

A Video Conference Meeting of the Dormitory Authority of the State of New York (“DASNY”) among DASNY’s Offices in New York City, 28 Liberty Plaza, New York, New York, 515 Broadway, Albany, New York and 6047 Transit Road, Suite 103, Buffalo, New York was held on Wednesday, April 12, 2023, with proceedings commencing at 11:10 a.m.

CALL TO ORDER / ROLL CALL

The meeting was called to order by Alfonso Carney, Board Chair at 11:10 a.m. and a quorum was declared present.

Ms. Richards called the roll. The following Board Members and Staff were present:

Board Members Present (NYCO)

Alfonso L. Carney, Jr. – Chair
Gerard Ronski, Esq. – Vice Chair
Beryl L. Snyder, Esq. – Secretary
Wellington Chen—Board Member
Lisa Gomez—Board Member

Board Members Present (Albany Office)

Joan M. Sullivan – Board Member
Ken Evans, Designated representative of the Commissioner of Health, Board Member (ex officio)
Adrian Swierczewski, Designated Representative of the Director of Budget, Board Member (ex officio)

Board Members Present (Buffalo Office)

Janice McKinnie – Board Member

Board Members Absent

Christina Coughlin, Designated Representative of the Commissioner of Education, Board Member (ex officio)

Staff Members Present

Reuben R. McDaniel, III, President and Chief Executive Officer
Paul G. Koopman, Vice President
Nadine Fontaine, Esq., General Counsel
Kimberly A. Ellis, Chief Financial Officer
Portia Lee, Managing Director, Public Finance and Portfolio Monitoring
Stephen Curro, Managing Director, Construction
Ricardo Salaman, Esq., Deputy General Counsel
Sara Potter Richards, Esq., Managing Senior Director, Governance and Administration
Jeffrey Gordon, Senior Director, Communications and Marketing

Jenilee Flinton, Director, Internal Audit
Craig Schreivogl, Director, Portfolio Monitoring
Steve Kosier, Assistant Director, Public Finance and Portfolio Monitoring
Karen E. Ehlinger, Manager, Internal Control Analysis
Alex Sirdine, Financial Analyst
Amanda Nazario, Confidential Legal Assistant

ELECTION OF OFFICERS

Mr. Romski moved the adoption of the following entitled Resolution:

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

Mr. Chen seconded the motion and the Resolution was unanimously adopted.

Upon a motion by Ms. Snyder and a second by Mr. Chen, the minutes of the April 6, 2022 NGHP Board Meeting were approved unanimously.

ANNUAL REVIEW OF CERTAIN CORPORATE DOCUMENTS AND POLICIES

Mission Statement, Performance Measures and Metrics – Annual Review

Ms. Richards informed the Members that the NGHP Governance Committee reviewed the Mission Statement, Performance Measures and Metrics at its meeting yesterday and no revisions or changes are being recommended at this time. The Board unanimously agreed that no changes are needed to these documents at the present time, and the review was completed.

By-Laws – Amendment – Resolution

Ms. Richards informed the Members that staff recommends certain changes to Section 3.7 of the by-laws. She stated that Section 3.7 would permit video conferencing of board and committee meetings from one or more remote locations joined together by video conference. Ms. Richards explained that Members would have the ability to participate from a private location in the event of certain specified extraordinary circumstances, consistent with those set forth in the DASNY by-laws.

Ms. Sullivan moved the adoption of the following entitled Resolution:

A RESOLUTION OF THE MEMBERS OF THE NGHP HOLDING CORPORATION (A
SUBSIDIARY OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK)
APPROVING THE AMENDMENT OF SECTION 3.7 OF THE DASNY BY-LAWS TO
AUTHORIZE BOARD MEETINGS TO BE HELD BY VIDEOCONFERENCE AND
SETTING FORTH EXTRAORDINARY CIRCUMSTANCES WHEREBY A MEMBER MAY
PARTICIPATE FROM A PRIVATE LOCATION NOT OPEN TO THE PUBLIC

Ms. Gomez seconded the motion and the Resolution was unanimously adopted.

PRESIDENTS REPORT

Mr. Schreivogl delivered the President's Report. He summarized the history of the formation of the NGHP subsidiary. He stated that NGHP received title to North General Hospital following its bankruptcy and ultimate closure over 10 years ago. He further stated that a detailed account of the history has been presented to the Board previously and is included in the accompanying written President's Report.

Mr. Schreivogl informed the Members that NGHP continues to lease the main hospital building to New York City Health and Hospitals Corporation (HHC) for use as a 210-bed Long Term Acute Care Hospital. He reported that HHC made its annual lease payment to NGHP this past year and such payment was first used to cover property insurance costs, while the balance will be forwarded to the Division of the Budget to reimburse past or offset current State financial obligations associated with the old Secured Hospital Program. Mr. Schreivogl stated that HHC lease payments to NGHP will continue for so long as HHC receives Medicaid capital cost reimbursement associated with the North General building they are occupying, and it is currently expected that such lease payments will continue for the next decade. He further stated that once HHC stops receiving Medicaid capital cost reimbursement attributable to the Lease, the property shall be conveyed to HHC and the NGHP subsidiary can be dissolved.

Mr. Schreivogl stated that the cost to hold the property related to NGHP is not creating any financial burden on either DASNY or its NGHP subsidiary. He explained that annual lease payments from HHC cover any expenses associated with holding the property, including insurance related expenses.

Ms. Snyder moved adjournment of the meeting; Mr. Chen seconded the motion and the meeting was adjourned at approximately 11:15 a.m.

Respectfully submitted,

Sara Richards
Assistant Secretary