

Budget & Appropriations

BOL Meeting Minutes - Final



Committee Chair: Jewel Williams Johnson

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

Monday, July 29, 2024

10:00 AM

Committee Room

Joint with HP, PE, PWT, VSY and PS

CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view it online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/> This website also provides links to materials for all matters to be discussed at a given meeting.

Legislator Colin Smith will be participating remotely from 1132 Main St. Suite 1, Peekskill, NY 10566.

With a quorum present, Chair Williams Johnson called the meeting to order at 10:09 AM.

Others in Attendance: GUESTS: April Gasparri, Francisco Tejada, Len Gruenfeld, Kim Holland, Gaitre Rambharose, Kyle Sitzman, Peter Tartaglia, Maria Baratta, Lynne Colavita, Chris Steers; BOL: Jose Alvarado, David Imamura, Ben Boykin, Catherine Parker, Dayana Gomez, Greg Casciato, Sunday, Vanderberg, Warren Watson, Lisa Hochman, James Silverberg

MINUTES APPROVAL

I. ITEMS FOR DISCUSSION

1. [ACT-2024-150](#) **ACT-Enter into Grant Agreement for A0118 Runway 16-34 Rehabilitation**

AN ACT to authorize the County of Westchester to apply for and enter into a grant agreement with the United States of America, acting through the Federal Aviation Administration for Capital Project A0118 - Runway 16/34 Rehabilitation.

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

Joint with PWT.

Guests:

Director of Aviation April Gasparri

Airport Manager Francisco Tejada

Assistant to the Commissioner Brian Hegt-DPWT

This item will allow the County to enter into a grant agreement with the Federal Aviation Administration (FAA) for the rehabilitation of the primarily used runway at the Westchester Airport. This grant is specifically for design engineering, including the underground utilities and periphery outside of the pavement where the aircrafts traverse. In 2020, the County rehabilitated the runway pavement and now need to go back to replace electrical circuitry for edge lights, touch down zone fixtures, and central line fixtures as well as signage. This work is coming later than the original pavement work because grant funding for this project was only available later. Work will bring everything up to current FAA design criteria standards, adding shoulders outside of the runway's predominately used area, and replacing the runway end blast pad.

On motion of Legislator Holstein, seconded by Legislator Smith, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams Johnson, Legislator Barr, Legislator Holstein, Legislator Pierce, Legislator Smith, Legislator Tubiolo, Legislator Williams and Legislator Woodson-Samuels

2. [ACT-2024-141](#) **ACT-HUD Application for Grant Funds**

AN ACT authorizing the County of Westchester to submit an application to the U.S. Department of Housing and Urban Development for grant funds from the Community Development Block Grant Program, HOME Investment Partnerships Program and the Emergency Solutions Grants Program, submit the Five Year 2024-2028 Consolidated Plan and Fiscal Year 2024 Action Plan, and to accept said grant funds.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND HOUSING & PLANNING

Joint with HP.

Guests: Planning Department

Program Director of Community Development Len Gruenfeld

Program Administrator Gaitre Rambharose

Program Administrator Kim Holland

This item is requesting the County's authorization to submit an application to the United States Department of Housing and Urban Development (HUD) for grant funds in the approximate amount of \$5,809,844.33. These funds derive from three (3) federal sources: Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grants Program (ESG). The application for these programs take place every five (5) years however, the Planning Department members will be returning before the Board of Legislators on an annual basis to provide the plan for that incoming year.

During the discussion, the Legislators learned that the Planning Department has been working with a consultant (Civitas, LLC., selected by the department via RFP) to solicit input from various communities regarding these programs, in addition to conducting several public

hearings on the subject. The Westchester Urban County Consortium is made up of 31 participating communities, of which only 14 applied for this funding. This discrepancy concerned the Legislators as they would have liked to have been informed as an additional resource in contacting the remaining municipalities. This item was not voted on as the Legislators wanted to discuss further at a future meeting with the consultant as well.

