Dunn Warehouse property per City Council Resolution 5, dated June 16, 2020.

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 is not being advanced given the time delay since the release of the REI, which was focused on developer qualifications versus cost proposals and given the potential scope change to include the additional parcels to the north.

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

This information was provided to Bonacio and a follow-up call was held as described above in #1 of this memo.

- 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.

This information was provided to Bonacio and a follow-up call was held as described above in #1 of this memo.

- 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.
- The Bonacio response and subsequent discussions indicate an interest in a much larger project that is less focused on the redevelopment of the Dunn Warehouse.
- City officials will continue to discuss next steps. Changes will need to be communicated to the Empire State Development Corporation (ESDC) and an update should be provided to Bonacio.

4. Fugary Fishing Village:

- 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.

Consultation with SHPO was begun on 7/9/2020 following discussions with City Attorney Jeff Baker on permitting requirements. The SHPO review window for the initial submission is 30 days.

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

City Attorney Jeff Baker advises the maintenance and repair and/or demolition of the existing structures will be exempt from wetland permitting requirements pursuant to 6 CRR-NY 663.4(D)(10).

4) Using available information, determine plan option(s). Then share with stakeholders to finalize plan. Look for opportunities for 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 remediation and demolition date

Pending discussions with SHPO and results of step 4.

- Discussions about financial feasibility of vision (e.g. buildings to remain/demolish) and potential in-kind support by the City for demolition needs, including equipment availability, expertise and capability, liability concerns (in part related to contamination issues) were balanced against ease of removal given limited existing infrastructure (e.g. drainage). Decisions were tabled pending SHPO response.

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, Chazen). This information has been requested – Chris to follow up.

Next Steps

1. Michael and Chris to follow up with Arterial to schedule meetings bi-weekly following the 7/29 site visit.
2. Chris to follow up on 6-9 month cost projections and input from consultants (Arterial, Starr Whitehouse, Chazen).
3. Chris and Michael to discuss project management roles and responsibilities.
4. Michael to follow up with Starr Whitehouse on next phases of design and public input.
5. Michael to follow up with Arterial on next phases of public input.
6. DRI Committee to give direction on next steps for Dunn.
7. Chris and Caren to follow up with SHPO and distill cost options for fishing village.

Next Meeting Scheduled

Wednesday August 5, 2020, 2:30pm – via conference call