

## **New Rochelle Industrial Development Agency**

Minutes Summary of the Regular Meeting of the New Rochelle Industrial Development Agency (IDA) held on **Thursday, April 30, 2020 at 3:00 P.M., in City Council Conference Room, New Rochelle, New York taking place remotely via WebEx.** The following members of the Agency were:

**PRESENT:** Charles B. Strome, III, Chair  
Ivar Hyden, Vice Chair  
Robert Balachandran, Treasurer  
Howard Greenberg, Secretary  
Felim O'Malley, Member  
Amy Moselhi, Member  
Jordanna Davis, Member

**ABSENT:**

**ALSO PRESENT:** Luiz C. Aragon, IDA Ass. Secretary, Commissioner of Development  
Adam Salgado, IDA Executive Director, Dpty Commiss. for Econ. Dev.  
Roisin Ponkshe, IDA Economic Development Manager  
Pat Malgieri, Esq., IDA Transaction Counsel, Harris Beach

**IDA Meeting was called to order by the Chair, Mr. Strome**

**Roll Call was taken.**

**Announcements:** None.

**Minutes:** A motion was made by Mr. Greenberg and seconded by Mr. Strome to approve the March 2020 Minutes; and was unanimously approved.

### **WBLM 25 Maple Owner, LLC- Public Hearing & Amendment Resolution**

Mr. Salgado stated on September 25, 2019, the IDA held a public hearing and authorized the approval of financial assistance that would help close the applicant's projected funding gap for the construction of a seven-story mixed-use building on the site located at 25 Maple Avenue. The Company has submitted a request to the Agency to amend the description of the Project to include public improvements that the Company will complete at Anderson Street and the adjacent Plaza area and to increase the sales tax exemption approved for this Project to include costs of these improvements.

The resolution before you tonight is for authorization of amendment to the project description and the increase of sales tax exemption in the amount of \$140,674 to include the Anderson Plaza improvements.

Both the National Development Council ("NDC"), the IDA's financial consultant, and the IDA Finance Subcommittee, have reviewed and are in support of the proposed incentive request and Jim Wendling of Wilder Balter Partners, Inc. and Michael Haggerty of Starr Whitehouse Landscape Architects and Planners will present the details of the Anderson plaza improvements.

### **Public Hearing:**

Mr. Strome introduced the Public Hearing in accordance with Section 859 A, subdivision 2 of the New

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York General Municipal Law. Notifications for this hearing appeared in the Journal News on April 18, 2020. The public hearing was opened to members of the public who wish to comment or speak in favor or opposition of the project.

The following members of the public provided comments, full public comments can be viewed: [https://newrochelle.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1645](https://newrochelle.granicus.com/MediaPlayer.php?view_id=2&clip_id=1645)

Michael Yellin  
38 Lakeside Drive  
New Rochelle  
(Letter submitted, attached hereto)

There being no more speakers, the Chair, Mr. Strome closed the hearing for this project.

The Board provided question and comment.

A motion to approve was made by Mr. Greenberg and seconded by Mr. Balachandran. All in favor, the motion passed.

**Sales Tax Exemption Tolling & Extensions- Resolution**

Mr. Salgado stated the resolution in front of the Board is for the reinstatement, renewal and extension of sales and use tax exemption time periods with respect to several IDA projects previously authorized by the IDA in response to the COVID-19 virus pandemic which resulted in prohibition against certain construction activities and has caused a delay in construction timelines. For the projects 22 Burling Lane, Watermark Pointe, 600 North, and 2 Hamilton Avenue the extension is for 6 months to and including October 31, 2020. For the list of authorized projects in the resolution, the extension is for 6 months from the date of expiration.

The Board provided question and comment.

A motion to approve was made by Mr. Strome and seconded by Ms. Moselhi. All in favor, the motion passed.

**Anchin, Block & Anchin LLP Contract- Resolution**

Mr. Salgado stated that the resolution in front of the Board is for the authorization to enter into an Agreement with Anchin, Block & Anchin for the purposes of providing economic opportunity and non-discrimination policy compliance monitoring services, pursuant to the proposal submitted and included in your packets. The City issued an RFP for these services and Anchin, Block & Anchin had the highest scoring proposal based on the committee review. The resolution is for a three year contract that authorizes payment of \$60,000 a year, this amount for 2020 is available in the consultant line of the 2020 budget.

Brian Sanvidge of Anchin, Block & Anchin presented the details.

The Board provided question and comment.

A motion to approve was made by Mr. Greenberg and seconded by Mr. Hyden. All in favor, the motion passed.

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**Westhab Contract Amendment– Resolution**

Mr. Salgado stated that the resolution in front of the Board is for the authorization to amend the existing contract with Westhab to include the implementation of a pre-apprenticeship class through Pathways 2 Apprenticeship. The amendment authorizes Westhab to enter into an agreement with Pathways 2 Apprenticeship and authorizes the expenditure of \$100,000 for these services, these funds are available in the 2020 Job Training budget line item.

Melissa Shetler, Executive Director of Pathways 2 Apprenticeship and Tracy Rhett, Assistant Vice President, Youth and Employment Services of Westhab presented the details.

The Board provided question and comment.

A motion to approve was made by Mr. Strome and seconded by Mr. Hyden. All in favor, the motion passed.

