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Michael J. Ham

VICE CHAIR

TREASURER
Steven L. Kelley, FACHE

SECRETARY

ASSISTANT SECRETARY
Rashida Tyler

ASSISTANT TREASURER
Rachel Silverman, Esq.

BOARD MEMBERS
Michael J. Ham
Steven L. Kelley, FACHE
Rachel Silverman, Esq.
Rashida Tyler
Kaustubh Wahal

April 17th , 2024 – 8:30am

Legislative Chambers
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 – February 9th, 2024 Meeting **(Page 4)**
5. Public Comment (Agenda Items Only)
6. Executive Session (if necessary)
7. Old Business
 - IDA Housing Policy Discussion
8. New Business
 - New Member Orientation
 - Annual Project Monitoring Enforcement
 - Cost Benefit Analysis Tools
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	_____	_____
Steven Kelley, FACHE	_____	_____
Rachel Silverman, Esq.	_____	_____

DRAFT

UCIDA

Ulster County Industrial Development Agency

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY GOVERNANCE COMMITTEE MINUTES March 20, 2024

A meeting of the Governance Committee of the Ulster County Industrial Development Agency was held on Wednesday, March 20th, 2024 at 10:30am or immediately following the regular board meeting for the Ulster County Capital Resource Corporation.

The following committee members were present:

Kaustubh Wahal Committee Chair
Rachel Silverman
Steven Kelley

The following Agency members were absent with notice:

None

The following additional Agency members were present:

Michal Ham
Rashida Tyler

Additional Attendees:

Hillary Nichols Agency Staff
Joseph Scott Agency Counsel
Christopher Canada Agency Counsel
William Kembel Daily Freeman
Mark Olpaka Agency CFO

The meeting was called to order at 10:33 A.M. by Chair Wahal.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

Motion: Steven Kelley, seconded by Rachel Silverman approve the minutes of the February 9, 2024 Governance Committee Meeting.

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

PUBLIC COMMENT

No public comment to be reported.

EXECUTIVE SESSION

None to be reported

OLD BUSINESS

Housing

Chair Wahal updated and addressed the Governance Committee members they will be moving forward at the next meeting with more in-depth discussion as to the Housing Policy and UTEP since members are now aligned in philosophy on housing.

Chair Wahal next reminded the board that when the moratorium on the housing policy was lifted the policy is now clear in its intent that it is the responsibility of the project applicants to get any necessary approvals from taxing jurisdictions and not that of the IDA.

Member Tyler asked a clarifying question about what is the process for applicants for such approvals and what information is conveyed to the taxing jurisdictions when seeking approvals. Chair Wahal responded with information about the process and stated that the IDA would also be a resource for questions. Counsel Scott further added that the IDA prepares a resolution that clarifies the information about the

project as well as makes sure that the taxing jurisdictions have all the necessary documents for their review. Chair Ham added to the conversation by stating that in his experience the assessors and other town and school boards are familiar with how the IDA works and have been good about reaching out with questions or concerns. He added that in addition to the April 4th event the IDA would like to plan additional events for towns and school boards to offer education on the IDA and the process with the support of IDA counsel. Member Tyler agreed with the suggestion adding that the IDA should tape any training so it can be available for people who are not able to attend in person. Chair Wahal said he would like to continue this conversation in future meetings. Member Kelley summarized the conversation by ensuring that the IDA will be following standardized processes for projects and local approvals when needed.

NEW BUSINESS

None at this time

ADJOURNMENT

Motion: Rachel Silverman, seconded by Steven Kelley, moved to adjourn the meeting.

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

The meeting was adjourned at 10:46 A.M.

Respectfully submitted,
Hillary Nichols, Executive Director