

**MINUTES
COLUMBIA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING
Friday, June 24, 2016
520 Warren Street
Hudson, New York**

The public hearing of Columbia County Industrial Development Agency held at City Hall, 520 Warren Street, Hudson, New York on June 24, 2016. The hearing was called to order at 8:38am by Jim Mackerer, Chairman.

Attendee Name	Title	Status	Arrived
Bob Galluscio	Treasurer	Excused	
William Gerlach	Board Member	Excused	
Brian Keeler	Board Member	Present	
Jim Mackerer	Chairman	Present	
Sid Richter	Vice-Chairman	Excused	
Sarah Sterling	Secretary	Present	
Theodore Guterman II	Counsel	Present	
F. Michael Tucker	President/CEO	Excused	
Lisa Drahushuk	Administrative Supervisor	Present	
Erin McNary	Bookkeeper	Present	
Carol Wilber	Marketing Director	Present	
Tom Rossi	41 Cross Street Hospitality	Present	
Tom DePietro	City of Hudson IDA	Present	
Rick Rector	City of Hudson Alderman	Present	
Laura Margolis	Stageworks	Present	
John Friedman	City of Hudson Alderman	Present	
Lisa Walsh	Mayor's Assistant	Present	
Colin Stair	Stair Galleries & Restoration	Present	
Sheena Salvino	Hudson Development Corp.	Present	

Mr. Mackerer opened the hearing. He noted the purpose of the public hearing was to gather comments and opinions about the project from the public. He asked Tom Rossi to give an overview of the project to the audience.

Mr. Rossi, stated the proposed hotel (The Wick Hotel) would be 55 rooms with limited services. He noted the project would be an adaptive reuse of the current building offering reasonably priced rooms. He stated the hotel would be a soft brand, allowing the owners to maintain control and employees, while utilizing the management expertise of a national chain. He stated the project anticipated creating between 11 and 14 jobs. He stated it was the owners hope that this project would be the first step in revitalizing the City of Hudson waterfront. Mr. Mackerer noted the project would

have a capital expenditure of over \$8 million with the construction phase creating 60-70 jobs resulting in a planned opening in 2017.

Mr. Mackerer asked Mr. Rossi to briefly outline his previous development background. Mr. Rossi stated he initially began constructing firefighter training centers and had progressed to several projects in the Troy/Watervliet area including the River Street lofts and the Tilly lofts projects. He stated the company had obtained a LEEDS Platinum status on the Tilly Loft project.

Mr. Mackerer asked for public comments. Third Ward Alderman, John Friedman stated he supported the project, but didn't support the time of the public hearing. He stated he felt that the 8:30am start was designed to keep people out of the public hearing. He stated the County takes advantage of the City of Hudson, and treats the City like a cow. He referenced the Ginsberg project and stated he had thought the County would have looked at that process and learned to do differently, but felt they had not. He stated these meetings should be held when people can attend.

Laura Margolis seconded what Mr. Friedman had stated, noting that she would normally be at her desk working as were most other people in the City. She stated Hudson traditionally holds meeting at night. She asked the reason for the timing. Mr. Guterman responded that the County IDA has historically held their meetings in the morning. Ms. Margolis suggested that the County IDA reconsider meeting times in terms of Hudson projects. Mr. Mackerer stated the suggestion would be taken into consideration.

Lisa Walsh, Assistant to Mayor Tiffany Martin Hamilton, stated the Mayor was unable to attend to due to another commitment, but wished to express her full support of the project. She stated Redburn's commitment to the environmental issues was a great step in the right direction.

Sheena Salvino, Executive Director of Hudson Development Corporation, stated she supported the project noting its importance to the waterfront. She stated the importance of getting the right developers, as well as creating jobs and beautifying the location. She noted the project was in line with the City's long-term goals.

Rick Rector, First Ward Alderman, stated his support of the project was based upon the thoroughness of the development team. He cited their method of gathering and obtaining information and input from the community. He stated he felt this project could be the catalyst for the change of the waterfront in Hudson. He stated he has not historically supported tax credits for projects, but noted the synergy of the project will enhance the community and he supports the project.

Colin Stair, Stair Galleries and Restoration stated he had a differing opinion. He stated he felt the tax breaks were extreme and suggested more time be put into reviewing the benefits. He stated the benefits were corporate welfare. He felt the project was fine but felt the benefits being considered were huge and required more review. He felt it put a burden on taxpayers.

Mr. Guterman discussed the application, the deviation letter and the public hearing notice, noting they were available for the public if they wish to take a copy. He noted the purpose was to receive public comments. Mr. Mackerer stated written comments could be sent to him at 4303 Route 9, Hudson, NY 12534. Mr. Guterman reminded the attendees that this project would be discussed at the next IDA meeting on Tuesday, June 28th at 10:00am. With no further comments, Mr. Mackerer closed the public hearing at 8:55am.

Respectfully submitted by Lisa Draushuk