



Labor & Housing BOL Meeting Minutes - Published Draft

Committee Chair: Damon Maher

800 Michaelan Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Monday, October 4, 2021

10:00 AM

Committee Room

CALL TO ORDER

Meeting jointly with the Committees on Budget & Appropriations and Public Works & Transportation.

The County Board will meet pursuant to Chapter 417 of New York State Laws of 2021, allowing public bodies to meet and take action without permitting in-person public access to meetings and authorizes such meetings and public hearings to be held remotely by conference call or similar service, provided the public has the ability to view or listen and that such meetings are recorded and later transcribed. To access the meeting, please visit: <https://westchestercountyny.legistar.com>

With a quorum present, Chair Maher called the meeting to order at 10:12 AM.

Others in attendance: BOL: Kitley Covill, Alessandra Restiano, James Silverberg, Yolanda Valencia, Dayana Gomez, Beth LoBello, Jill Axelrod BOL Remote: MaryJane Shimsky, Melanie Montalto PLANNING Remote: Norma Drummond, Leo Gruenfeld

Present: Committee Chair Maher, Legislator Borgia, Legislator Boykin and Legislator Cunzio

Remote: Committee Vice-Chair Johnson, Legislator Parker, Legislator Williams and Legislator Woodson-Samuels

MINUTES APPROVAL

Tuesday, September 28, 2021 10 AM Minutes

On motion of Legislator Woodson-Samuels, seconded by Legislator Cunzio, the minutes were adjourned. The motion carried unanimously.

I. ITEMS FOR DISCUSSION

Joint with BA & PWT

Guests: Commissioner Norma Drummond & Housing Specialist Leo Gruenfeld - Department of Planning

1. [RES-2021-169](#) ENV RES-26 Garden Street, New Rochelle

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from Capital Project BPL30 - New Homes Acquisition II.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING

Commissioner Drummond & Leo Gruenfeld appeared before the joint committees to discuss 26 Garden Street, New Rochelle. This legislation is an Environmental Resolution, Bond Act

and Act (Land Acquisition) for the construction of a new building on a approximately 0.36 acres at 26 Garden Street in the City of New Rochelle. The Developer, MJ Garden V LLC, will construct a new twenty-four story building that will have 186 units with 49 parking spaces. The development will include 34 studio, 102 one-bedroom, and 50 two-bedroom units. All units will be available to households that earn at or below 50% and up to 60% of AMI (Area Median Income). The development will include community rooms, a fitness room, bike storage room, security office, property management office and on-site laundry service as well as, an outdoor rooftop patio that will include a children's play area. There will be 49 parking spaces located under the Development and 46 parking spaces located under the adjacent building, and several spaces will be equipped with electric charging stations.

Commissioner Drummond discussed that included in this packet is 3 pieces legislation, the first part is an environmental resolution that identifies no significant adverse impact related to this development. When the City of New Rochelle undertook their approval of their local land use approvals they did not include the County in their SEQR review. The second piece is a Bond Act for \$5 million dollars for the County for the purchase of the property. The piece 3rd is an ACT to purchase and subsequently convey the .36 acres at 26 Garden Street in the City of New Rochelle for the purpose of creating 186 AFFH units for a period of at least 50 years. The County is working with the Developer. This .36 acre site is part of a 1.12 acre development that includes the New Rochelle Family Court. The building for the AFFH units is part of a 6 unit condo. The first portion of the condo is 104 parking spaces for the family court. The second is 46 residential parking spaces for the residential building. The third is 38,398 square feet of space for the family court house. The fourth condo is a 38,398 square feet for office space and then the fifth is the 186 affordable units. She discussed that the sixth unit will be a food share unit, which will include a medical office and some limited parking associated with that.

The land cost, \$5 million dollars and is approximately \$26,882 dollars per unit. She discussed that an appraisal was in June 27, 2021, the property appraised at \$10.23 million dollars so each unit would appraise at \$55,000.

Legislator Walter asked how much funding was left in the New Homes Land Acquisition II. Commissioner Drummond explained that we have used up all the funding for this year. She went on to explain that they have a lot of new developments in the works and they are working with the County Executive's office to make sure that we put an appropriate amount into next year's Capital Budget.

Legislator Parker asked if they could provide numbers of affordable housing units. Mr. Gruenfeld noted that these numbers are a month old, but we have completed 135 units; 1362 units in construction; 214 units approved for funding; 219 units with approvals pending; 1338 in the pipeline.

Legislator Maher asked about the Housing Implementation Fund and if the monies have been depleted? Commissioner Drummond explained that this too is very low, but we do not use this fund as frequent as the New Homes fund.

Chairman of the Board Boykin asked if there was any outside funding received for this project. Mr. Gruenfeld explained that his is in the queue for June of 2022 for closing with the NYS. The County piece has to be in place prior to that closing. With approval from the Board, we can work on it throughout the spring and the State can work on it and be ready for a June closing. Chairman Boykin asked how long the project will take to complete, Mr. Gruenfeld said approximately 3-1/2 years.

On motion of Committee Chair Maher, seconded by Legislator Boykin, the above item was

signed by committee. The motion carried by the following vote:

Aye: Committee Chair Maher, Legislator Borgia, Legislator Boykin, Legislator Cunzio, Committee Vice-Chair Johnson, Legislator Parker, Legislator Williams and Legislator Woodson-Samuels

WO Prejudice:

2. [ACT-2021-178](#) **BOND ACT-BPL30 - 26 Garden Street, New Rochelle**

A BOND ACT authorizing the issuance of FIVE MILLION (\$5,000,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL30 - New Homes Land Acquisition II.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING

Please refer to item #1.

On motion of Committee Chair Maher, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Maher, Legislator Borgia, Legislator Boykin, Legislator Cunzio, Committee Vice-Chair Johnson, Legislator Parker, Legislator Williams and Legislator Woodson-Samuels

WO Prejudice:

3. [ACT-2021-179](#) **ACT-Land Acquisition-26 Garden Street, New Rochelle**

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.36 acres of real property located at 26 Garden Street in the City of New Rochelle and to subsequently convey said property, as well as authorizing the County to grant and accept any property rights necessary in furtherance thereof, for the purpose of creating 186 affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than 50 years.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND LABOR & HOUSING

Please refer to item #1.

On motion of Committee Chair Maher, seconded by Legislator Boykin, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Maher, Legislator Borgia, Legislator Boykin, Legislator Cunzio, Committee Vice-Chair Johnson, Legislator Parker, Legislator Williams and Legislator Woodson-Samuels

WO Prejudice:

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

Moved by Legislator Cunzio, seconded by Legislator Boykin, the Committee adjourned at 10:38 AM.

DRAFT