This ACT was continued

3. [ACT-2024-145](#) **BOND ACT-BPL1A-161 South Lexington Avenue, White Plains**

A BOND ACT authorizing the issuance of EIGHT MILLION, ONE HUNDRED THIRTY-FOUR THOUSAND (\$8,143,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL1A - Housing Implementation Fund II.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND HOUSING & PLANNING

Joint with HP.

Guest: Planning Department

Program Director of Community Development Len Gruenfeld

This item requests funding for \$8,143,000 for an 11-story affordable housing replacement building consisting of 174 rental units, 63 parking spaces (including 2 for electric vehicles) and a variety of amenities, such as community rooms, laundry and playground, among others. The inter-municipal agreement will be between the City of White Plains and the White Plains Housing Authority and Trinity Financial, Inc. and must be affordable for a minimum of 50 years. This property is part of a multi-phase group of affordable replacement buildings and therefore there will be no displacement of affordable housing tenancy and will be of a mixed income community. The development is also a Brownfield Cleanup, meets universal design requirements, will include green elements and the AMI for tenants will range from 30% to 90%.

Within the discussion, the Legislators were informed that an application for ARPA funding was submitted and they are awaiting a response at the moment. Additionally, the developer has reached out to labor groups in attempt of creating apprenticeship program, as done in phase two. Demolition and construction is likely starting in the first part of 2025, without tenant displacement.

On motion of Legislator Williams Johnson, seconded by Legislator Smith, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams Johnson, Legislator Barr, Legislator Holstein, Legislator Pierce, Legislator Smith, Legislator Tubiolo, Legislator Williams and Legislator Woodson-Samuels

4. [ACT-2024-146](#) **ACT-IMDA-White Plains, WP Housing Authority, Trinity Financial, Inc.**

AN ACT authorizing the County of Westchester (the "County") to enter into an inter-municipal developer agreement with the City of White Plains, the White Plains Housing Authority and Trinity Financial, Inc., its successors or assigns, to fund certain infrastructure improvements as well as authorizing the County to grant and accept any property rights necessary in furtherance thereof, all for the purpose of constructing 174 affordable rental units at 161 South

Lexington Avenue in the City of White Plains, that will affirmatively further fair housing and remain affordable for a period of not less than 50 years.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND HOUSING & PLANNING

Joint with HP.

Guest: Planning Department

Program Director of Community Development Len Gruenfeld

Please refer to item #3.

On motion of Legislator Williams Johnson, seconded by Legislator Smith, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams Johnson, Legislator Barr, Legislator Holstein, Legislator Pierce, Legislator Smith, Legislator Tubiolo, Legislator Williams and Legislator Woodson-Samuels

5. [ACT-2024-147](#) **BOND ACT-BPL30-21-23 Park Avenue, Yonkers**

A BOND ACT authorizing the issuance of FOUR MILLION, NINE HUNDRED THOUSAND (\$4,900,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL30 - New Homes Land Acquisition II.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND HOUSING & PLANNING

Joint with HP.

Guest: Planning Department

Program Director of Community Development Len Gruenfeld

This item requests funding for \$4,900,000 for an affordable housing development consisting of 82 rental units within two buildings (49 in the existing structure and 33 in the new structure), 24 parking spaces (including 2 for electric vehicles) and a variety of amenities, such as community rooms, laundry and outdoor seating area, among others. The Act for the land acquisition will convey the property for the creation of this development and must be affordable for a minimum of 50 years. This property was first owned by Industrialist Ethan Flagg in 1855, purchased in 1915 by a religious order (who added a monastery), followed by its purchase in 1996 by the Greyston Foundation. Though the property is currently vacant, and all historic structures and interiors will be preserved. This development will meet universal design requirements, include green elements and the AMI for tenants will range from 50% to 70%.