**Adoption of PAAA Policies- Resolution**

Mr. Salgado stated that this item pertains to the re-adoption of the IDA policies as required under the Public Authorities Accountability Act, all policies are remaining the same.

A motion to approve was made by Mr. Greenberg and seconded by Mr. O'Malley. All in favor, the motion passed.

**Appointment of Board Officers- Resolution**

The resolution in front of the Board nominates and elects the following slate of Officers for the year 2020:

Charles B. Strome III, Chair  
Ivar Hyden, Vice-Chair  
Robert Balachandran, Treasurer  
Howard Greenberg, Secretary  
Luiz C. Aragon, Assistant Secretary

A motion to approve was made by Mr. O'Malley and seconded by Ms. Moselhi. All in favor, the motion passed.

**Appointment of Committee Members- Resolution**

Mr. Strome stated that he would like to appoint all members of the IDA to the audit, finance, and governance committees, except in the case of the audit committee on which the treasurer shall not serve.

A motion to approve was made by Mr. Balachandran and seconded by Mr. Hyden. All in favor, the motion passed.

**New Business/Discussion:**

None.

**Next Meeting:** Wednesday May 27, 2020

**Adjournment:** Mr. Strome made a motion to adjourn the meeting, seconded by Mr. O'Malley. All in favor, the motion passed.

**NRAJ Statement  
New Rochelle IDA  
WBLM 25 Maple Owner  
Anderson Plaza Community Connection  
April 30, 2020**

Michael Yellin, 38 Lakeside Drive. Thank you for this opportunity to provide testimony at this hearing.

I am co-chair of the New Rochelle Alliance for Justice, an alliance of faith, community, and labor groups organizing for equitable development and equitable power sharing in New Rochelle.

We are all proud of our city's "diversity and inclusion," yet, without racial equity, our city will fail to meet its full potential.

COVID-19 has laid bare the inequities of our country for all to see with the working poor and people of color bearing the brunt of the pandemic. This is true in New Rochelle as well.

This hearing comes as the City is on the brink of reaching a milestone. Plans for the maximum allowed number of residential units in the rezoned downtown will soon be approved.

The IDA has been an integral part of that success.

With this achievement, now is a good time to pause and reflect. Is the IDA fulfilling its mission to promote economic vitality, prosperity, and to improve the standard of living for ALL New Rochelle residents?

The available data provided by the Development Department is irrefutable. We have a long way to go.

On the agenda today is a presentation by a reputable firm to do compliance work to ensure developers are living up to the goals of the Economic Opportunity and Non-Discrimination Policy.

Also on the agenda is a presentation by Westhab on Pathways to Apprenticeship, a program that makes it possible for local residents to gain lifelong careers in the unionized building trades, earning good wages with health care coverage, pensions and more.

These are two important steps forward. We congratulate you for taking them and urge you to do more.

Construction is a dangerous industry.

Unfortunately, there has been one fatality and numerous injuries on IDA supported projects. The most recent took place on Monday at the 14 LeCount Place project.

The best way to ensure safe jobsites, and fulfill your mission, is to:

- 1) Strengthen the UTEP apprenticeship language to mandate that all contractors participate in federal or state-approved apprenticeship programs with a record of a successful number of graduates over a 5-year period for all construction trades in which they employ workers, and;
- 2) Require that either prevailing wages be paid or that developers negotiate a Project Labor Agreement with the Westchester Building and Construction Trades Council.

Other IDA's in communities that compete with New Rochelle for business require these things: Rockland County, Nassau County and the Town of Hempstead to name a few. You can too.

Thank you.

## IDA Policies excerpted

### Town of Hempstead IDA Construction Wage Policy

- All projects with hard construction costs exceeding \$5 million must:
  - † Employ 90% of the workers for the project from within Nassau or Suffolk Counties; and purchase 90% of building materials from within the bi-County region
  - AND**
  - † Pay the prevailing wage and, when requested, implement an apprenticeship program
  - OR**
  - † Reach a Project Labor Agreement (PLA) with the Building & Construction Trades Council of Nassau & Suffolk Counties to cover all the work on the project.

### Nassau County IDA Prevailing Wage Policy and Suffolk County IDA Prevailing Wage Policy

- Both of these have essentially the same provisions as those of the Town of Hempstead IDA policy, above.
- The only differences are that they lack the local-hire component.

### Rockland County IDA Labor Policy

- This policy is also essentially the same as the Nassau, Suffolk and Hempstead IDA policies.
- One major difference is that Rockland County policy does not have the \$5 million construction cost threshold to be in effect. It appears that all projects of all sizes and costs must pay prevailing wage or be constructed under a PLA with the local Building Trades Council.

### Oswego County IDA Local Labor Incentive Policy

- The IDA encourages, to the extent possible, the use of local labor for construction projects and the payment of prevailing wages through the Local Labor Incentive Policy. In exchange, the IDA provides low fixed interest rates on IDA loans.
- To qualify for the IDA Local Labor Incentive, projects must fulfill two of these three requirements:
  - (1) Borrower retains Local General Contractor or General Contractor (Outside of Oswego County) that uses Local Labor and can demonstrate that at least 50% of the labor used is Local Labor (Oswego County residents)
  - (2) General Contractor is a party to a New York State Certified Apprenticeship Training Program and employs Apprentices on site, and
  - (3) Prevailing Wage Rates and Benefits are paid.