

A Conference Call / Video Conference Meeting of the Atlantic Avenue Healthcare Property Holding Corporation was held via conference call and video conference on Wednesday, January 5, 2022 at 10:34 a.m. with Members participating via Zoom.

CALL TO ORDER / ROLL CALL

The Meeting was called to order by Alfonso Carney, Board Chair at 10:34 a.m. and a quorum was declared present.

Sara Richards, Assistant Secretary, called the roll.

The following Board Members and Staff were present:

Board Members Present – Via Zoom

Alfonso L. Carney, Jr. – Chair
John B. Johnson—Vice-Chair
Beryl L. Snyder, Esq. – Secretary
Jonathan Gardner, Esq. – Board Member
Wellington Chen, Board Member (entered meeting after Roll Call)
Joan M. Sullivan – Board Member
Janice McKinnie – Board Member
Gerard Romski, Esq. – Board Member
Phyllis Morris, Designated Representative of the Commissioner of Education, Board Member (*ex officio*) – Board Member
Kenneth Evans, Designated Representative of the Commissioner of Health, Board Member (*ex officio*) – Board Member

Board Members Absent

Adrian Swierczewski, Designated Representative of the Director of the Budget, Board Member (*ex officio*) – Present

Staff Members Present - via Zoom

Reuben R. McDaniel, III, President and Chief Executive Officer
Paul G. Koopman, Vice President
Kimberly A. Ellis, Chief Financial Officer
Nadine Fontaine, Esq., General Counsel
Portia Lee, Managing Director, Public Finance and Portfolio Monitoring
Caroline V. Griffin, Chief of Staff
Sara Potter Richards, Esq., Managing Senior Director, Governance and Administration
Ricardo Salaman, Esq., Deputy General Counsel
Kathy Ebert, Senior Director, Internal Audit
Craig Schreivogl, Director, Portfolio Monitoring

Matthew T. Bergin, Director, Public Finance
Nairobi Vives, Esq., Director of Diversity, and Inclusion
Deborah Fasser, Director, Strategic Communications and Business Development
Dena Amodio, Esq., Assistant General Counsel
Frederick Clark, Esq., Assistant General Counsel
Diane Felitte, Executive Administrator, Governance and Administration
Amanda Nazario, Confidential Legal Assistant (entered meeting after Roll Call)

ELECTION OF OFFICERS – AMENDMENT – RESOLUTION

The Chair offered a Resolution to amend the slate of Officers for Atlantic Avenue.

Mr. Chen moved adoption of the Resolution and Ms. Sullivan seconded. The Resolution was adopted unanimously with no objections.

A RESOLUTION OF THE ATLANTIC AVENUE HEALTHCARE PROPERTY HOLDING CORPORATION REAFFIRMING AND ELECTING OFFICERS OF THE CORPORATION

APPROVAL OF MAY 5, 2021 BOARD MEETING MINUTES

Upon a motion by Mr. Chen and a second by Ms. McKinnie, the Transcript of the Atlantic Avenue May 5, 2021 Board Meeting were approved unanimously with no objections and no abstentions.

AUTHORIZATION TO TRANSFER PROPERTY

Mr. Schreivogl gave a brief report to the Members describing the proposed transfer of property. He noted that the 1038 Broadway parcel is the second of four parcels that were part of the Governors' Vital Brooklyn Plan that were originally authorized to be transferred pursuant to special legislation that was enacted in 2019 as part of the State Budget process.

He noted that the New York State Division of Homes and Community Renewal ("HCR") has selected a developer for the Broadway site from an RFP process that they oversaw and that the site has been approved by the Commissioner of HCR, the Department of Health, and the Division of the Budget.

The site is to be developed into a newly constructed nine story building with approximately 56 affordable housing rental units and a ground floor ambulatory care clinic, comprised of a Mental Health Outpatient Program and a Primary Care Center to be operated by Brookdale Hospital Medical Center.

The aforementioned clinic will be leased by Brookdale from the developer at a nominal cost and is expected to be equipped and customized using funds from the \$664 million capital grant awarded to One Brooklyn Health, the parent of Brookdale. Such grant award came through the Kings

County Health Care Facility Transformation Program, which is jointly administered by DASNY and DOH.

Mr. Schreivogl assured the Board that the cost to hold this and other properties related to Atlantic Avenue does not create any financial burden on either DASNY or its Atlantic Avenue subsidiary. Money was set aside at the time of the Interfaith exit from bankruptcy to cover any expenses associated with holding the property. Atlantic Avenue is responsible for making insurance related payments on the property and there is sufficient money available in that fund to cover this cost for multiple decades, if need be.

Mr. Evans noted that the Department of Health has also reviewed the proposed transfer and recommends approval, noting that they believe this will enhance health care services in that area and expand what was originally there.

Upon a motion by Mr. Chen and a second by Ms. Snyder, the Resolution was unanimously adopted with no objections or abstentions.

RESOLUTION APPROVING THE TRANSFER OF REAL PROPERTY LOCATED AT 1038 BROADWAY, BROOKLYN, NEW YORK

ADJOURNMENT

Ms. McKinnie made a motion to adjourn the meeting, Mr. Chen seconded and upon unanimous vote, the meeting adjourned at 10:44 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Sara Richards". The signature is written in a cursive style and is centered on a white rectangular background.

Sara P. Richards
Assistant Secretary