

Resolution No. _____ April 20, 2021

A Resolution Calling for IDA Restrictions Placed on Galvan Foundation Proposed Housing Projects at 75 N. 7th Street and 708 State Street

WHEREAS, the Common Council fully and without reservation supports the development of Affordable and Workforce housing within the City of Hudson.

WHEREAS, there are, at present, two proposed PILOT requests before the City of Hudson Industrial Development Agency (IDA): one for mixed-used rental housing planned for 75 N. 7th St., and the other for market rate rental housing planned for 708 State Street.

WHEREAS, the Common Council is opposed to providing any tax support or tax abatement program, including PILOTs for real estate developers building market-rate rental housing in the City of Hudson.

WHEREAS, there will be a limited employment opportunity directly associated with the management of the proposed N.7th. St. and on State St. buildings once construction is complete. As it is projected in the applications, the number of long-term jobs directly associated with each building will be fewer than three (3), part-time and full-time combined, including general staffing, groundskeeping and maintenance.

WHEREAS, the Galvan Foundation has used Galvan Partners, LLC. as its sole construction manager and General Contractor for building projects in Hudson since 2004. These projects represent approximately \$29 million dollars in construction costs, and include The Galvan Armory, The Galvan Armory Daycare Center, the Galvan Civic Motel and many other properties in Hudson.

WHEREAS, T. Eric Galloway, Co-founder and President of the Galvan Foundation, is also the owner of Galvan Partners, LLC. This presents a potential, ongoing, and significant conflict of interest.

NOW THEREFORE BE IT RESOLVED, that:

- 1) The Common Council encourages the IDA to decline the application for a PILOT tax abatement for the market rate rental housing development proposed for 708 State Street, Hudson, NY.
- 2) The Common Council agrees with the PILOT tax abatement for the mixed-use rental housing development and encourages the IDA to stipulate that there will be NO involvement from Galvan Partners LLC, or any other for-profit subsidiary associated with any member of the Galvan Foundation, for any building management or construction management of either of the proposed building properties.

3) Directs the City Clerk to forward this resolution to the xxx of the IDA no later than xxxx.

Introduced by _____

Approved _____

Seconded by _____

By _____

Mayor