



# Labor & Housing BOL Meeting Minutes - Final

Committee Chair: Damon Maher

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

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Monday, May 24, 2021

10:00 AM

Committee Room

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## CALL TO ORDER

### ***Meeting jointly with the Committees on Budget & Appropriations & Public Works & Transportation***

*With a quorum present, Chair Borgia called the meeting to order at 00:00 AM.*

*Pursuant to Governor Andrew Cuomo's Executive Order No. 202.1, "Continuing Temporary Suspension and Modification of Laws Relating to the Disaster Emergency," which temporarily suspends portions of the New York State Open Meetings Law.*

*A section of the order, "Suspension of law allowing the attendance of meetings telephonically or other similar services," provides for the suspension of "Article 7 of the Public Officers Law, to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing 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."*

*Others in attendance: BOL: Alessandra Restiano, James Silverberg BOL Remote: MaryJane Shimsky, Nancy Barr, Vedat Gashi, David Tubiolo, Ruth Walter PLANNING Remote: Norma Drummond, Leo Gruenfeld*

## MINUTES APPROVAL

### ***Monday, May 10, 2021 10AM Minutes***

On motion of Committee Chair Maher, seconded by Legislator Williams, the minutes were approved. The motion carried unanimously.

### ***Monday, May 10, 2021 1PM Minutes***

On motion of Committee Chair Maher, seconded by Legislator Woodson-Samuels, the minutes were approved. The motion carried unanimously.

## I. ITEMS FOR DISCUSSION

***Guest: Commissioner Norma Drummond and Leonard Gruenfeld, Housing Administrator - Department of Planning***

1. [ACT-2021-93](#) BOND ACT-BPL30-76 Locust Hill Avenue, Yonkers

A BOND ACT authorizing the issuance of ONE MILLION, FOUR HUNDRED THOUSAND (\$1,400,000) 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**

*Commissioner Drummond and Leo Gruenfeld from the Department of Planning appeared before the joint committees to discuss the Bond Act (BPL30) and Act (Land Acquisition) - 76 Locust Avenue, Yonkers. Commissioner Drummond explained that there are two Acts before the committees, first the Bond Act in the amount of \$1,400,000 will authorize the purchase of the property and the second Act to authorize the purchase and conveyance of .96 acres located at 76 Locust Hill Avenue in the City of Yonkers.*

*The Developer, 76 Locust Hill, L.P. (c/o Westhab, Inc) will construct a new six-story building that will have 113 units with approximately 84 parking spaces that will include several spots equipped with electric vehicle charging stations. The units will consist of 19 studio, 45 one-bedrooms, 44 two-bedroom and 5 three-bedrooms. All units will be available to eligible households that earn at or below 40% and up to 60% Westchester County Area Median Income (AMI). One unit will be the superintendent's unit, 45 of the units will house formerly homeless households and receive support from the Empire State Supportive Housing Initiative (ESSHI) and 8 units will receive Section 8 Project Based Voucher. There will be community rooms, security office, property management office, on site laundry and a courtyard garden. The site is currently occupied by a vacant church that will be demolished and not a historic property. Westhab purchase the property from the original owner in 2020 for \$1.4 million. Which is why the counties purchase price is the \$1.4 million, even though we had an appraisal done in January of 2021, and the building was appraised at 3,495,000 dollars. Because the County is buying it from and selling it to a related party, we can only reimburse the seller for the actual costs that they've incurred.*

*The Phase I and Phase II environmental Studies indicate the existence of two underground storage tanks and associated piping that will be removed prior to demolition. The County will get environmental indemnification insurance to cover us for any liability associated.*

*The total development cost is \$53.7 million dollars or \$475,789 dollars per unit. The subsidies included in this development are from the County, the \$1.4 million dollars from New Homes Land Acquisition (NHLA II) and the City of Yonkers is contributing their own Federal HOME funds. The Development is finalizing with NYS Homes and Community Renewal, will likely be funded with HFA issuance of tax-exempt and taxable bonds, low income housing credits, and HCR subsidy loans. The project will also benefit from NYSEDA funding.*

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

**2. [ACT-2021-94](#) ACT-Land Acquisition-76 Locust Hill Avenue, Yonkers**

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.96 acres of real property located at 76 Locust Hill Avenue in the City of Yonkers 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 one hundred thirteen ( 113) affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

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

*Please refer to item #1.*

On motion of Committee Vice-Chair Johnson, seconded by Committee Chair Maher, 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

## **II. OTHER BUSINESS**

## **III. RECEIVE & FILE**

## **ADJOURNMENT**

Moved by Legislator Boykin, seconded by Legislator Woodson-Samuels, the Committee adjourned at 10:30AM.