

Alfonso Carney, Board Chair: I want to welcome the Members, staff who are in attendance and guests, visitors to this special meeting of the of the Members of the Dormitory Authority.

Because this is a public meeting that is being held telephonically, there are certain notifications that have to be in the record. Mike Cusack, our General Counsel, is going to put that material into the record before we start the meeting. Mike?

Michael Cusack, General Counsel: Thank you, Mr. Chairman and good morning. On March 7, 2020, Governor Cuomo declared a disaster emergency in the State of New York due to the outbreak of the novel coronavirus, or COVID-19. Pursuant to Governor Cuomo's subsequent Executive Order 202.1 dated March 12, 2020, as extended by Executive Order 202.14, 202.28, 202.38 and 202.48, today's Special Meeting of the Board of Directors of the Dormitory Authority of the State of New York, or DASNY, is being conducted by conference call.

Executive Order 202.1, as extended, provides, in relevant part, that Article 7 of the Public Officers Law, known as the Open Meetings Law, is suspended through August 5, 2020 to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.

The location of today's Conference Call Special Meeting of the DASNY Board is designated as the DASNY Headquarters, 515 Broadway, Albany, New York, where I am located. Notice of this meeting has been posted in the standard locations that are publicly accessible. Notice has also been posted prominently on the DASNY.org public website. In accordance with EO 202.1 (as extended) and the DASNY By-Laws, an audio recording of this Meeting will be accessible from DASNY's website (www.dasny.org) not later than two business days after the close of the meeting, and today's proceedings will also be transcribed and posted as soon thereafter as is reasonable and practicable under the circumstances. Thank you, Mr. Chair.

Mr. Carney: Michael, thank you very much.

Kimberly, would you take the roll call.

Kimberly Nadeau, Chief Financial Officer: Yes, and thank you Al. In addition to yourself we have the following:

John B. Johnson, Jr., Vice Chair -- Present
Beryl L. Snyder, Secretary of the Board – Present
Jonathan H. Gardner, Esq., Board Member – Present
Wellington Chen, Board Member – Present
Joan M. Sullivan, Board Member – Present
Gerard Romski, Esq., Board Member – Present
Janice McKinnie, Board Member - Present

Brian Cechnicki, Designated Representative SED, Board Member (*ex officio*) – Present
Adrian Swierczewski, Designated Representative of DOB, Member (*ex officio*) – Present

Mr. Carney: Outstanding. Thank you. Well, thank you for being on the call. As you all know, this is a this is a Special Meeting. We have one Agenda item today for the meeting. What I want to do, though, is something a bit unusual.

Before we actually move to a vote, rather than asking the Members as a group to respond to the question whether there are any questions or comments, I'd like to get everybody on the record on this one. You all know that the Resolution is entitled:

RESOLUTION AUTHORIZING DORMITORY AUTHORITY OF THE STATE OF NEW YORK TO FUND COSTS ASSOCIATED WITH THE AUTHORITY'S NEW LEASED SPACE AT 28 LIBERTY STREET, NEW YORK, NEW YORK

And I'm going to ask each of you individually, whether you have questions or comments, I'd like to start with John Johnson, the Vice Chair.

John Johnson, Vice Chair: I have no questions. I am very satisfied with the progress that's been made on this project. I thought that our last meeting and the information provided subsequent to that meeting answered all my questions. I feel that it has been thoroughly discussed and apprised by various experts, including Gerry Romski of our Board who is much more intimate with the New York State real estate market and I am very comfortable. And I think that the staff and the Board have done an exemplary job and making sure that it's the right thing to do for the Dormitory Authority of the State of New York.

Mr. Carney: John, thank you very much. I couldn't agree more. Gerry, as Chairman of the ad hoc Real Estate Committee, and of course, as Finance Committee Chair, do you have any questions or comments?

Gerry Romski, Member: I did just a couple. First of all, thank you John and thank you Al. Initially, I was a little surprised by the request and I think we all were concerned by it. We, myself included, have raised a number of concerns -- initially, some broad concerns and some broad requests. Paul and his staff were very, very helpful and responsive, and they submitted the information that I requested. Then we requested additional information, just to drill down a little bit more. And like John said, over the course of that review and discussion, I became more comfortable with the request. The timing remains unfortunate, but there's really not much we can do about it.

And finally, I know I mentioned it the last time Al, but I think the space itself is a very good space for addressing some of the specific concerns raised by COVID-19, including the fact that the elevators in that building were totally revamped and redone. So they're very quick and you don't have to be in the elevator for a long period of time, which sounds like it is very helpful. The space has a lot of outdoor open space, as well as some indoor open space which is helpful.

And the HVAC system there is pretty new and sophisticated, so the space is good. I thank everybody for their for putting up with me and dealing with some of my questions, and that said, I'll be quiet and pass it on to whoever is next.

Mr. Carney: Thanks, Gerry, thank you for your work on this Committee. I think, that if we had to pay you for what the work you've done on behalf of DASNY, we probably couldn't afford you. So thank you very much for taking the time and making the effort.

Ms. Snyder is an officer of the Board. Do you have any questions or comments?

Beryl Snyder, Secretary: Thank you Al. First of all, I echo what John has said, I thought that the presentation by the staff was extraordinary. I thought it was very detailed, and it really dealt with every important issue. And Gerry, thank you. Thank you. I think you've done an excellent job. I agree. We would not have the money to pay you. So thank you.

Along those lines, as a lifelong resident of New York State and New York City, I am very happy to be moving downtown, back to New York and opening up in the fall -- with a lot of other parts of New York City, one can only hope. I think it's a very important step for DASNY to take, and I am very proud to be a part of it. You did a great job, and I look forward to the opening of the new office and our first meeting there.

