

The Atlantic Avenue Healthcare Property Holding Corporation met in a Regular Meeting at the Dormitory Authority's Albany Office, 515 Broadway, Albany, New York, at 12.25 p.m. on April 11, 2018.

The Meeting was called to order by the Chair. Roll call was taken and a quorum was present. Those Members present and absent for the Meeting were as follows:

Members Present

Alfonso L. Carney, Jr., Chair, Member
John B. Johnson, Jr., Vice Chair, Member
Jonathan H. Gardner, Esq., Member
Gerard Romski, Esq., Member
Paul S. Ellis, Esq., Member
Charles Abel, Designated Representative of the Commissioner of Health, Member (ex officio)
Adrian Swierczewski, Designated Representative of the Director of the Budget, Member (ex officio)

Members Absent:

Sandra M. Shapard, Secretary, Member
Beryl L. Snyder, Esq., Member
Elizabeth Berlin, Designated Representative of the Commissioner of Education, Member (ex officio)

Also Present - Dormitory Authority Staff:

Michael T. Corrigan, Vice President
Michael E. Cusack, Esq., General Counsel
Kimberly J. Nadeau, Chief Financial Officer
Portia Lee, Managing Director of Public Finance and Portfolio Monitoring
Stephen D. Curro, Managing Director of Construction
Caroline V. Griffin, Chief of Staff
Debra Pulenskey Drescher, Esq., Managing General Counsel
Larry N. Volk, Senior Director, Portfolio Monitoring
Paul G. Koopman, Managing Senior Director, Construction
Louis R. Cirelli, Director, Procurement
Gail M. Katzman, Director, Construction Administration
Nicola B. Zarelli, Deputy Chief Financial Officer
Sara Richards, Esq., Assistant General Counsel
Dena Amodio, Esq., Associate Counsel
Kathy D. Ebert, Director, Internal Audit
Daniel W. Petroff, Chief of Strategic and Business Development
Deborah K. Fasser, Director, Communications & Marketing
Robert S. Derico, Senior Environmental Manager

Karen Ehlinger, Internal Control Officer
Andrew T. Purcell, Assistant Director, Public Finance and Portfolio Monitoring
Matthew T. Bergin, Assistant Director, Public Finance and Portfolio Monitoring
David P. Ostrander, Senior Financial Analyst
Gerard E. Klauser, Senior Financial Analyst
Chad M. Pirro, Assistant Director, Grants Management
David F. Perritano, Public Information Officer
John Savona, Architect
Joanna M. Yackel, Project Manager

Others Present

Russell Biggs

NYS Department of Health

PUBLIC SESSION

The Atlantic Avenue Healthcare Property Holding Corporation Chair called the Meeting to order.

The Chair directed the Members' attention to the proposed Resolution, which provides that, pursuant to the By-Laws of the Atlantic Avenue Healthcare Property Holding Corporation, the Chair, Vice Chair, Secretary and Treasurer shall be the persons serving in those respective positions for the Dormitory Authority of the State of New York. He noted that the slate of proposed additional officers for Atlantic Avenue Healthcare Property Holding Corporation for the next twelve-month period is as follows:

Kimberly A. Ellis	Assistant Treasurer
Hsueh-hui Lai	Assistant Treasurer
Michael E. Cusack	Assistant Secretary
Debra Pulenskey Drescher	Assistant Secretary

Ms. Johnson moved the adoption of the following entitled resolution:

A RESOLUTION OF THE ATLANTIC AVENUE HEALTHCARE PROPERTY HOLDING CORPORATION ELECTING ADDITIONAL OFFICERS OF THE CORPORATION AND RATIFYING ITS RESOLUTION OF DECEMBER 11, 2013 ADOPTING CERTAIN POLICIES OF THE DORMITORY AUTHORITY

Mr. Ellis seconded the motion and the resolution was unanimously adopted.

The Minutes of the April 12, 2017 Meeting were reviewed and approved.

Annual Review of Certain Corporate Documents and Policies

The Chair directed the Members' attention to the Mission Statement, Performance Measures and Metrics, and the Corporation's By-Laws. He reminded the Members that the Board is required to review these documents annually. The Chair informed the Members that staff is not recommending any changes to the By-Laws, Mission Statement or Performance Measures and Metrics at this time. He further noted that the Governance Committee had conducted its annual review at its Meeting on March 6, 2018.

The Atlantic Avenue Property Holding Corporation Board review, approved the various documents and agreed that no changes were necessary at this time.

President's Report

The Chair then asked Mr. Volk to provide the Members with an update. Mr. Volk indicated that a single grant award under the Kings County Program had been awarded to One Brooklyn Health System, which includes Interfaith for a significant project at the campus owned by Atlantic Avenue Healthcare Property Holding Corporation. He indicated that he anticipates that we would need modifications to the lease to facilitate the projects. In response to an inquiry from Mr. Romski, Mr. Volk indicated that the lease had reverted to a month to month lease after the first year and therefore there were restrictions as to capital improvements with a short term lease.

Mr. Romski moved that the Meeting adjourn, Mr. Johnson seconded the motion, and the Meeting adjourned at approximately 12:30 p.m.

Respectfully submitted,

Michael E. Cusack
Assistant Secretary