




George Latimer
County Executive

WHEREAS, a vacancy exists in the membership of the Westchester County Planning Board, due to the resignation of Dwight Douglas:

NOW, THEREFORE, I, George Latimer, County Executive of Westchester County, in accordance with the terms and provisions of the Westchester County Charter, appoint Deborah Post, 1454 Elm Street, Peekskill, New York as a member of the Westchester County Planning Board, for the term June 13, 2023 to December 31, 2023.

Given under my hand
and seal this 13th day
of June, 2023.



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



George Latimer
County Executive

June 13, 2023

Ms. Deborah Post
1454 Elm Street
Peekskill, NY 10566

Dear Ms. Post,

It is my pleasure to appoint you to serve as a member of the Westchester County Planning Board effective today, Tuesday, June 13, 2023. This appointment is for a term to expire on December 31, 2023.

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 the Department of Planning at (914) 995-2427 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, which includes the filing of a financial disclosure statement with the County Board of Ethics. Your financial disclosure information along with filing instructions, has been included.

Warmest wishes for a successful tenure.

Very Truly Yours,

George Latimer
Westchester County Executive

GL/ts

cc: Honorable Board of Legislators
Blanca Lopez, (Acting) Commissioner, Dept. of Planning
Joan McDonald, Director of Operations

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Profile

Commitment to community improvement exhibited by extensive work in the fields of community and economic development and affordable housing. Highly regarded for results-driven approach to real estate development and finance, planning and environmental public approval processes, project management, and supervision of project team and consultants. Excellent proposal writing skills. Unique work experience bridging the public, private and non-profit sectors offers a distinctive and insightful perspective.

Experience

WBP Development LLC, Chappaqua, NY

October 2020 – present

Vice President

Oversee and manage all aspects of real estate development process including obtaining public approvals and environmental reviews, securing, structuring, and negotiating financing packages, participating in design development, managing development budgets, overseeing construction and supervising sales, leasing and marketing teams for residential units. Current development projects include new construction and/or rehabilitation of multi-family, affordable rentals for seniors and families and RAD conversions for public housing authorities.

Community Housing Innovations, Inc., White Plains, NY

Jan 2009 – September 2020

Senior Director of Development

Evaluate and carry out the planning, financing and implementation of the organization's affordable and supportive housing development projects. Secure funding and administer new and ongoing housing programs. Served as liaison and provide guidance to agency Board on governance and compliance issues, particularly concerning the Nonprofit Revitalization Act.

Key Achievements:

- Completed planning approvals and/or secured public financing for the construction of 221 new affordable multifamily rental and for-sale housing units, representing more than \$68 million in investment. Secured supportive housing service dollars and rental subsidies from the Empire State Supportive Housing Initiative (ESSHI)/Office of Mental Health (OMH) funding for three new construction affordable housing projects.
- Established two Community Housing Development Organizations (CHDOs) to access funding for affordable housing development. Secured \$837,000 in CHDO set-aside HOME funding to rehabilitate 123 affordable rental units in four multi-family buildings owned by the agency in Mt. Vernon and Yonkers. Leveraged an additional \$800k in public funding from Lead Safe Westchester, NYSERDA and Weatherization programs.
- Secured \$1.65 million total grants from Nassau and Westchester Counties to implement the Neighborhood Stabilization Program to purchase, renovate and sell foreclosed homes to income-eligible households. Ten affordable homes were sold to first-time homebuyers under this program.
- Obtained designation for organization as a HUD-Certified Housing Counseling Agency and subsequently secured HUD grants and funding from the Office of the Attorney General to grow the Homeownership Department from two to six staff. Implemented agency's new Foreclosure Prevention Counseling and Education Program. Secured NYS Affordable Housing Corporation grants for ongoing down payment assistance program.

WBP Development LLC, Chappaqua, NY

Jan 2000 – Nov 2008

Vice President

Managed real estate development process including obtaining public approvals and environmental reviews, securing, structuring, and negotiating financing packages, participating in design development, managing development budgets, overseeing construction and supervising sales, leasing and marketing teams for residential units. Development projects included multi-family, affordable rentals and moderate rate condominiums. Completed development projects totaling \$75 million, creating 463 units of affordable and moderate rate housing.

