

George Latimer
County Executive

WHEREAS, a vacancy exists in the membership of the Westchester County African American Advisory Board:

NOW, THEREFORE, I, George Latimer, County Executive of Westchester County, in accordance with the terms and provisions of the Westchester County Charter, appoint Marvin V. Church, 21 Lorraine Terrace, #141, Mount Vernon, New York as a member of the Westchester County African American Advisory Board, for the term April 22, 2024 to December 31, 2025.

Given under my hand
and seal this 22nd day
of April, 2024.



George Latimer
County Executive

Office of the County Executive

Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Email: CE@westchestergov.com
Telephone: (914)995-2900

westchestergov.com

Westchester County

George Latimer
County Executive

April 22, 2024

Mr. Marvin V. Church
21 Lorraine Terrace, #141
Mount Vernon, NY 10552

Dear Mr. Church,

It is my pleasure to appoint you to serve as a member of the Westchester County African-American Advisory Board, effective today, Monday, April 22, 2024. This appointment is for a term to expire on December 31, 2025.

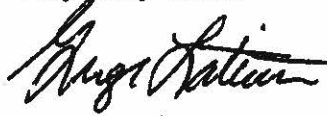
Your appointment is subject to confirmation by the Westchester County Board of Legislators, but your service begins immediately. You must complete the attached Oath of Office within 30 days, either by appearing at the County Clerk's office or mailing the signed and notarized form to our office.

When you have filed your Oath of Office, a Resolution to confirm your appointment will be submitted to the County Board of Legislators. As part of the confirmation process, you may be called before the Board to be interviewed. Please contact Paula Friedman at (914) 995-2940 for the date, place, and time of the upcoming meeting for your participation.

Pursuant to Local Law, as a member of a Westchester County Board and/or Commission, you are responsible for adhering to the requirements of our Code of Ethics.

Warmest wishes for a successful tenure.

Very Truly Yours,



George Latimer
Westchester County Executive

GL/ts

cc: Honorable Board of Legislators
Joan McDonald, Director of Operations

Office of the County Executive

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148 Martine Avenue
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Telephone: (914)995-2900

westchestercountyny.gov

Marvin V. Church
21 Lorraine Terrace, #141
Mount Vernon, New York 10553
(914) 260-4649

EMPLOYMENT:

COMRIE ENTERPRISES, LLC, Mount Vernon, New York, 2000 - present

Consultant

Comrie Enterprises, LLC is a consulting firm specializing in energy, transportation, health care, and real estate. I work with utilities, community advocates, and elected officials to devise workable solutions in light of Con Edison's gas moratorium for Southern Westchester. I have worked with Con Edison's and National Grid's energy efficiency programs targeting multifamily residential units and commercial space. I have recruited electrical contractors, boiler companies, and property managers to work with these programs. Also, I have designed and implemented many outreaches and motivational marketing programs to engage building owners and Con Edison programs. I serve as the New York Metropolitan area Program Manager for Con Edison Multifamily Energy Program and New York State Energy Research Development Authority's (NYSERDA) - Multifamily Performance Program (MPP). The MPP program, formerly known as the Assisted Multifamily Program, provides a wide range of incentives to for-profit and not-for-profit organizations seeking energy-saving rehabilitation and construction for multifamily buildings. I have brought more than 5000 units into the program and troubleshoot for more than 70 owners---including housing authorities---throughout New York City, Westchester, and Rockland counties. My extensive knowledge of public and private funding sources has enabled me to identify supplemental financing to bridge funding gaps for building owners. Through my efforts with NYSEDA's New Construction Program, 30 multifamily projects have received funding. The New Construction Program is intended for developers who wish to provide green projects. In the newly introduced Multifamily Energy Efficiency program by Con Edison, I have enrolled more than 2500 units of housing into this program. The major benefit to property owners participating in these programs is a 10-30% reduction in operating costs. I have also worked with National Grid firm gas program to building owners in Kings County, N.Y. I have participated in Emerging Technologies/Demand Response/Peak Reduction as mandated by the Public Service Commission. Additionally, I provided energy and water-saving measures to over 1000 multifamily buildings in New York City. Through these experiences, I have gained extensive experience in the energy market, including, but not limited to, energy programs, providers, vendors, regulations, funding sources, and trade persons. I have worked with local Weatherization Assistance Program agencies to recruit minority and female lighting and mechanical contractors. I have recruited and assisted minority and women lighting contractors to become certified MWBE to qualify for contracts with NYS utilities. In conjunction with the New York Empire State Development Corporation Division of Minority & Women's Development and the U.S. Department of Commerce Minority Business Development Agency, Comrie Enterprises co-sponsored the first-ever Energy Efficiency and Green Technology – Stimulus and Beyond Forum. This conference targeted minority and women energy contractors for the many business opportunities at the State and Federal levels. As a real estate consultant, I secure funding and provide technical services to not-for-profit and for-profit developers for housing development, housing management, and other community services. Our mission is to render services to community-based organizations (CBO) and for-profit companies that improve