Mr. Carney: Beryl, thank you very much. I agree with everything you've said, and thank you for saying it.

The Chairman of the Audit Committee is in attendance, I gather. Mr. Gardner, do you have questions or comments?

Jonathan Gardner, Member: Actually, after our last meeting, I had a follow up call with Reuben and members of his IT department. I had specific questions that I really didn't want to bore everyone with, and I'm very comfortable now. They were extremely responsive. And Gerry Ronski, thank you. It just gives the whole thing credibility to have you doing what you did, and especially for Members of the Board. So thank you. And I'm comfortable going forward.

Mr. Carney: Jon, thank you very much.

Mr. Chen Wellington. Do you have questions or comments?

Wellington Chen, Member: No, I echo the sentiment everyone. I have a self interest of being very close to Chinatown and the new office, and I can literally walk there so I am going to get some leg exercise as a result of this.

Mr. Carney: Thank you very much for your comments Wellington. We look forward to being near Chinatown.

Ms. Sullivan?

Joan Sullivan, Member: I think that the staff of DASNY has done a terrific job, and Gerry, you too. Although I don't know the real estate market, I'm pretty impressed with your knowledge. The fact that will be saving substantially makes me feel real good. And I really don't have anything to add or to advise in terms of the additional expenses, because I think they're very well thought out. So I, too, am game on this one. Thank you.

Mr. Carney: Joan, thank you very much for your comments.

Mr. Cechnicki. Do you, do you have any questions or comments?

Brian Cechnicki, Member: No, I am I think I spoke a little too much last week, so I will echo the appreciation of staff, and the ability to surface these details and work with us on getting more information is greatly appreciated.

Mr. Carney: You can never speak too much in one of these meetings, Brian. Thank you for your comments at the Regular Meeting. It was great to have them.

Ms. McKinnie, I know this will be your first vote as a Member of the Authority, and you are brand new to all this. You have were in on the discussions on the 15th, and then these discussions today. Do you have any questions or comments?

Janice McKinnie, Member: No questions. My comment is just that I agree with everyone on this, and have been having some sidebar conversation with Jon, my Buffalo colleague, and thank everyone for their expertise. And also, that the staff has been very considerate and sensitive in this time. When you talk about spending \$3 million in a time where we're not sure where our space budgets and different finances are going, I know that it's a challenge, but I think they did an extraordinary job and defining everything. And I'm very comfortable moving forward with a decision of the Board as a whole.

Mr. Carney: Janice, thank you very much.

That leaves Adrian Swierczewski. Do you have questions or comments?

Adrian Swierczewski, Member: I do not. I'll just do some more echoing to say that, I don't have anything to add to all the good, thought-out questions that many of the other Board Members have asked, and that I do also appreciate the detailed response from staff.

Mr. Carney: As do I. Thank you very much, Adrian. Let me say quickly because the meeting has already gone longer than I thought it would have, that I am pleased with all the comments. I made the meeting longer, and I apologize. Let me say that I think the Staff has been extraordinary in responding to the questions of the Members. We, as I say all the time, are a governance body. We do not manage DASNY. The governance questions that you all brought to the table were extremely thoughtful, and I thought, absolutely necessary to answer.

Mr. President, I think you have you have led this effort admirably. And I think that we are not only pleased to have you as the managing leader of DASNY, but we are also pleased that you think about these matters, as clearly and as broadly as you've demonstrated at this time. I look forward to this vote.

I don't believe Miss Raleigh is on the phone. Is that correct?

Mr. Cusack: That's correct.

Mr. Carney: Thank you. Okay, then what I'm going to do this is to ask the Chairman of the Ad Hoc Real Estate Committee to move approval of the Resolution.

Mr. Romski: I so move.

Mr. Carney: Thank you very much Gerry. I'll open the floor to second.

Mr. Johnson: John Johnson here, I will second.

Mr. Carney: John, thank you very much. I will ask the question as I have in the recent to telephonic and zoom meetings. Is there any opposition to the approval of the Resolution?

Mr. Romski: The only thing I add to that, Al, is to please just continue to keep us in the loop as the progress and the workout advances. I'm sure Staff will, I'm just putting that request on the record.

Mr. Carney: Absolutely, Gerry. I think we can rely on that, without any question.

Mr. Romski: I agree.

Mr. Carney: Hearing no opposition and there no abstentions, then the motion carries unanimously. Congratulations to the Board and to Staff - the Resolution is approved.

Reuben McDaniel, President: Mr. Chairman's this is Reuben. Can I make one comment?

Mr. Carney: Yes, of course.

Mr. McDaniel: First, good morning to everyone. I appreciate your time and attendance and taking this time -- Gerry and John and Joan in particular -- but everybody who has taken the time to look at the information and get into it. I really appreciate that. I will include in my President's Report, between now and the time we move in, quick updates so everyone has the information that they need to know, and that we are working hard to get moved in. I can tell you that people are moving out now, and that we're very excited about this and appreciate the Board's support. Thank you very much.

Mr. Carney: It's been a real pleasure this process. What it demonstrates is that we are fortunate to have extremely strong Board Members, and in a situation where there was some question initially, you have all responded magnificently to those questions. We cannot thank you enough. I am very pleased and satisfied with the way this process went, echoing the Vice Chairman's comments. I look forward to our next meeting. May I have a motion to adjourn?

Mr. Romski: So moved.

Mr. Carney: Thank you.

Ms. Sullivan: Seconded.

Mr. Carney: Motion seconded and approved. Thank you. The meeting stands adjourned. Thank you all.

Respectfully submitted,



Michael E. Cusack
Assistant Secretary