**Ulster County**

**Housing Development Corporation**

**Regular Meeting Minutes**

**DATE & TIME:** October 25, 2022 – 2:00pm

**LOCATION:** 244 Fair Street, 6th Floor, Kingston, NY

**CHAIRPERSON:** Hayes Clement

**PRESENT:** Tracey Bartels

Dennis Doyle

Marc Rider

**ABSENT:** Kenneth J. Ronk, Jr.

**QUORUM PRESENT: Yes**

**OTHER ATTENDEES:** Richie Williams

Dylan Salmons, Pennrose NY Regional Vice President

Michael Berg, Family of Woodstock

Phil Erner, UC Legislator Dist #6

HDC Chair Hayes Clement called the Regular Meeting of the Ulster County HDC to order at 2:02 pm.

1. Approval of Minutes

Motion No 1: Move to Approve the HDC Regular Meeting Minutes of July 12, 2022.

Motion By: Rider

Motion Second by: Bartels

Voting in Favor: All

Voting Against: None

Votes in Favor: 4

Votes Against: 0

Disposition: Minutes Approved

1. Public Comment – None
2. Communications and Announcements
   1. Ulster County Executive Budget Submitted

$17 million devoted to housing. Affordable Housing Fund $5 million over 6 years.

Marc Rider explains the situation carrying 30-40 million

Dennis – State of NY put forth grant accessory dwelling unit and subsidize $125,000 /unit. Dennis rea? Aut for $2 million

1. Committee Reports – None
2. New Business - None
3. Old Business
   1. Update on Pennrose Project

Dylan Salmons, pennrose – handout

Will D’Avela – DECK

Project goals

??

Advancing Green New Deal

80 unit Senior

4 townhouses midrise?

Community Office

Ample Amenities

To total

Updated renderings

Dennis

Dylan – gave ? re Age restriction rules and description of other projects

Timeline to date & moving forward

Dennis commends the City of Kingston

Next Phase

18-24 months - 2025 – Construction Complete Starter ?

20 units/month lease

Start 3 months prior

60% already ?? count?

Stat Analysis

Next Stage

PILOT application to City of Kingston

November 9 – Audit Comm – have County come speak in support

Then Community m? & have County come support that

Draft ?? & Land Development – 51% partner

Why bring in Family

Family has always been part of the project

HHAP – Homeless Housing Assistance Program

Michael w/Dylan’s Partners

Construction Finance Closing @end of 30-40 years.

Appraisal

PSA - $1.85 million purchase & need appraisal is currently

$2 million appraised value

6 months from now we’d know if it can’t be done. (IE. Finance & built)

120-180 unit 4% bond

$450,000 recreation fee to Kingston City

Kingston wouldn’t change it

Jail demo proceeding – the garage is down

? ? asbestos abate

* 1. Update on Tax Auction Properties

5th property bid on

No Q on that

* 1. Remind Board Members to Complete Required Training

Not covered

1. Adjournment

Motion to adjourn made by Mr. Rider, seconded by Mr. Clement.

All in favor.

Meeting adjourned.

Next meeting December 13