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CHAIR
Dr. Diane Eynon

VICE CHAIR
Lynn Archer

TREASURER
Steven L. Kelley, FACHE

SECRETARY
Michael J. Ham

ASSISTANT SECRETARY
Rashida Tyler

ASSISTANT TREASURER
Rachel Silverman, Esq.

BOARD MEMBERS

Lynn Archer
Dr. Diane Eynon
Michael J. Ham
Steven L. Kelley, FACHE
Rachel Silverman, Esq.
Rashida Tyler
Kaustubh Wahal

March 13, 2023 – 1:00 PM

The KL Binder Library
County Office Building, 6th Floor,
244 Fair Street, Kingston, NY 12401

GOVERNANCE MEETING AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call (**Page 2**)
4. Approval of the Minutes – December 12, 2022 Meeting (**Page 3**)
5. Public Comment (Agenda Items Only)
6. Executive Session (if necessary)
7. 2022 Real Property Report (**Page 6**)
8. Old Business
 - Housing Policy (**Page 7**)
9. New Business
 - Board Evaluations
10. Adjournment

The mission of the Ulster County Industrial Development Agency is to advance the job opportunities, general prosperity and long-term economic vitality of Ulster County residents by targeting tax incentives, bonding and other assistance to foster creation and attraction of new business and the retention and expansion of existing business.

Item 3.

Roll Call

	<u>Present</u>	<u>Absent</u>
Diane Eynon, Committee Chairman	_____	_____
Lynn Archer	_____	_____
Kaustubh Wahal	_____	_____

UCIDA

Ulster County Industrial Development Agency

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY GOVERNANCE COMMITTEE MINUTES December 12, 2022

A special meeting of the Governance Committee of the Ulster County Industrial Development Agency was held on Monday, December 12, 2022 at 10:00 A.M.

The following committee members were present:

Michael J. Ham Committee Chairman
Kaustubh Wahal

The following Agency members were absent
with notice:

Lynn Archer (via telephone, non-voting)

The following additional Agency members were present:

None

Additional Attendees:

Amber Feaster Agency Staff
Jay Mahler Agency Staff

The meeting was called to order at 10:02 A.M. by Chairman Ham.

PLEDGE OF ALLEGIANCE

Roll was called, and it was noted that a quorum was present.

APPROVAL OF MINUTES

Motion: Kaustubh Wahal, seconded by Michael Ham, moved to amend and approve the minutes of the September 15, 2022 Governance Committee meeting.

Vote: The motion was adopted (2-0).

PUBLIC COMMENT

No public comment to be reported.

EXECUTIVE SESSION

No executive session to be reported.

OLD BUSINESS

Housing

Chairman Ham broached the topic of a PILOT program for housing. Chairman Ham stated that per his communications with the public, there is a desire for zoning reform, land value tax and more housing subsidies. Chairman Ham noted the inclusion of Steven Kelley and Rashida Jones for their input. Chairman Ham discussed criteria surrounding housing to include creating a Housing Policy, a uniform tax-exempt policy and the possibility of creating a second PILOT that encourages mixed income development. Chairman Ham also stated that it is important that the but-for-analysis included other economic developments. Kaustubh Wahal opened his comments noting that the Housing process has to be thought long-term and that it is equitable for the community and all demographics. Lynn Archer, joining by phone, touched upon incentivizing businesses and developers to speed up the housing creation process. All members agreed on the desire for outside comments. Lynn Archer suggested reaching out to the Legislature, Executive Branches and local Town Supervisors to gather information on their Housing Committees and what they are doing locally. All members agreed that there should be some follow-up to Housing Questionnaire previously sent out to local communities.

NEW BUSINESS

Accounting Services Requests for Proposals

Amber Feaster gave an update on the construction of the Accounting Services RFP.

Kaustubh Wahal suggested the addition of the component of Risk Management and Financial Controls. All members agreed to look into that further.

