

**Minutes - September 23, 2020 Hudson Economic Development Commission Meeting 6:30 pm.**

Held Virtually Via Zoom

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Mr. Bill Sullivan called the meeting called to order at 6:30 pm.

**Members present:** Bill Sullivan, Tom Davis, Sarah Cressy, Hugh Gardner, Chuck Randall, Sara Foster, Chris Tibbals and Tom Ricci

Others present: Representative Kate Hogan Kristina Johnson, Acting Director of Planning & Community Development, Andrew Strzepek, prospective member.

1. **Planning and Community Development Update-** Kristina Johnson, Acting Director of Planning provide an update on Department's staffing and announced that Jack Hunter, the former director had retired in July, and that she was promoted to Acting Director and Pam Helinek was promoted to Acting Assistant Director. Ms. Johnson also provided an overview of the Department's roles and responsibilities within the municipal organizational structure.
2. **Legislative Update- Representative Kate Hogan** provided a summary of statewide economic statistics and indicators, a status of the FY 2022 budget, the Governor's ongoing pandemic response strategies, and the pending Economic Development Bond Bill.
3. **State of Retail and Commercial Sectors-** Mr. Sullivan led a discussion on the state of retail, industrial and office sectors, and presented data on the historical vacancy trends in relation to what is being experienced during COVID. Mr. Sullivan used data that covered a 10-mile radius from Downtown Hudson as a geographic benchmark for the retail, office, and industrial sectors. For office space, there is a 30% vacancy rate (14 million square feet) currently as compare to 27% last year. For industrial space (it should be noted that Mr. Sullivan indicated these statistics may be misleading), there is a 21% vacancy rate as compared to the lowest quarter of 2018 which 7%. For retail space, Mr. Sullivan indicated that since 2017 vacancy rates have been trending up and are now presently at 15%.
4. **Town Project /Private Development Updates –** Ms. Johnson provided updates on the following projects: ***the Downton Rotary; 15 Broad Street Demolition; Comprehensive Zoning Update; and the Rivewalk project; 62 Packard Street.*** She also provided an update on private development projects currently being permitted and that are now underway, and answered member questions regarding marijuana permitting for retail and industrial establishments.
5. **Potential Members –** Ms. Johnson introduced Strzepek who has expressed interest in join the EDC. Mr. Strzepek introduced himself, provided an overview of his professional credentials and expressed his interest in serving on the EDC Board,

**Minutes** – On a motion by Ms. Cressey, seconded by Mr. Sullivan to approve the minutes from March 11, 2020. Motioned carried unanimously.

Mr. Sullivan motioned to adjourn at 8:30PM, seconded by Mr. Davis. Motion carried unanimously.