

**Ulster County
Housing Development Corporation
Sole Member Annual Meeting Minutes**

DATE & TIME: March 2, 2022 – 3:00pm
LOCATION: Powered by Zoom / Dial in by phone: (646) 558-8656
Meeting ID: 851 0833 2693
PRESIDING OFFICER: The Honorable Patrick K. Ryan, Ulster County Executive
PRESENT: Marc Rider, Deputy Ulster County Executive
Tracey Bartels, Ulster County Legislative Chairperson
Kenneth J. Ronk, Jr., Ulster County Legislative Minority Leader
Dennis Doyle, Ulster County Director of Planning
Hayes Clement
OTHER ATTENDEES: Phil Erner, Ulster County Legislator
March Gallagher, Ulster County Comptroller
Richie Williams, Ulster County Assistant Attorney
Jerry Sheehan, Executive Confidential Secretary to Ulster County
Executive (recording minutes)
Patricia Doxsey, Reporter / The Daily Freeman
Margaret O’Leary

County Executive Ryan called the sole member annual meeting of the Ulster County Housing Development Corporation (HDC) to order at 3:07pm.

County Executive Ryan acknowledged the resignations from the HDC board of former Legislative Chairperson Dave Donaldson, and former Deputy County Executive Evelyn Wright. County Executive Ryan thanked both Donaldson and Wright for their contributions to the HDC.

County Executive Ryan appointed Deputy County Executive Marc Rider to fill the vacancy created by Wright’s resignation.

County Executive Ryan appointed Ulster County Legislative Chairperson Tracey Bartels to fill the vacancy created by Donaldson’s resignation.

County Executive Ryan further appointed Deputy County Executive Rider as Acting Chairperson of the HDC subject to the election of a new HDC Chairperson and HDC President by the current HDC board members. Both the HDC Chairperson and HDC President positions were formerly held by Wright.

County Executive Ryan adjourned the HDC Sole Member Annual Meeting at 3:10pm and departed the meeting leaving the board members to conduct a Regular Meeting of the HDC (see minutes on following pages)

**Ulster County
Housing Development Corporation
Regular Meeting Minutes**

DATE & TIME: March 2, 2022 – 3:10pm
LOCATION: Powered by Zoom / Dial in by phone: (646) 558-8656
Meeting ID: 851 0833 2693

**ACTING
CHAIRPERSON:** Marc Rider, Deputy Ulster County Executive

**ELECTED
CHAIRPERSON:** Hayes Clement

PRESENT: Tracey Bartels, Ulster County Legislative Chairperson
Kenneth J. Ronk, Jr., Ulster County Legislative Minority Leader
Dennis Doyle, Ulster County Director of Planning

ABSENT: None

QUORUM PRESENT: Yes

OTHER ATTENDEES: Phil Erner, Ulster County Legislator
March Gallagher, Ulster County Comptroller
Richie Williams, Ulster County Assistant Attorney
Jerry Sheehan, Executive Confidential Secretary to Ulster County
Executive (recording minutes)
Patricia Doxsey, Reporter / The Daily Freeman
Margaret O’Leary

Deputy County Executive/Acting HDC Chairperson Marc Rider called the Regular Meeting of the Ulster County HDC to order at 3:10pm.

I. Approval of Minutes

Motion No 1: Move to Approve the HDC Regular Meeting Minutes of August 24, 2021

Motion By: Ronk
Motion Seconded By: Doyle
Discussion: None

Voting in Favor: Rider, Bartels, Ronk, Doyle, Clement
Voting Against: None
Votes in Favor: 5
Votes Against: 0
Disposition: Minutes Approved

Motion No. 1 **Moved to approve the HDC Regular Meeting Minutes of August 24, 2021**

II. Public Comments: None

III. Communications and Announcements: None

IV. Committee Reports: None

V. New Business:

i. Appointment of New Members:

Accomplished by County Executive Ryan during the earlier HDC Sole Member Annual Meeting [March 2, 2022 / see above]

ii. Election of HDC Chairperson

Motion No 2: Move to Elect HDC Chairperson/Call for Nominations

Nomination Of/By: Nomination of Clement by Ronk

Nomination Second: Nomination of Clement Seconded by Doyle

Call for Additional

Nominations: None

Discussion: None

Voting in Favor: Rider, Bartels, Ronk, Doyle, Clement

Voting Against: None

Votes in Favor: 5

Votes Against: 0

Disposition: Clement Elected HDC Chairperson

Motion No. 2 **Moved to Elect Hayes Clement as HDC Chairperson**

Clement assumed leadership of the meeting as the HDC's newly elected HDC Chairperson.

iii. Adoption of 2023 budget

Motion No 3: Move to adopt 2023 HDC budget

Motion By: Ronk

Motion Seconded By: Doyle

Discussion: None

Voting in Favor: Clement, Rider, Bartels, Ronk, Doyle

Voting Against: None

Votes in Favor: 5

Votes Against: 0

Disposition: 2023 HDC Budget Adopted

Motion No. 3 **Moved to adopt 2023 HDC Budget**

VI. Old Business:

Doyle delivered an update regarding the Golden Hill project reporting that on March 23, 2022 Penrose will be making a detailed presentation on the project to the City of Kingston. Doyle will appear on behalf of both the County Planning Department and the HDC. Penrose will complete its work with the City of Kingston in April or June 2022 and will not make an application for 9% tax credit. Penrose met with and received favorable feedback from the Office of Community Renewal. The project is moving forward.

Doyle also reported on potential affordable housing development on 50 acres that the County owns at SUNY Ulster. There were discussions with college administrators and with Marbletown officials regarding that site and other sites in Marbletown. The Planning Department provided Marbletown with a template RFQ similar to that which the County used for Golden Hill. Discussions continue with Marbletown regarding what can and cannot be accomplished.

Bartels asked Doyle if the Marbletown properties included the formerly proposed Fire Safety site on the campus. Doyle explained that the County is not enthused about using that site for affordable housing.

VII. Set Next Meeting:

Motion No 4: Move to schedule future meetings on the second Tuesday of each month at 2:00pm

Motion By: Rider

Motion Seconded By: Ronk

Discussion: None

Voting in Favor: Clement, Rider, Bartels, Ronk, Doyle

Voting Against: None

Votes in Favor: 5

Votes Against: 0

Disposition: Future meetings scheduled

Motion No. 4 **Moved to schedule future meetings on the second Tuesday of each month at 2:00pm**

VIII. Adjournment

Motion By: Rider

Motion Seconded By: Ronk

Voting in Favor: Clement, Rider, Bartels, Ronk, Doyle

Voting Against: None

Votes in Favor: 5

Votes Against: 0

Disposition: Motion to adjourn approved

Motion No. 5 **Moved to Adjourn**

[Adjourned / 3:50pm]

Respectfully submitted: Jerry Sheehan, Executive Confidential Secretary to County Executive