

Hudson Housing Authority Board of Commissioners
Minutes of Regular Meeting
September 15, 2025

In attendance: Revonda Smith, Chairperson; Claire Cousin, Vice Chairperson; Nick Zachos; Debra McPherson, Resident Commissioners Jeffrey Dodson, Executive Director
Absent: Commissioner Sarah Black; Rebecca Wolff, Treasurer; Mary Decker, Resident Commissioner

Ms. Smith called the meeting to order at 6:08 p.m. It was conducted in person and via Zoom teleconferencing.

Minutes

Mr. Zachos made a motion to approve the minutes of July 21, which was seconded by Ms. Cousin and approved by all members in attendance.

Accounts Payable

Ms. Cousin made a motion to approve accounts payable for July and August. Mr. Zachos offered a second and the motion was approved by all members in attendance.

Development Update

John Madeo, executive vice president of development and general counsel for Mountco Construction and Development Corp., HHA's redevelopment partner, said a site plan was being prepared for submission to the Planning Board on October 14. The board seemed "fairly receptive" to the preliminary site plan and asked for lighting and parking plans. Mountco reached out to the city Department of Public Works (DPW) regarding parking and was referred to the Hudson Police Department (HPD). Mr. Madeo said there did not appear to be an issue with the number of spaces, but there could be an issue with parking in the surrounding area and alternate side parking rules.

Mr. Madeo said that Mountco was working with the city to obtain funding for a defunct Downtown Revitalization Initiative project. A 32-year payment in lieu of taxes (PILOT) agreement was also discussed. The PILOT would require no payment for the first two years during construction.

Mr. Madeo also reported that the Housing Authority had been accepted into the state Department of Environmental Conservation's (DEC) brownfields program and would receive funding for cleanup. He said the materials—metals, asphalt and semi-volatile contaminants—had been in the ground for some time. If material is found when digging it will be remediated. Air monitoring will be done as part of the brownfields program. A plan will be submitted to the DEC in the next month.

In response to a question from Ms. Cousin, Mr. Madeo said it was not unusual to find materials like the ones discovered on the site. The HHA was fortunate that an oil or chemical spill was not found. "These are issues we can clean up pretty directly."

He anticipated that a funding application would be submitted to Housing and Community Renewal (HCR) by the end of the year. If site plan approval was obtained by the first quarter of 2026, the project would be in a position to receive a construction loan.

Executive Director's Report

Mr. Dodson said that a newsletter, *Dodson's Digest*, had been sent to all tenants. It highlighted the Spark of Hudson and the Clubhouse, which provided funding and transportation to the fair. Photos were posted on social media.

He said a grant from the Bank of Greene County was used in part for tenants' appreciation day and to resurface the basketball court.

Resident Comments

Resident Anthony Bennett asked about the level of contamination found and how it was being contained. Mr. Madeo emphasized that the materials found were not toxic but were significant enough for the agency to be accepted into the brownfields program.

Annual Meeting

Mr. Dodson announced that the session also was the board's annual meeting, and the positions of chairperson, vice chairperson and treasurer had to be filled. Ms. Cousin nominated Ms. Smith for chairperson, which was seconded by Mr. Zachos. Smith nominated Ms. Cousin for vice chairperson and Mr. Zachos offered a second. Ms. Smith nominated Ms. Black for treasurer, which was seconded by Mr. Zachos. There being no other nominations for any of the positions, Mr. Zachos made a motion to elect the slate of officers, which was seconded by Ms. Smith and approved in a roll call vote of all members in attendance.

Commissioners' Report

Mr. Dodson announced that Ms. McPherson was moving and her resignation was accepted with regret. Her term ended in December. Ms. Smith referred to her as a "firecracker" and thanked her for her service.

Letters regarding the election were sent to tenants. A list of eligible voters will be posted. Any tenant wishing to serve should submit their paperwork to the office by December 2. There will be a candidates' forum where people can ask questions. Ms. Cousin asked if it was typical for the board to support a candidate. Mr. Dodson said only in a non-partisan way. Mr. Zachos added that the board would not support a specific candidate.

Public Comment

Resident Lloyd Koedding asked if the materials found during cleanup would be carted away on trucks and wondered if the Colarusso dock and a barge might be an option. Mr. Madeo said the items found could be a wide range of things. Though they were not toxic, he said they had to be removed. He did not think that a large amount of materials would be removed. A removal plan was part of the process and that plan would be made public.

Mr. Bennett again asked about the level of contamination. Mr. Madeo reiterated that the materials found were non-toxic and would not travel in the air. "I don't think this is extreme at all," he said. Mr. Dodson added that the state would not allow the agency to build on the site if there was a long-term concern. Mr. Madeo said a site suitability report was done and if it was negative the project would not have come this far.

There being no further comments or business, Ms. Cousin made a motion to adjourn at 6:44 p.m., which was seconded by Ms. McPherson and approved by all members in attendance.