low-income communities. I am responsible for securing funding from the New York State Division of Housing and Community Renewal (DHCR), the New York City Department of Housing Preservation and Development (HPD), the New York City Housing Finance Agency, the New York City Housing Authority, Department of Housing and Urban Development (HUD) and private sources in the form of equity, loans, and grants. In New York City, I campaign for greater availability of mixed-use development with low-income and commercial components. My primary market is CBOs seeking funding through tax credit programs for affordable housing. As a consultant, I prepare their applications; identify grants; and select architects, structural engineers, and contractors. On many occasions, I have been asked to become a management restructuring team member for those organizations that have difficulty achieving their goals. In these cases, I assist CBOs with restructuring tax credits; restructuring construction loans; securing grants/loans from public and private entities; maximizing revenue through Section 8 programs; increasing portfolios with Third-Party Transfer properties; monitoring construction projects; identifying appropriate consultants; defining strategic goals; prioritizing projects based upon resources and current competencies; resolving issues created by the expiring 15-year tax credits program; reviewing the financial record for real estate projects; and identifying new development opportunities. I co-developed the first Green and Smart residential building in New York City. As a consultant with an affiliate of the New York State Energy Research Development Authority, I provide grants to not-for-profit and for-profit developers who create energy-efficient structures. I have worked directly with Con Edison by promoting their Multifamily Low Income Program for Westchester, NY, Housing Authorities. In 2015, Comrie began initiating multifamily real estate development projects with major development partner(s). I play a major role in identifying profitable projects and taking them through the pre-development process. Comrie is a subcontractor for NYSERDA's Clean Heating and Cooling Program, where we educate, urge, and guide New Rochelle and Mount Vernon residents through the heat pump installation process.

COUNTY OF WESTCHESTER, White Plains, New York, 1998 - 2000

Commissioner of Transportation

I managed the 35th largest transit operation in the United States and the largest corporate airport in the United States, with a combined annual budget of \$100 million. The Westchester County Transportation Center and the Westchester County Airport have a combined staff of 75 individuals. Except for rail services, I was ultimately responsible for all other transportation services within Westchester. I reported to the Westchester County Executive and the County Board of Legislatures and sought their approval for large financial expenditures. As Commissioner, I was the chief spokesperson for transportation services to the media and the general community's primary liaison. It was my responsibility to coordinate projects with the New York State Department of Transportation, Metropolitan Transit Authority (MTA), Federal Aviation Administration (FAA), and Federal Transit Administration (FTA) to obtain funding and operate a seamless system. I introduced a formal cultural diversity policy into the workplace. I was keen to ensure that the county maintained a diverse workplace and provided equal opportunity for promotion to minorities and women. I integrated the Department of Transportation Information/Technical services with other departments within the county. I have lobbied local and federal elected officials for money to be used for Y2K, ITS, and Welfare-to-Work programs.

NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL, New York, New York, 1995-1998

Regional Director, Office of Community Development

DHCR provides tax credit funding to more than 200 CBOs and developers for affordable housing and other community services to low-income families. With a staff of 40 persons and many community service consultants, I managed an annual budget of \$66 million, the largest budget for housing in New York State under DHCR's auspices. During my tenure at DHCR, I was directly responsible for approximately 2000 new housing units. The housing stock at DHCR included homes for working families, the disabled, people with HIV/AIDS, seniors, and the homeless. I worked with HUD Regional offices to underwrite HUD and state projects. DHCR's client base in New York, Nassau, Suffolk, Westchester, and Rockland counties comprises more than 50% of the New York State housing portfolio. My primary responsibilities were establishing relationships with developers, tax syndicators, bankers, attorneys, accounting firms, CBO, and community advisory boards. I interfaced with syndicators on behalf of CBOs about tax credit pricing; pre-construction and post-construction programs; underwriting requirements; and resolving disputes between syndicators and developers. In addition, I worked on public housing projects using Tax-Exempt bonds and tax credits. I evaluated not-for-profit and for-profit developers' applications for tax credit eligibility and advised them about changing tax credit requirements. I worked closely with officials from HPD, NYC Housing Authority, NYS Affordable Housing Agency, New York City Finance Agency, and HUD. My duties included being the chief liaison and spokesperson for DHCR within New York local communities. I initiated an outreach program into minority communities to recruit women and minority companies in the construction trade for training and for the opportunity to participate in DHCR construction projects.

HARLEM COMMUNITY DEVELOPMENT CORPORATION, New York, New York, 1995

President

Harlem Community Development Corporation (HCDC) provides funding and technical support to existing and new businesses to foster economic development and community renewal in the Harlem community. The primary objective was to create public-private partnerships with local minority firms to further business development in Harlem. My staff numbered 50 employees. I reported to the board of directors appointed by the Governor of New York, the locally elected Congressperson, and the Manhattan Borough President. While HCDC aided CBOs for all residential development phases, its focus was commercial or new business development. To that end, I set out a long-term plan to make Harlem an attractive market for new businesses by using such vehicles as tax credits.

