



Committee on Budget & Appropriations

~MINUTES~

Friday, July 12, 2019

8:31 AM

Committee Chair: Catherine Borgia

Committee Room, 148 Martine Avenue, 8th Floor, White Plains, NY 10601

www.westchesterlegislators.com

CALL TO ORDER

Meeting jointly with the Committees on Law & Major Contracts and Public Works.

With a quorum present, Chair Catherine Borgia called the meeting to order at 8:43 AM.

Attendee Name	Title	Status	Arrived
Catherine Borgia	Chair	Present	
Nancy Barr	D6 Legislator	Present	
Margaret A Cunzio	D3 Legislator	Absent	
Damon Maher	D10 Legislator	Present	
Catherine Parker	D7 Legislator (Majority Leader)	Present	
John G. Testa	D1 Legislator (Minority Leader)	Absent	
David J. Tubiolo	D14 Legislator	Absent	
Alfreda Williams	D8 Legislator (Vice Chair)	Present	
Benjamin Boykin	D5 Legislator (Chairman)	Present	

Others In Attendance: BOL: MaryJane Shimsky, Terry Clements, Kitley Covill, Lyndon Williams, Alessandra Restiano, Jill Axelrod, Ellen Hendrickx, Greg Casciato, Chris Crane, Dennis Power, Tatiyana Martinez CE: George Latimer, Steve Bass, Gary Friedman LAW: John Nonna, Tami Altschiller Guests: Noam Bramson, Luis Aragon

MINUTES APPROVAL

1. Monday, July 08, 2019 at 10:00 AM

On motion of Legislator Boykin seconded by Legislator Parker the minutes were approved 6-0.

2. Monday, July 08, 2019 at 12:01 PM

On motion of Legislator Boykin seconded by Legislator Parker the minutes were approved 6-0.

I. ITEMS FOR DISCUSSION

Guests:

Assistant Chief Deputy County Attorney Tami Altschiller

New Rochelle Mayor Noam Bramson

1. **(ID # 11932) Local Law – LOCAL LAW-Lease Agreement-The Mark 95, LLC:**

A LOCAL LAW authorizing the County of Westchester to enter into a thirty (30) year lease agreement with The Mark 95, LLC for approximately 35,000 square feet of space comprising two floors of a yet to be constructed building to be located at 26 Garden Street in the City of New Rochelle, along with a separate secure parking area containing between 50 and 60 secure parking spaces separately allocated for use by employees of the County of Westchester and for Court personnel, for use by the Westchester Family Court in New Rochelle and for ancillary County offices.

County Executive George Latimer came before the Committee to discuss the The Location of the New Rochelle Family Court. He expressed that we are in a tight set of circumstances regarding this facility, discussing that the current location of the New Rochelle Family court is and has been deficient for quite some time stating that we all agreed that we want to keep the court at this location. There were limited to the options of locations because of the size and type of cases that are heard in New Rochelle. He said that although expensive, that building a new court is ultimately the best deal for the County. If we do not build the court on this site, they do not have another location. He expressed that he fully believes that working with the City of New Rochelle that we can overcome the policy issues. He explained that 420 North Avenue is a deficient facility, the Administration went out to discuss with the owner of the facility, who has other plans for the property. The owner granted them a 2 year extension for the 420 North Avenue site. If we wait any longer, we can be put in a vulnerable position with the State, we are under mandate from the state court and we can loose our funding.

New Rochelle Mayor Noam Bramson and Development Commissioner Luis Aragon joined the Committee to give an update from the City of New Rochelle. Mr. Aragon discussed that before the construction permitting process, there is the Planning process that has to be completed. He said that they received yesterday new site plans for the property. He said that it is being review for zoning by the City and will then go to the Planning Board for review. It normally is a longer process, but the City is accelerating the process. The Planning Board is expected in September. Site plan approval is usually granted the same day. They look at the building itself and the traffic pattern. Mr. Aragon expressed he feels this is a excellent location. He told the members that the structure over interstate 95 is being replaced to make it more pedestrian friendly. They have also received a grant to look at pedestrian traffic on North Avenue. The study is designed to have the safest flow for the pedestrians. New Rochelle is also instituting a shuttle to the help bring the public to the court house. They are trying to develop a true transit city. He told the members that currently the location is isolated and not very welcoming. He said that there is plans for a new developments including a hotel and residential building. He discussed that in the site plan approval the developers have to come before the IDA. Mr. Aragon discussed that through the site plan approval, the city has true over site in all projects specifically this one, stating that whatever benefits the developer gain from the Industrial Development Agency (IDA), the IDA can claw-back on those incentives if the developers are not compliant. He discussed that the city monitors the process, and they assist with all aspects of the permitting process, including the Brownfield cleanups. Chairwoman Borgia asked about the housing requirements. Mr. Aragon went over the requirements and what the City offers. He explained that the City of New Rochelle requires that 10% of building larger than 20 units be affordable. They define affordability as 80% of AMI. This project as it stands today they will comply with the 10% requirement. They members discussed the tax breaks the developer will receive from the City. He discussed that they have not received an application as of today. He discussed that the IDA looks at applications to grant PILOTS. He went over the details of the PILOTS. He said by year 3 all the cost of the generation of children in schools will be covered. Chairwoman Borgia asked about the demographics of

the children in the residential tower. He explained that they worked with the school district to develop a formula to get true numbers generations of the children in schools. Members discussed with the City and our Law Department details of the PILOT programs. The Planning Board process runs concurrently with the Brownfield process and the DEC. Mayor Bramson closed by stating that the process the City has put forth is to minimize any risk to projects in the City, however no project is with out risk. He assured that this is a very important project and the City will be full partners in making this project successful.

County Attorney John Nonna and Assistant Chief Deputy County Attorney Tami Alschiller went over the recent changes accepted by the developer made to the lease. If you wish to view the conversation please refer to the link below:

<http://westchestercountyny.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=5543&AgendaID=5134&FileFormat=pdf&Format=Agenda&MediaFileFormat=mpeg4>

The Committee entered into Executive Session at 11:01 AM with a motion from Legislator Parker and a seconded by Legislator A. Williams. The Committee exited Executive Session at 11:45 AM with a motion from Legislator Parker and a seconded by Legislator Barr.

With a motion by Legislator Maher and seconded by Legislator Barr the item was approved with a vote of 6-0.

RESULT: SIGNED BY COMMITTEE

II. OTHER BUSINESS

Unfinished Business and any other agenda items to come before the Committee.

III. RECEIVE & FILE

ADJOURNMENT