

Regular Meeting of the New Rochelle Corporation for Local Development

June 23, 2021 at 7:30 PM

515 North Ave. – City Council Chambers, New Rochelle, New York 10801

AGENDA

1. Roll Call/Announcements
2. Minutes
3. Crafted Creative – Contract
4. RGP Consulting – Contract
5. Other Business/Discussion Items
6. Next Meeting Date – July 28, 2021
7. Adjournment

DRAFT

DRAFT

Minutes Summary of the Regular Meeting of the New Rochelle Corporation for Local Development (CLD)
held on Wednesday, April 28, 2021 in Council Chambers, 515 North Avenue, New Rochelle, New York, **taking place remotely via Microsoft Teams**

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

Absent: Amy Moselhi, Member

Also Present: Kathleen Gill, Chief of Staff, Interim Commissioner of Development
Adam Salgado, CLD Executive Director, Dpty. Commiss. for Econ. Dev.
Lisa Davis, Economic Development / CLD Manager
Chris Andreucci Esq., CLD Transaction Counsel, Harris Beach
Luiz Aragon, Economic Development Consultant
Roisin Ponkshe, Technical Consultant

CLD Meeting was called to order by the Chair, Mr. Strome. Roll Call was taken.

Announcements: None.

Minutes: A motion was made by Mr. Strome and seconded by Mr. Hyden to approve the March 2021 Minutes; and was unanimously approved.

Budget Modifications – Resolution

Mr. Salgado stated that the resolution before the Board is to approve an amendment to the 2021 budget of the New Rochelle Corporation for Local Development.

Modifications to the CLD budget to reflect the bond transactions for 70 Nardozzi PI were recommended by the CLD's auditors. The addition of line items in both the revenue and non-operating expense categories provide visibility to the transaction but have no impact on the ending net position.

In addition, a re-distribution of funding made available by the assignment of the Circuit agreement to the City of New Rochelle would allow for movement of \$100,000 to a newly created Job Training line item as well as \$50,000 to the Consultant line item. The Finance Subcommittee has reviewed and is in support of the proposed modifications.

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

Booker T. Washington Vocational Institute – Resolution

Mr. Salgado stated that Kingdom Community Consultants LLC d/b/a The Booker T. Washington Vocational Training Institute has proposed a new program to provide vocational training for African American youth of New Rochelle. The program will teach basic skills in various trades like plumbing, general construction and carpentry; and will introduce youth to possible career paths.

The training program is proposed to begin on September 20, 2021 and continue for 20 weeks. The amount not to exceed \$100,000.00 is available in the newly created job training line item.

Letters of support for the program have been provided the Alex Marrero, Interim Superintendent of Schools; Kelly Johnson, Executive Director of the Youth Bureau; and Angela Farrish, Chairperson, African American Advisory Committee and Executive Director of NRMHA and were provided in the agenda packets. The resolution before the Board is to authorize the CLD to enter into an agreement with the Kingdom Community Consultants LLC d/b/a The Booker T. Washington Vocational Training Institute.

The Board provided questions and comments. A motion to approve was made by Mr. Strome and seconded by Mr. Greenberg. With six votes in favor, the motion passed.

Lincoln Park Conservancy – Resolution

Mr. Salgado stated that the resolution before the Board is to authorize the CLD to enter into an agreement with The Lincoln Park Conservancy, Inc. for the purposes of providing a Pollinator Pathway Tour, a Juneteenth Celebration and a Documentary Screening and Reception at The Lincoln Park Conservancy.

The Lincoln Park Conservancy Inc., a New York not-for-profit corporation, was established with a mission to preserve, document and promote the rich history of the Lincoln Avenue.

The amount not to exceed \$20,000 for the summer 2021 programs is available in the Tactical Urbanism line item of the CLD budget.

The Board provided questions and comments. A motion to approve was made by Mr. Strome and seconded by Mr. Hyden. With six votes in favor, the motion passed.

RGP Consulting - Contract

Mr. Salgado stated that in January 2021, the Board authorized an agreement with RGP Consulting for technical assistance consulting services for the CLD and CLD to continue through April 15, 2021.

The resolution before the Board is to authorize entering into an extension of the agreement from April 15, 2021 through June 15, 2021 for additional support for the operations of the CLD and CLD. The monthly cost of \$3,360 for an expenditure not to exceed \$6,720 is available in the Consulting line item of the CLD budget.

