

ULSTER COUNTY HOUSING DEVELOPMENT CORPORATION
MINUTES

November 5, 2020 10:30 am

A meeting of the Ulster County Housing Development Corporation was held at 10:30 am., Thursday, November 5, 2020 Legislative Chambers, 6th Floor, Ulster County Office Building, 244 Fair Street, Kingston, NY.

The following members were present.

Evelyn Wright	Chairman
David Donaldson	Vice-Chair
Kenneth Ronk	Treasurer
Dennis Doyle	Secretary
Hayes Clement	

Staff:

Clinton G. Johnson	Ulster County Attorney and Board Counsel
Amie Johnson	Ulster County Assistant Attorney
Dean Rylewicz	Deputy Director of Purchasing
Natalie Michael	Confidential Secretary

Other attendees:

William Kemble	Reporter for The Daily Freeman
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The meeting was called to order by Evelyn Wright 10:34 AM.

Motion: Kenneth Ronk seconded by David Hayes Clement motioned to approve 10/28/20 minutes.

Vote: The motion was adopted unanimously.

COMMUNICATION AND ANNOUNCEMENTS

None

COMMITTEE REPORTS

None

NEW BUSINESS

EVALUATION AND SELECTION OF DEVELOPER RESPONDENT TO GOLDEN HILL RFQ

Discussion: Ken Ronk stated Pennrose was the company that put in the best total proposal. Willing to work with the Board as to what they saw as the most important parts of the SOQ and were most willing to amend and alter what they were willing to do to match the goals. Was neck and neck but Pennrose came out a mark above.

David Donaldson was impressed with all of the strong proposals. As somebody that represents this area he wanted to make sure that a neighborhood was created. The Board examined all of the candidates and the flexibility and Pennrose was more responsive than any. He was impressed with the strong team that they have and have used them repeatedly. Agrees that Pennrose went above and beyond and gave the Board what they wanted. He was impressed with their candor.

Hayes Clement concurs with the selection. From the very beginning just looking at the written proposals Pennrose stood out from the start and had the most responsive site plan. Making it an affordable housing project that also includes workforce housing that is smart. Creatively they have had a consistent architectural team that proposed some terrific concepts that will make Kingston proud. Outstanding proposal from an outstanding team.

Dennis Doyle concurs with all the members before him. Elements that were a major goal from the SOQ the broad level of affordability, site assets, intergenerational housing mix, income spread, green building goals, concept plans to the income spread, flexibility that they have shown to questions that were raised. Finally to the conversations they had with respect to public engagement in the future that Pennrose was the clear winner from the SOQ standpoint.

Evelyn Wright concurs with what was said by previous Board members. Pennrose was most responsive to the goals that were laid out in terms with working with the site, in terms of the community they mix of residents they are looking at targeting, the green features they are bringing to the building, and the confidence in the team and confidence in their ability to engage the community.

Motion: Kenneth Ronk seconded by David Donaldson motioned to select Pennrose.

Vote: The motion was adopted unanimously.

RESOLUTION

RESOLUTION OF THE ULSTER HOUSING DEVELOPMENT CORPORATION AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPERS AGREEMENT AND RELATED DOCUMENTS FOR PURPOSES OF UNDERTAKING THE DISPOSITION OF THE GOLDEN HILL PROPERTY

Motion: Ken Ronk seconded by David Donaldson to adopt the resolution with Pennrose filled in.

Vote: The motion was adopted unanimously.

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
David B. Donaldson	(X)	()	()	()
Kenneth J. Ronk, Jr	(X)	()	()	()
Hayes Clement	(X)	()	()	()
Evelyn Wright	(X)	()	()	()
Dennis Doyle	(X)	()	()	()

NEXT STEPS

Clinton G. Johnson, Board Counsel, explained that now that the Board selected a developer, they will go into negotiating the developer's agreement. The Board will communicate to Pennrose that they have been selected. Clinton G Johnson suggest that the Board retain a land use attorney as a consultant. This will be paid out of the Planning Departments budget.

Evelyn Wright told the Board that Clinton G. Johnson and Dennis Doyle have begun working on a draft of the agreement. Clinton G. Johnson will work with the Board to come up with an agreement that accurately reflects the expectations of both parties. He will make sure that everything that Pennrose proposed ends up on the agreement. The Board will need to come up with timelines, timelines for permits, zoning, rezoning, subdivisions, etc.

OLD BUSINESS

None.

Next meeting: The next meeting of the UCHDC is scheduled for Thursday November 19, 2020 at 10:30 am.

Motion: David Donaldson seconded by Kenneth Ronk moved to adjourn at 10:56am.

Vote: The motion was adopted unanimously.