On motion of Legislator Williams Johnson, seconded by Legislator Tubiolo, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams Johnson, Legislator Barr, Legislator Holstein, Legislator Pierce, Legislator Smith, Legislator Tubiolo, Legislator Williams and Legislator Woodson-Samuels

6. [ACT-2024-148](#) **ACT-Land Acquisition-21-23 Park Avenue, Yonkers**

AN ACT authorizing the County of Westchester to purchase approximately +/- 1.74 acres of

real property located at 21-23 Park 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 82 affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty years.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND HOUSING & PLANNING

Joint with HP.

Guest: Planning Department

Program Director of Community Development Len Gruenfeld

Please refer to item #5.

On motion of Legislator Williams Johnson, seconded by Legislator Tubiolo, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams Johnson, Legislator Barr, Legislator Holstein, Legislator Pierce, Legislator Smith, Legislator Tubiolo, Legislator Williams and Legislator Woodson-Samuels

7. [ACT-2024-149](#) **BOND ACT-BLA1A-2433-Parkland and Historical Preservation Program**

A BOND ACT authorizing the issuance of TWO HUNDRED SEVENTY THOUSAND (\$270,000) DOLLARS in bonds of Westchester County to finance Capital Project BLA 1A -2433 - Parkland and Historical Preservation Program.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND PARKS & ENVIRONMENT

Joint with PE.

Guest: Planning Department

Landscape Architect Kyle Sitzman

This Bond Act would authorize the County to issue up to \$270,000.00 in bonds to finance the rehabilitation of a portion of the "RiverWalk" trailway located in the Village of Tarrytown. The work will include general rehabilitation of the Trailway and associated infrastructure improvements. Design is anticipated to take six months to complete and will be performed by in-house staff. Construction is estimated to take approximately twelve months.

On motion of Legislator Williams Johnson, seconded by Legislator Pierce, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams Johnson, Legislator Barr, Legislator Holstein, Legislator Pierce, Legislator Smith, Legislator Tubiolo, Legislator Williams and Legislator Woodson-Samuels

8. [RES-2024-146](#) **ENV RES-Conveyance of County-owned Real Property, 0 Ferris Avenue, White Plains**

AN ENVIRONMENTAL RESOLUTION determining that there will be no significant adverse impact on the environment from the proposed ACT authorizing the conveyance of land at 0 Ferris Avenue, White Plains.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND PARKS & ENVIRONMENT

Joint with PE.

Guests:

First Deputy Commissioner Peter Tartaglia-PRC

Senior Assistant County Attorney Lynne Colavita-LAW

Assistant County Attorney Maria Baratta-LAW

Director of Countywide Administrative Services Chris Steers-CEO

This is an Environmental Resolution and an Act for the Conveyance of County-owned Real Property at 0 Ferris Avenue, White Plains, New York. This would authorize the County to convey County-owned real property consisting of approximately 0.36 acres of vacant land at 0 Ferris Avenue, White Plains to the City of White Plains for the sum of \$1.00 for use in perpetuity for park and municipal recreation purposes in accordance with the provisions of the Laws of Westchester County. The property is a triangular shaped lot located at the southwest corner of Ferris Avenue and Cemetery Road, City of White Plains, New York.

On motion of Legislator Williams Johnson, seconded by Legislator Woodson-Samuels, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams Johnson, Legislator Barr, Legislator Holstein, Legislator Pierce, Legislator Smith, Legislator Tubiolo, Legislator Williams and Legislator Woodson-Samuels

9. **[ACT-2024-152](#) ACT-Conveyance of County-owned Real Property, 0 Ferris Avenue, White Plains**

AN ACT authorizing the conveyance of approximately 0.36 acres of vacant land, with a property address of 0 Ferris Avenue, White Plains, New York, known to the County as "WP Residual D", and identified as Tax Lot Section 125.34, Block 2, Lot 1, for the purchase price of ONE (\$1.00) DOLLAR for use in perpetuity for park and municipal recreation purposes to the City of White Plains.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND PARKS & ENVIRONMENT

Joint with PE.