The Board provided questions and comments. A motion to approve was made by Mr. Balachandran and seconded by Mr. Strome. With six votes in favor, the motion passed.

New Business/Discussion:

None

Next Meeting: Wednesday, May 26, 2021

Adjournment: Mr. Balachandran made a motion to adjourn the meeting, seconded by Mr. Strome. All in favor, the motion passed.

DRAFT

Date: June 23, 2021

At a meeting of the City of New Rochelle Corporation for Local Development (the "Corporation"), held at City Hall, 515 North Avenue, New Rochelle, New York on the 23rd day of June, 2021, the following members of the Corporation were:

PRESENT:

ABSENT:

ALSO PRESENT:

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to authorizing the execution and delivery of a six-month extension of the existing contract with Crafted Creative, Inc. to provide certain professional economic development services and the expenditure of up to \$77,346 for the funding of the cost of such six-month contract extension.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE CITY OF NEW ROCHELLE CORPORATION FOR LOCAL DEVELOPMENT AUTHORIZING AN EXTENSION TO DECEMBER 31, 2021, OF THE EXISTING AGREEMENT WITH CRAFTED CREATIVE, INC. TO PROVIDE CERTAIN PROFESSIONAL ECONOMIC DEVELOPMENT SERVICES AND THE EXPENDITURE OF UP TO \$77,346 TOWARD THE PAYMENT OF THE COST OF SUCH SIX-MONTH EXTENSION OF COMPONENTS OF THE EXISTING AGREEMENT.

WHEREAS, pursuant to the purposes and powers contained within Section 1411 of the Not-for-Profit Corporation Law (the "NPCL") of the State of New York (the "State"), as amended, and pursuant to its certificate of incorporation filed on August 17, 2012, the **CITY OF NEW ROCHELLE CORPORATION FOR LOCAL DEVELOPMENT** (the "Corporation") was established as a not-for-profit local development corporation of the State with the authority and power to own, lease and sell personal and real property for the purposes of, among other things, acquiring, constructing and equipping certain projects exclusively in furtherance of the charitable or public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, to carry out the aforesaid purposes, the Corporation has the power under the NPCL to do all things necessary to fulfill its obligations imposed by the NPCL; and

WHEREAS, the Corporation previously undertook discussions with Crafted Creative, Inc. (the "Contractor") for the purposes of providing certain professional economic development marketing materials designer services (the "Services"); and

WHEREAS, the Contractor submitted to the Corporation its proposal captioned "2020 Marketing Plan" (the "2020 Proposal") to provide the Services at a cost not to exceed \$244,000; and

WHEREAS, the Corporation determined that entering into an agreement with the Contractor for the purposes of undertaking the Services, would be consistent with, and would serve to further, the Corporation's not-for-profit purposes, including, but not limited to, lessening the burdens of government and acting in the public interest; and

WHEREAS, the Corporation and the Contractor entered into a certain Economic Development Services Agreement, dated as of March 26, 2020, with respect to the Services (the "Agreement"); and

WHEREAS, the Corporation extended the Agreement with respect to certain of the Services for a three-month period beginning April 1, 2021, and concluding June 30, 2021, which included the payment to the Contractor of an ongoing retainer in the amount of \$7,800 monthly and a payment to the Contractor monthly in the amount \$5,091 for Core Services (as defined in the 2020 Proposal), totaling an expenditure of \$38,673 for such three-month period.

WHEREAS, the Corporation desires to further extend the Agreement with respect to certain of the Services for a six-month period beginning July 1, 2021, and concluding December 31, 2021, which shall include the payment to the Contractor of an ongoing retainer in the amount of \$7,800 monthly and a payment to the Contractor monthly in the amount \$5,091 for Core Services (as defined in the 2020 Proposal), totaling an expenditure of \$77,346 for such six-month period.

NOW, THEREFORE, BE IT RESOLVED by the Corporation (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Corporation hereby determines that entering into an agreement with the Contractor at this time for the purposes of undertaking the Core Services and the provision of financing of the cost thereof constitutes a Type II Action pursuant to the New York State Environmental Quality Review Act, Article 8 of the New York State Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617.1 et. seq., as amended.

