

# **Ulster County Housing Development Corporation**

## **Board of Directors Meeting Minutes**

**July 15, 2025 at 4:00 PM**

**County Office Building, Karen L. Binder Library 244 Fair Street, 6<sup>th</sup> Floor, Kingston, NY**

**Present:** Chairman John Gavaris  
James Amenta  
Hayes Clement  
Dennis Doyle

**Absent:** Joseph Maloney

**Quorum Present:** Yes

**Other Attendees:** Charles Dinstuhl – UC Comptroller’s Office  
Suzette Haas – UC Attorney’s Office  
Kai Lord-Farmer – UC Planning  
Marianne Ananew - UC Planning  
David Todd

1. Call to order Chairman Gavaris called the meeting to order at 4:00 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 June 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 - None
6. New business
  - a. SOQ Available County Owned Lot at 51 Center Street Ellenville for Housing  
Mr. Doyle stated we issued the SOQ for the Ellenville lot at 51 Center Street; it was distributed to the Board and legal. The due date is end of August.
7. Committee Reports - None
8. Old Business
  - a. Audit Update  
Mr. Doyle stated we are working with RBT on the audit process and have filed most of the material requested. Mr. Doyle stated the audit should be done by end of July.

Mr. Clement asked after what date are we tardy. Mr. Doyle replied we were tardy at the end of June adding that the State is pretty forgiving. Mr. Doyle stated we are reviewing material with respect to our need to file 990s or a tax return adding that this conversation goes back to the County Attorney.

b. 21 Elizabeth Street Developer Presentation

Kai Lord-Farmer from the Planning Department gave the presentation.

Mr. Lord-Farmer stated there will be a presentation to the Kingston Planning Board on Monday July 21<sup>st</sup> at 6:00 PM and the architect and Maeda will be there. There will be some neighborhood outreach done as well. The formal application will be made in September or October. He noted that we are working with the school board regarding the parking proposal and added the school board meeting will be on August 21<sup>st</sup>.

Mr. Doyle informed the Board that the project needs Legislative action to transfer the property to the Housing Corporation. He stated we've had discussions with HCR regarding funding and with another funding source as well. Mr. Doyle noted that occupancy will be in early 2027.

Mr. Clement asked if HCR was worried about budget cutbacks. Mr. Amenta stated funding for AHOP (Affordable Homeownership Opportunity Program) should be in the currently allocated funding. Mr. Clement asked if board members should attend the planning board meeting. Mr. Lord-Farmer replied that this Board was welcome to attend.

Mr. Gavaris stated he would like to see the projects done quicker. There is a need for housing, and we are working to fill that need.

c. Schedule Visit Golden Hill Housing Project

Mr. Doyle stated that Pennrose was willing to offer a tour. He added that if we are going to tour the building with a quorum of the Board we need to be mindful of not discussing anything that would violate the open meetings law. Chairman Gavaris stated we should notice as a meeting and added that other Legislators would like to go. Site visit date has not been determined.

9. Set next meeting

**The next meeting will be August 19<sup>th</sup> at 4:30 PM.**

10. Adjournment

Chairman Gavaris called for the meeting to adjourn at 4:39 PM. Motion made by Mr. Amenta and seconded by Mr. Clement. All were in favor