

Ulster County Housing Development Corporation

Board of Directors Meeting Minutes

**August 19, 2025 at 4:35 PM
(or immediately following the Audit Committee meeting)**

County Office Building, Karen L. Binder Library 244 Fair Street, 6th Floor, Kingston, NY

Present: Chairman John Gavaris
James Amenta
Hayes Clement
Dennis Doyle

Absent: Joseph Maloney

Quorum Present: Yes

Other Attendees: Kai Lord-Farmer – UC Planning

1. Call to order – Chairman Gavaris called the meeting to order at 4:37 PM
2. Roll call – Chairman Gavaris dispensed with the roll call
3. Public Comment – No Public Comment
4. Adoption of Minutes
The Chairman asked for approval of the July 17, 2025 minutes as submitted. Motion to approve made by Mr. Clement and seconded by Mr. Amenta. All were in favor.
5. Communications and Announcements
Mr. Lord-Farmer announced there will be a community workshop meeting for the project at 21 Elizabeth Street on September 16th from 3:00 – 6:00 PM. There will be posterboards and refreshments. Mr. Lord-Farmer stated that he, Mr. Amenta and County Executive Jen Metzger did an impromptu door-knocking in the neighborhood recently to inform neighbors of the project and answer questions. Mr. Amenta noted that many neighbors were questioning the parking situation, but the number one concern was their disagreement with how the previous owners kept the building.
6. New business
 - a. Responses to County Owned Lot at 51 Center Street Ellenville for Housing
Mr. Lord-Farmer stated that the RFP closed last week with four responses. There was also a site meeting attended by three people. He noted the need to set a date for the review/selection committee, which he understands is the HDC. Mr. Doyle stated the committee could do their scores and submit them individually and then we can go over them at the September 16th meeting after the Audit Committee. Chairman Gavaris stated we will start the meeting at 4:00 PM instead of 4:30 PM to allow more time. Mr. Lord-Farmer stated the Purchasing Department will send out the information. Mr. Doyle asked that the

board not disclose anything they are given. He noted the Board will go into Executive Session to discuss sensitive issues then return to a regular session to go over recommendations.

7. Committee Reports – No Reports

8. Old Business

a. Audit Update - None

b. 21 Elizabeth Street Project Update

Mr. Lord-Farmer stated the architects are submitting to the City Planning Board for their September agenda. The school district Superintendent has met with the executive committee and is supportive of a lease agreement. Mr. Amenta stated they are drafting an agreement on how to share the land adding that they prefer an easement over selling off. Mr. Doyle stated for the STRIVE project at the Sophie Finn school, the County used public referendum in order to subdivide and sell the property.

9. Set next meeting

The next meeting will be on September 19th at 4:05 PM or immediately following the Audit Committee meeting.

10. Adjournment

The meeting adjourned at 4:41 PM. Motion made by Mr. Amenta, seconded by Mr. Hayes. All were in favor.