



# Budget & Appropriations

## BOL Meeting Minutes - Published Draft

Committee Chair: Vedat Gashi

800 Michaelian Office Bldg.  
148 Martine Avenue, 8th Floor  
White Plains, NY 10601  
[www.westchesterlegislators.com](http://www.westchesterlegislators.com)

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Thursday, July 28, 2022

11:00 AM

Committee Room

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### CALL TO ORDER

Meeting jointly with the Committees on Legislation and Public Works & Transportation

*This meeting will be held pursuant to Chapter 1 of the New York State Laws of 2022 and Executive Order 11, as extended, which authorize any public body to meet and take such action authorized by law without permitting in public-in-person access to meetings and authorize 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. To access the meeting, please visit:*

*<https://westchestercountyny.legistar.com>*

*With a quorum present, Chair Gashi called the meeting to order at 11:18 AM.*

**Present:** Committee Chair Gashi, Legislator Borgia, Legislator Maher, Legislator Pierce, Committee Vice-Chair Shimsky, Legislator Smith, Legislator Tubiolo and Legislator Williams Johnson

**Absent:** Legislator Barr and Legislator Parker

**Remote:** Legislator Nolan and Legislator Woodson-Samuels

### MINUTES APPROVAL

#### I. ITEMS FOR DISCUSSION

1. [ACT-2022-101](#) ACT - WCC 2022/23 Budget

AN ACT adopting the Westchester County Community College Operating and Capital Budget and making appropriations for the operation of the Westchester County Community College for the 2022/23 school year.

**SUBMITTED BY: COMMITTEE ON BUDGET & APPROPRIATIONS**

Budget Only.

Guests:

Budget Department

Director Larry Soule and Budget Analyst Michael Dunn

Westchester Community College

Dr. Belinda Miles, President and Brian Murphy, CFO & Dean of Administrative Services

*Budget Director Larry Soule, budget analyst Michael Dunn, WCC President Dr. Belinda Miles, and WCC CFO & Dean of Administrative Services Brian Murphy appeared before the Committee to discuss item #2022-101-ACT WCC 2022/23 Budget. The video of this*

presentation can be viewed at:

[https://westchestercountyny.granicus.com/MediaPlayer.php?view\\_id=1&clip\\_id=1551](https://westchestercountyny.granicus.com/MediaPlayer.php?view_id=1&clip_id=1551)

On motion of Legislator Smith, seconded by Legislator Tubiolo, the above item was signed by committee. The motion carried by the following vote:

**Aye:** Committee Chair Gashi, Legislator Borgia, Legislator Nolan, Committee Vice-Chair Shimsky, Legislator Smith, Legislator Tubiolo, Legislator Williams Johnson and Legislator Woodson-Samuels

**Absent:** Legislator Barr and Legislator Parker

**WO Prejudice:** Legislator Maher and Legislator Pierce

2. **RES-2022-153 PH-Airport Parking Garage Lease Termination**

A RESOLUTION to hold a Public Hearing on "A LOCAL LAW authorizing the County of Westchester to enter into an agreement with the County of Westchester Industrial Development Agency and Westchester Airport Associates L.P. ("WAA") to terminate, effective retroactively to December 31, 2021, a lease agreement dated October 19, 1993, for property located at the Westchester County Airport in connection with WAA's construction and operation of a parking garage thereon". [Public Hearing set for September 12, 2022 at 7:30 p.m.]. LOCAL LAW INTRO: 2022-317.

**SUBMITTED BY: COMMITTEES ON LEGISLATION, BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION**

Joint with LEG and PW&T.

Guests:

County Executives Office

Associate County Attorney David Vutera

*Deputy County Executive (DCE) Jenkins gave a brief overview of the item and explained that the County Executive received federal funding to cover certain expenses during the COVID-19 pandemic, including those related to the airport's operation. He continued that they made accommodations for all vendors, but were prohibited by the terms of the lease for the parking garage. Legislator Maher asked for a written response to the questions submitted by the BOL's fiscal staff and asked why this had to be coterminous and the county couldn't simply wait until the existing lease ran out. DCE Jenkins said that during the course of negotiations on the new lease they discovered the requirement for the existing lease needing to be terminated first and said that in order to extend and reduce WAA's rent the existing lease needs to be concluded first. Mr. Vutera noted that it was possible do things the way that legislators suggested but it was agreed that it would be cleaner to terminate the existing lease and do a new five-year one.*

*Legislator Borgia asked if the BOL's meeting schedule necessitated the urgency to pass this, and DCE confirmed that played a part as this process started in 2021. He continued that modifications in payments were made for everyone with County-owned community leaseholds and could have not done this, but the influx of federal funding allowed them to help during a difficult time and currently the airport garage operator is the only one who has missed out on*

*this opportunity because of the additional constraint in the existing lease. Legislator Pierce asked for further explanation on the fiscal impact statement and why it stopped at 2024. DCE Jenkins said that they planned on including a provision in the new lease to allow for it to be prematurely terminated and regarding the statement of no fiscal loss in 2023, he said the numbers are based on a projected adjustment in revenue, and confirmed that these were "worst case" conservative projections.*

On motion of Legislator Borgia, seconded by Legislator Smith, the above item was signed by committee. The motion carried by the following vote:

**Aye:** Committee Chair Gashi, Legislator Borgia, Legislator Maher, Legislator Nolan, Legislator Pierce, Committee Vice-Chair Shimsky, Legislator Smith, Legislator Tubiolo, Legislator Williams Johnson and Legislator Woodson-Samuels

**Absent:** Legislator Barr and Legislator Parker

3. [2022-317](#) **LOCAL LAW-Airport Parking Garage Lease Termination**

A LOCAL LAW authorizing the County of Westchester to enter into an agreement with the County of Westchester Industrial Development Agency and Westchester Airport Associates L.P. ("WAA") to terminate, effective retroactively to December 31, 2021, a lease agreement dated October 19, 1993, for property located at the Westchester County Airport in connection with WAA's construction and operation of a parking garage thereon.

**COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION, BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION**

Joint with LEG and PW&T.

Guests:

County Executives Office

Associate County Attorney David Vutera

*Please refer to item #2.*

On motion of Legislator Borgia, seconded by Legislator Smith, the above item was signed by committee. The motion carried by the following vote:

**Aye:** Legislator Nolan and Legislator Smith

**Absent:** Legislator Barr and Legislator Parker

**WO Prejudice:** Committee Chair Gashi, Legislator Borgia, Legislator Maher, Legislator Pierce, Committee Vice-Chair Shimsky, Legislator Tubiolo, Legislator Williams Johnson and Legislator Woodson-Samuels

## II. OTHER BUSINESS

## III. RECEIVE & FILE

## ADJOURNMENT

Moved by Legislator Williams Johnson, seconded by Legislator Tubiolo, the Committee adjourned at 12:38 PM.