Key Achievements:

- Completed Jacobs Hill Village: 161-unit senior community in Town of Cortlandt, Westchester County, NY; 103 affordable rental units and 58 moderate rate condominiums.
 - Secured \$21 million in affordable housing financing, including 9% LIHTC credit allocation and equity syndication, fixed-rate forward commitment debt financing, Westchester County land acquisition and public infrastructure grants, and Federal Home Loan Bank direct subsidy.

- Delivered tax credits ahead of schedule, resulting in \$80,000 additional equity investment by syndicators.
- Completed Hughson Commons: 94-unit affordable senior rental community in Town of Carmel, Putnam County, NY.
 - Secured \$11.5 million in affordable housing financing, including 9% LIHTC credit allocation and equity syndication, first mortgage financing, NYS Housing Trust Fund Corporation Loan, and Federal Home Loan Bank direct subsidy.
- Completed Brookview Commons: 208-unit affordable senior rental community in Town of Babylon, Suffolk County, NY
 - Secured \$26 million in affordable housing financing, including 4% LIHTC credit allocation and equity syndication, tax-exempt NYS Housing Finance Agency bonds, HOME funding, NYS Housing Trust Fund Corporation Loan, NYS HFA Empire Loan, and Federal Home Loan Bank direct subsidy, plus project based Section 8 contract.
 - Negotiated sale-leaseback and PILOT agreement with Town of Babylon Industrial Development Agency.
 - Project received National Affordable Housing Builders award for Most Creative Financing.
- Coordinated closing of a restructured, troubled \$32 million, 151-unit, affordable housing rental community in the US Virgin Islands within mandated 3-month timeframe.

City of Peekskill, NY

Jun 1988 – Dec 1999

Director of Community & Economic Development / Deputy Director of Planning & Development / Assistant Director, Peekskill Industrial Development Agency

Promoted to Director of Community and Economic Development in 1993. Administered City's annual \$500,000 Community Development Block Grant Program. Responsible for development, implementation and management of infrastructure improvement and commercial revitalization projects. Oversaw local residential and commercial rehabilitation loan programs. Developed and wrote proposals to federal and state sources for funding of new program initiatives. Prepared briefings and made presentations to elected officials.

Marketed economic development incentive programs to promote business expansion, relocation and job creation. Marketed and negotiated the disposition of IDA and City owned properties. Responsible for development, implementation and financial analysis of City economic development projects. Structured economic development financing packages for businesses and developers using a variety of local, state and federal loan and grant programs. Managed bond issuance process for local development projects. Implemented tax abatement agreements.

Key Achievements:

- Secured over \$14 million in publicly sourced community development financing to promote the relocation and expansion of commercial and light industrial business in the City of Peekskill, resulting in the construction of 500,000 square feet of new light industrial space.
- Designed, funded and implemented four successful economic development funding programs, including:
 - Economic Development Loan Program
 - Downtown Revitalization Matching Grant Program
 - Commercial District Revolving Loan Fund
 - Affordable Housing/Historic Preservation Loan Program
- Managed the approval and implementation of publicly-sourced financial incentives for four major private commercial and housing development projects, resulting in the renovation of a 32,000 sf office building in downtown Peekskill and the construction of 158 housing units.

Education

Yale School of Management, New Haven, CT

Master's Degree in Business Administration

The Wharton School, University of Pennsylvania, Philadelphia, PA

Bachelor of Science in Economics, *cum laude*

Volunteer Work

Chair, Peekskill Industrial Development Agency (Member 2010 – present)

COUNTY OF WESTCHESTER
OATH OF OFFICE
For Appointees to County Boards and Commissions

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

I, Deborah Post 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 Member of Westchester County Planning Board in and for the
(Print or Type Board Name)

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

Date: 7/10/2023 Deborah Post
(Signature)

Sworn to and subscribed before me this 10th day of July,
2023.

Christine A. Crisci
(Signature)

Christine A. Crisci
(Print or Type Name)

Notary Public
(Title of Official Administering Oath)

Christine A. Crisci
Notary Public, State of New York
LIC # 01CR6365109
Qualified in Westchester County
Comm. Exp. September 25, 2025

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.