

**ULSTER COUNTY HOUSING DEVELOPMENT CORPORATION**  
**MINUTES**

**September 15, 2020 2:00 pm**

A meeting of the Board of Directors of the Ulster County Housing Development Corporation was held at 2:00 p.m., Tuesday, September 15, 2020 Legislative Chambers, 6<sup>th</sup> Floor, Ulster County Office Building, 244 Fair Street, Kingston, NY.

The following members were present.

Evelyn Wright  
Dennis Doyle  
Hayes Clement

Kenneth Ronk attended by conference call.

Additional attendees:

Amie Johnson, County Attorney's office  
Dean Rylewicz, Purchasing  
Dylan Salmons, Pennrose  
Michael Kornspun, Pennrose  
Jane Christen, Pennrose  
Michael Valent, DiMarco Constructors  
Joseph Healy, WRT  
Keiko Tsuruta Cramer, WRT

The meeting of the Housing Development Corporation was called to order by Evelyn Wright at 2:07 PM.

**Executive Session: Interview of RFQ respondents.**

**Motion:** Ken Ronk seconded by Dennis Doyle motioned to enter in Executive Session to interview representatives from Pennrose regarding their proposal submitted in response to the RFQ for the Golden Hill site.

**Vote:** The motion was adopted unanimously.

Entered into executive session @ 2:08 pm. David Donaldson entered at 2:08 pm.

**Motion:** Ken Ronk seconded by Hayes Clement motioned to come out of executive session.

**Vote:** The motion was adopted unanimously.

Exited out of executive session @ 3:55 pm

The following attendees departed at 3:55 pm:

Dylan Salmons, Pennrose  
Michael Kornspun, Pennrose

Jane Christen, Pennrose  
Michael Valent, DiMarco Constructors  
Joseph Healy, WRT  
Keiko Tsuruta Cramer, WRT

**Motion:** Ken Ronk seconded by Hayes Clement moved to adjourn.

**Vote:** The motion was adopted unanimously.

Meeting adjourned at 3:58 pm.

### **September 16, 2020 3:30 pm**

A meeting of the Board of Directors of the Ulster County Housing Development Corporation was held at 3:30 p.m., Wednesday, September 16, 2020 Legislative Chambers, 6<sup>th</sup> Floor, Ulster County Office Building, 244 Fair Street, Kingston, NY.

The following members were present.

Evelyn Wright  
Dennis Doyle  
Hayes Clement  
Kenneth Ronk

Additional attendees:

Amie Johnson, County Attorney's office  
Dean Rylewicz, Purchasing  
Lauren Hauck, The Community Builders  
Susan McCann, The Community Builders

The following attendees participated by conference call:

Charlotte O'Connor, The Community Builders  
Jen Switala, Dattner Architects  
Beth Groenber, Dattner Architects  
Michael Johnson, The Community Builders

The meeting of the Housing Development Corporation was called to order by Evelyn Wright at 3:35 PM.

### **Executive Session: Interview of RFQ respondents.**

**Motion:** Ken Ronk seconded by Hayes Clement motioned to enter in Executive Session to interview representatives from Community Builders regarding their proposal submitted in response to the RFQ for the Golden Hill site.

**Vote:** The motion was adopted unanimously.

Entered into executive session @ 3:36 pm.

David Donaldson entered at 3:45 pm.

The following attendees departed at 5:02 pm:

Lauren Hauck, The Community Builders  
Susan McCann, The Community Builders  
Charlotte O'Connor, The Community Builders  
Jen Switala, Dattner Architects  
Beth Groenber, Dattner Architects  
Michael Johnson, The Community Builders

**Motion:** Ken Ronk seconded by David Donaldson motioned to come out of executive session.

**Vote:** The motion was adopted unanimously.

Exited out of executive session @ 5:10 pm

**Motion:** Ken Ronk seconded by Hayes Clement moved to adjourn.

**Vote:** The motion was adopted unanimously.

Meeting adjourned at 5:11 pm.

### **September 17, 2020 2:00 pm**

A meeting of the Board of Directors of the Ulster County Housing Development Corporation was held at 2:00 p.m., Thursday, September 17, 2020 Legislative Chambers, 6<sup>th</sup> Floor, Ulster County Office Building, 244 Fair Street, Kingston, NY.

The following members were present.

Evelyn Wright  
Dennis Doyle  
Hayes Clement  
David Donaldson

Additional attendees:

Amie Johnson, County Attorney's office  
Dean Rylewicz, Purchasing  
Andrew Davenport, The Michaels Organization  
James Haley, Urban Practice

The meeting of the Housing Development Corporation was called to order by Evelyn Wright at 2:02 PM.

### **Executive Session: Interview of RFQ respondents.**

**Motion:** David Donaldson seconded by Hayes Clement motioned to enter in Executive Session to interview developer representatives regarding their proposal submitted in response to the RFQ for the Golden Hill site.

**Vote:** The motion was adopted unanimously.

Entered into executive session @ 2:03 pm.

At 3:20 pm, Andrew Davenport and James Haley departed. At 3:25 pm the following attendees arrived:

Kenneth Ronk  
Steven Kelley, Ellenville Regional Hospital  
Jonah Mandelbaum, Warwick Properties  
Stephanie Turco, Gateway Hudson Valley  
Ashima Butler, Ellenville Regional Hospital  
Victoria Reid, Ellenville Regional Hospital  
Paul Gratzel, Warwick Properties  
Steve Heyman, Cannon, Heyman and Weiss  
Anthony Lisanti, Integral Building and Design  
Mario Salpepi, Coppola Associates  
Keith Edwards, Ellenville Regional Hospital  
Debbie Briggs, Ellenville Regional Hospital

At 4:55 pm, the following attendees departed:

Steven Kelley, Ellenville Regional Hospital  
Jonah Mandelbaum, Warwick Properties  
Stephanie Turco, Gateway Hudson Valley  
Ashima Butler, Ellenville Regional Hospital  
Victoria Reid, Ellenville Regional Hospital  
Paul Gratzel, Warwick Properties  
Steve Heyman, Cannon, Heyman and Weiss  
Anthony Lisanti, Integral Building and Design  
Mario Salpepi, Coppola Associates  
Keith Edwards, Ellenville Regional Hospital  
Debbie Briggs, Ellenville Regional Hospital

**Motion:** David Donaldson seconded by Ken Ronk motioned to come out of executive session.

**Vote:** The motion was adopted unanimously.

Exited out of executive session @ 5:35 pm

**New business: Next meeting**

The next meeting of the UCHDC board is scheduled for Wednesday, September 23 at 2:30 pm.

**Motion:** David Donaldson seconded by Hayes Clement moved to adjourn.

**Vote:** The motion was adopted unanimously.

Meeting adjourned at 5:38 pm.