Audio, Visual and Technological Requests for Proposals

Amber Feaster updated the members about the creation of the Audio, Visual and Technological RFP. Kaustubh Wahal proposed the idea of, based on the wording in point 5 of the proposed RFP, opening up the proposal to younger companies/professionals. Lynn Archer suggested they broaden the view of the RFP to include elements of the Communications Plan, to be put forth by the Board. Chairman Ham and Kaustubh noted Lynn's suggestion may be added as a placeholder for an amendment in current RFP.

All members agreed to bring RFP's to full Board.

ADJOURNMENT

Motion: Chair Ham, seconded by Kaustubh Wahal, moved to adjourn the meeting.

Vote: The motion was adopted (2-0).

The meeting was adjourned at 10:54 A.M.

Respectfully submitted,

Lisa Purcell, Staff

OFFICERS

2022 Real Property Report

CHAIR
Michael J. Ham

The Ulster County Industrial Development Agency had no real property to report in 2022.

VICE CHAIR
Lynn Archer

This report was approved by the board at the Regular meeting on _____, 2023.

TREASURER
Steven L. Kelley, FACE

As the acting administrative personnel of the Ulster County Industrial Development Agency. I certify that based on my knowledge (a) the information provided herein is accurate, correct, and does not contain any untrue statement of material fact; (b) does not omit any material fact which, if omitted, would cause the financial statements to be misleading in light of the circumstances under which such statements are made; and (c) fairly presents in all material respects the financial condition and results of operations of the authority as of, and for, the periods presented in the financial statements.

SECRETARY
Diane Eynon, Ed.D.

ASSISTANT TREASURER
Rachel Silverman

ASSISTANT SECRETARY
Rashida Tyler

Amber Feaster
Acting Administrative Personnel
_____, 2023

DRAFT

BOARD MEMBERS

Lynn Archer
Diane Eynon, Ed.D.
Michael J. Ham
Steven L. Kelley, FACE
Rachel Silverman
Rashida Tyler
Kaustubh Wahal

HOUSING PROJECTS POLICY

SECTION 1. PURPOSE AND AUTHORITY.

The purpose of this Part is to describe the policy of the Ulster County Industrial Development Agency (the “Agency”) with respect to providing “financial assistance” (as defined under the Act) to housing projects. Pursuant to Section 923 of the General Municipal Law and Title One of Article 18-A of the General Municipal Law (collectively, the “Act”), the Agency was created for the purpose of promoting, developing, encouraging and assisting in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration.

SECTION 2. HOUSING PROJECTS.

(A) The Agency will only consider the granting of any “financial assistance” (as defined under the Act) for following projects that provide housing:

(1) a project that satisfies the definition of a continuing care retirement community project under Section 859-b of the Act; or

(2) a project by an industrial, manufacturing, warehousing, commercial, research and recreation facility (as defined in the Act) that provides workforce housing for its employees.

(B) For purposes of determining whether a particular proposed housing project qualifies for “financial assistance” by the Agency under the policy, the local or New York State zoning designation of the proposed project or the project site shall not be taken into account.¹

¹ For example, if a proposed housing project is designated as a “commercial” facility under the local municipality’s zoning code, such designation shall not be considered by the Agency, nor shall it be dispositive, in its determination of the qualification of the proposed project for “financial assistance” under this policy.

(C) The Agency will not consider low income, senior housing, student housing (including, but not limited to dormitories), market rate or any other type of housing project that does not otherwise satisfy the conditions described in (A) above, as determined by the Agency.

(D) Any housing project that satisfies the requirements of subsection (A) above must also satisfy the other eligibility requirements and restrictions contained in the Act.

(E) Notwithstanding anything herein to the contrary, the Agency may consider granting “financial assistance” to any housing project, or any mixed-use project that includes a housing or residential component, that has received the prior approval from the governing board of Ulster County, and of each town, village, city and school district in which the housing project is located.

(F) As described in (E) above, the Agency will attempt to obtain the prior approval of each town, village, city and school district in which the housing project is located. In the event that the Agency is not able to obtain the approvals of all such entities, the Agency may consider the granting of “financial assistance” to such housing project without such approvals.

Re- affirmed: January 19, 2022