MASSACHUSETTS HIGHWAY DEPARTMENT, Boston, Massachusetts, 1993-1995

Associate Commissioner

As one of three Associate Commissioners, I was specifically hired to be the department's trouble-shooter. Consequently, my job was to handle the problem projects and institute workable solutions. I managed 1,500 professionals with a state budget of \$400 million for roads and bridgework. My primary responsibility was to work a significant portion of the Central Artery Tunnel (CAT), valued at about \$7.7 billion, which had become a financial and engineering problem for the state. To that end, I prepared and reported the financial information to the

Commissioner of Transportation and the executive board to comply with oversight by the Federal Highway Administration. When I discovered that the project was not meeting its federal women and minority business quotas, I targeted an outreach and recruitment plan for minority communities. Besides, I required the principal contractor to qualify minority and women businesses by financing and providing training. I hired the Regional Alliance to coordinate these efforts. I also instituted substantial cost control measures for CAT and approved CAT's construction projects. As part of a community development program within the state, I was responsible for \$1 billion in commercial development. I evaluated and automated the entire state highway department and set up a Geographical Information System (GIS) to monitor the statewide winter plowing programs.

BANK OF BOSTON, Boston, Massachusetts, 1990-1993

Vice President/Assistant Vice President

I managed risk analysis teams of up to ten vice presidents and assistant vice presidents for the bank's \$21-billion-dollar real estate loan portfolio. I acted as a loan workout officer for the real estate division completing \$1.5 billion in commercial and residential workouts.

THE BANK OF NEW YORK, White Plains, New York, 1986-1989

Vice President

I managed a \$3.5 billion real estate loan portfolio that included tax credits, Industrial Revenue Bonds, and private investment. I also acted as a loan workout officer for the real estate division and completed more than \$700 million in residential workouts. I restructured individual real estate developers' action plans to achieve appropriate new loan terms and conditions. I restructured the real estate portfolio by obtaining new appraisals, determining discounted cash flow analysis, and maximizing investment return.

BARCLAYS BANK, PLC, New York, New York/London, England, 1983-1986

Barclays International Corporate Banking Officer

I generated new corporate customers based in the United Kingdom and British corporations based in the United States; acted as a loan workout officer for the real estate division completing more than \$250 million in real estate workouts; and analyzed each corporation's cash flow and implemented cash management systems for their monthly profitability analysis.

URBAN RESOURCES INTERNATIONAL, San Francisco, California, 1980-1983

Vice President—Strategic Planning Officer

I developed financial plans and prepared feasibility analyses for corporations; investigated new international opportunities for corporate clients; analyzed corporate financials to access suitable offshore banking, loan syndication, and joint venture projects; and identified harmonious merger and acquisition candidates.

FEDERAL RESERVE BANK OF SAN FRANCISCO, San Francisco, California, 1978-1980

Bank Examiner

I prepared loan reviews and CRA for Federal Reserve member banks in the western United States.

EDUCATION:

- ◆ **The Clark Atlanta University Graduate School of Business**
MBA- Finance and Accounting
- ◆ **The State University of New York at Albany**
BS-Finance, Management, and Accounting
- ◆ **Chase Manhattan Bank**
Credit Training Program

AFFILIATIONS:

- ◆ Environmental Leaders of Color (Founding Member)
- ◆ Westchester County Sustainability Committee (Current Member)
- ◆ Business Council of Westchester (Current Comrie Membership)
- ◆ Westchester Heat Smart Team (Current Member)
- ◆ NY-Geo (Current Comrie Membership)
- ◆ Green Business Partnership (Comrie Certification Pending)
- ◆ Energize NY (Comrie Current Certified Partner)
- ◆ NYSERDA Multifamily Performance Program – Existing Building (Comrie Current Certified Partner)
- ◆ NAACP – The City of Mount Vernon Chapter (Current Member)
- ◆ NAACP – The City of Peekskill Chapter (Former President)
- ◆ New York State Association for Affordable Housing (Former Member)
- ◆ African American Chamber of Commerce – Westchester County (Former Member)
- ◆ Conference of Minority Transportation Officials (Former Member)
- ◆ Claremont Neighborhood Center, Inc. (Former Board Member)

REFERENCES:

Upon Request

COUNTY OF WESTCHESTER OATH OF OFFICE

For Appointees to County Boards and Commissions

STATE OF NEW YORK)
) ss.:
COUNTY OF WESTCHESTER)

I, MARVIN V. Church do solemnly swear (or affirm) that I will support
(Print or Type Name)

the constitution of the United States, and the constitution of the State of New York, and that I will faithfully discharge the duties of the office of WC-African-American Advisory Board in and for the
(Print or Type Board Name)

County of Westchester, according to the best of my ability.

Date: APRIL 26, 2024

Marvin V. Church
(Signature)

Sworn to and subscribed before me this 26 day of APRIL,
2024.

Velma Saunders
(Signature)

VELMA SAUNDERS
(Print or Type Name)

N.Y.S. NOTARY PUBLIC
(Title of Official Administering Oath)

VELMA SAUNDERS
Notary Public, State of New York
REGISTRATION NO. 01SA011512
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES JULY 20, 2027

Mail original Oath of Office to Office to Andrew Ferris, Office of the County Executive, 148 Martine Ave., Room 916D, White Plains, NY 10601 for filing within thirty (30) days of the commencement of the term of office or the notice of appointment.