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

**September 14, 2023 – 2:00 PM**

Legislative Chambers  
County Office Building, 6<sup>th</sup> 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 – August 29, 2023 Meeting **(Page 3)**
5. Public Comment (Agenda Items Only)
6. Executive Session (if necessary)
7. Old Business
  - IDA Housing Policy Review and Recommendations
8. New Business
9. 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>
Kaustubh Wahal, Committee Chair	_____	_____
Lynn Archer	_____	_____
Dr. Diane Eynon	_____	_____

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
GOVERNANCE COMMITTEE  
MINUTES  
August 29, 2023

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A meeting of the Governance Committee of the Ulster County Industrial Development Agency was held on Tuesday, August 29, 2023 at 11:00 A.M.

The following committee members were present:

Kaustubh Wahal                      Committee Chair  
Lynn Archer  
Dr. Diane Eynon

The following Agency members were absent with notice:

None

The following additional Agency members were present:

Michael Ham, Chair

Additional Attendees:

Lisa Purcell                              Agency Staff  
Hillary Nichols                          On-boarded Agency Executive Director  
Dennis Doyle                             Director, Ulster County Planning Department

The meeting was called to order at 11:00 AM by Chair Wahal.

### **PLEDGE OF ALLEGIANCE**

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

### **APPROVAL OF MINUTES**

**Motion:** Diane Eynon, seconded by Lynn Archer, moved to amend the minutes of the August 11, 2023 Governance Committee meeting noting the recommendation of the Governance Committee to establish a separate UTEP for Housing.

**Vote:** The motion was adopted (3-0).

**Motion:** Diane Eynon, seconded by Lynn Archer, moved to approve, with amendments, the minutes of the August 11, 2023 Governance Committee Meeting.

**Vote:** The motion was adopted (3-0).

### **PUBLIC COMMENT**

No public comment to be reported.

### **EXECUTIVE SESSION**

No Executive Session to be reported.

### **OLD BUSINESS**

#### **IDA Housing Policy Review and Recommendations**

Chair Wahal opened the discussion with Dennis Doyle noting that the Committee would like to understand and put forth a suggestion to the full Board what the role, as the UCIDA and UCCRC, should be with housing. The Committee would like to understand what and how they, the Planning Department, are thinking from a planning standpoint. The Committee would like to understand the Planning Department's metrics and data they look at to make certain decisions. Committee member, Lynn Archer, also addressed Mr. Doyle, remarking that his insight may be helpful as the Committee continues to think through where they are going and that

they are trying to see where the UCIDA fits in, overall, with the housing issue in the County. Mr. Doyle began by introducing himself to the Committee and noted that the discussion of housing started back in the late 1970's. Mr. Doyle stated that, in many ways, Ulster County has disconnected their housing market from their job market to the detriment of the workforce. Also stated by Mr. Doyle, "If you are building housing in Ulster County, you are not building to the housing we need, you are building to people, essentially, outside the region, in terms of cost." It was noted that the County just passed a program called the Ulster County Housing Action Fund in response to the housing crisis, where monies will go into an assigned fund balance. Noted, by Mr. Doyle, the County is not, essentially under County law, entitled to fund housing, so a local law had to be passed. Also noted by Mr. Doyle, the County cannot enter into Economic Development. The County will be forming a Housing Advisory Committee focused on new units. What the Planning Department has found is that the success of these programs depend upon their longevity. Mr. Doyle suggests, from his perspective, not to fund anything above 80% AMI. Anything above 80%, the market is taking care of. Mr. Doyle also noted, when looking at housing needs, you try to look at it on the basis of affordability. Member Lynn Archer asked Mr. Doyle if there is information he could share about what the communities are considering and talking about with regard to housing that could inform the way the IDA would set-up a geographical UTEP. Chair Wahal, followed up asking Mr. Doyle how they go about picking certain geography, if that is the way the IDA decided to move. With respect to number, Mr. Doyle mentioned the Housing Choice Voucher Program. The County has somewhere in the range of 1,800-2,000 vouchers. There are over 100 individuals that cannot use the voucher because there is no apartment rented at fair market rent. Mr. Doyle mentioned conversations with the prior Board members of the UCIDA in terms of what they should be thinking about with respect to affordable housing. The Planning Department believes that 10% of affordable units in new construction is achievable without any tax breaks associated with it. They believe that if you are going to look at how to incentivize, it should be in the 20% range. Member Diane Eynon addressed defining affordability. Mr. Doyle suggested using the County AMI house to define that. Mr. Doyle also suggested the IDA add a Housing Impact Fee to their PILOTS. IDA Chair, Michael Ham, commented that jobs and housing go hand-in-hand. Mr. Doyle also suggested engaging the banking systems and asking how and where they can participate. Following Mr. Doyle, the Committee members discussed the next steps of the Committee. Chair Wahal noted that he will reach out to the Working Group of the UCIDA and fill them in on what was discussed during this meeting. He has also reached out to County Executive, Jen Metzger, County Comptroller, March Gallagher and Sarah Lee, the Executive Director of the Dutchess County Industrial Development Agency. Member Lynn Archer suggested calling the County Executive, the County Comptroller and the Executive Director of the Dutchess County IDA to attend our next Governance Committee meeting and their insight will be beneficial to the Committee, as a whole. Member Lynn Archer would like to propose the question to those individuals, asking what are they looking for from the IDA? Member Diane Eynon followed that wanting to ask

where the holes and gaps are that the IDA could fill in. Member Lynn Archer stated that the IDA should be clear on what they will incentivize and what they won't. Member Diane Eynon reiterated the need to define "affordable." Chair Wahal ended reconfirming that he will follow-up with the IDA Workforce Committee as well as the County Executive, County Comptroller and the Executive Director of the Dutchess County IDA and another Governance Committee meeting will be set-up in the next two weeks.

### **NEW BUSINESS**

None to be reported.

### **ADJOURNMENT**

**Motion:** Diane Eynon, seconded by Lynn Archer, moved to adjourn the meeting.

**Vote:** The motion was adopted (3-0).

The meeting was adjourned at 12:26 PM

Respectfully submitted,

Lisa Purcell, Staff