Guests:

First Deputy Commissioner Peter Tartaglia-PRC

Senior Assistant County Attorney Lynne Colavita-LAW

Assistant County Attorney Maria Baratta-LAW

Director of Countywide Administrative Services Chris Steers-CEO

Please refer to item #8.

On motion of Legislator Williams Johnson, seconded by Legislator Woodson-Samuels, the above item was signed by committee and referred to Board of Legislators. The motion carried

by the following vote:

Aye: Legislator Williams Johnson, Legislator Barr, Legislator Holstein, Legislator Pierce, Legislator Smith, Legislator Tubiolo, Legislator Williams and Legislator Woodson-Samuels

10. [ACT-2024-142](#) **IMA - City of Mount Vernon - Various Programming**

AN ACT authorizing the County of Westchester to enter into an inter-municipal agreement with the City of Mount Vernon for various educational and recreational programs and events that will benefit youth, senior citizens and community members of Mount Vernon for the period January 1, 2024 through December 31, 2024 for a total amount not to exceed FIFTY-THREE THOUSAND, SIX HUNDRED FORTY-ONE (\$53,641) DOLLARS.

SUBMITTED BY: COMMITTEE BUDGET & APPROPRIATIONS

Joint with VSY.

Guest:

Majority Leader Tyrae Woodson-Samuels

This Act would authorize the County to enter into an IMA with the City of Mount Vernon for the City to provide various educational and recreational programs that will benefit youth, senior citizens, and community members of Mount Vernon. Specifically, the City shall provide a summer basketball clinic on or about July 8, 2024 through August 16, 2024. The Basketball Clinic will be located in Mount Vernon at the Mount Vernon High School gymnasium, Mondays through Fridays from 10:00 a.m. to 5:00 p.m. for six weeks. The Clinic will have availability of a maximum of ninety registered participants, ages 8-17 for each week of the Clinic. The head basketball coach at Mount Vernon High School and his staff shall direct basketball skills and drills. In addition to helping participants develop basketball skills, the Clinic shall also teach participants 'life skills'. where speakers will present and discuss various life skill topics. All participants will receive lunch and a tee shirt.

The educational and recreational programs for seniors will include the following programs: "Let's Discover Our Roots!" A genealogy Club for Senior Citizens; Senior Exercise Classes; Bingo Blast; and Senior Trips. It is expected that there will be approximately 150 participants in these programs.

On motion of Legislator Woodson-Samuels, seconded by Legislator Smith, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams Johnson, Legislator Barr, Legislator Holstein, Legislator Pierce, Legislator Smith, Legislator Tubiolo, Legislator Williams and Legislator Woodson-Samuels

11. [ACT-2024-151](#) **IMA - Town of Bedford - National Night Out**

AN ACT authorizing the County of Westchester to enter into an inter-municipal agreement with the Town of Bedford, acting by and through its Police Department, pursuant to which the Town of Bedford will provide its National Night Out program within the period from January 1, 2024 through December 31, 2024 for a total amount not the exceed ONE THOUSAND (\$1,000) DOLLARS.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC

SAFETY

Joint with PS.

Guest:

Legislator Erika Pierce

Legislator Pierce discussed the importance of these funds for the town of Bedford. She said considering the nature of Bedford and the Hispanic community in Bedford Hills, as well as Bedford's efforts of inclusivity which includes added activities to National Night Out for children with Autism, these funds are extremely helpful.

On motion of Legislator Pierce, seconded by Legislator Barr, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Legislator Williams Johnson, Legislator Barr, Legislator Holstein, Legislator Pierce, Legislator Smith, Legislator Tubiolo, Legislator Williams and Legislator Woodson-Samuels

II. OTHER BUSINESS**III. RECEIVE & FILE****ADJOURNMENT**

Moved by Legislator Tubiolo, seconded by Legislator Woodson-Samuels, the Committee adjourned at 12:21 PM. by the following vote:

Aye: Legislator Williams Johnson, Legislator Barr, Legislator Holstein, Legislator Pierce, Legislator Smith, Legislator Tubiolo, Legislator Williams and Legislator Woodson-Samuels