Section 2. The Corporation hereby further finds and determines:

(a) By virtue of the NPCL, the Corporation has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the NPCL and to exercise all powers granted to it under the NPCL; and

(b) Entering into a six-month extension of the agreement with the Contractor and to pay the Contractor for an ongoing retainer and Core Services, (i) will serve to further, the Corporation's not-for-profit purposes, including, but not limited to, lessening the burdens of government and acting in the public interest, and (ii) is authorized by the NPCL and will be in furtherance of the policy of the State of New York as set forth therein; and

(c) It is desirable and in the public interest for the Corporation to enter into an extension of the agreement with the Contractor to pay the Contractor for an ongoing retainer and Core Services; and

(d) The Corporation has the authority to enter into an extension of the agreement with the Contractor for such purposes; and

(e) The funds for the payment of the amount due from the Corporation to pay the Contractor's monthly retainer and the Core Services expiring December 31, 2021, shall be in an amount not to exceed \$77,346 and are available in the Corporation's 2021 budget under the Marketing line item.

Section 3. In consequence of the foregoing, the Corporation is hereby authorized to enter into a six-month extension of the agreement with the Contractor for the purposes of paying the Contractor for an ongoing retainer and Core Services as set forth in the 2020 Proposal at an amount to be expended by the Corporation thereunder not to exceed \$77,346 and upon such other terms and conditions as the Executive Director, Chairman or Assistant Secretary of the Corporation may determine to be necessary and appropriate, provided that such terms and conditions are consistent with the purposes and terms of this resolution.

Section 4. In furtherance of the foregoing purposes, the Corporation hereby appropriates an amount not to exceed \$77,346 from its 2021 budget under the Marketing line item.

Section 5. The Corporation, acting by and through its Executive Director, Chairman or Assistant Secretary is hereby authorized to negotiate, execute and deliver such agreements and documents, and to do all things, necessary or appropriate for the accomplishment of the purposes of this resolution, and all acts heretofore taken by the Corporation with respect to the subject matter of this resolution are hereby approved, ratified and confirmed.

Section 6. This resolution shall take effect immediately.

[The Balance of This Page Intentionally Left Blank]

DRAFT

DRAFT

Date: June 23, 2021

At a meeting of the City of New Rochelle Corporation for Local Development (the "Corporation"), held at City Hall, 515 North Avenue, New Rochelle, New York on the 23rd day of June, 2021, the following members of the Corporation were:

PRESENT:

ABSENT:

ALSO PRESENT:

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to authorizing the execution and delivery of a three-month extension of the existing contract with RGP Consulting LLP to provide certain professional economic development services and the expenditure of up to \$10,080 for the funding of the cost of such three-month contract extension.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE CITY OF NEW ROCHELLE CORPORATION FOR LOCAL DEVELOPMENT AUTHORIZING AN EXTENSION TO SEPTEMBER 15, 2021, OF THE EXISTING AGREEMENT WITH RGP CONSULTING LLP TO PROVIDE CERTAIN PROFESSIONAL ECONOMIC DEVELOPMENT SERVICES AND THE EXPENDITURE OF UP TO \$10,080 TOWARD THE PAYMENT OF THE COST OF SUCH THREE-MONTH EXTENSION OF COMPONENTS OF THE EXISTING AGREEMENT.

WHEREAS, pursuant to the purposes and powers contained within Section 1411 of the Not-for-Profit Corporation Law (the "NPCL") of the State of New York (the "State"), as amended, and pursuant to its certificate of incorporation filed on August 17, 2012, the **CITY OF NEW ROCHELLE CORPORATION FOR LOCAL DEVELOPMENT** (the "Corporation") was established as a not-for-profit local development corporation of the State with the authority and power to own, lease and sell personal and real property for the purposes of, among other things, acquiring, constructing and equipping certain projects exclusively in furtherance of the charitable or public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, to carry out the aforesaid purposes, the Corporation has the power under the NPCL to do all things necessary to fulfill its obligations imposed by the NPCL; and

WHEREAS, the Corporation previously undertook discussions with RGP Consulting LLP (the "Contractor") for the purposes of providing certain professional economic development consulting services (the "Services") as outlined in the Scope of Services attached hereto as Exhibit A; and

WHEREAS, the Contractor submitted to the Corporation its proposal to provide Consulting Services (the "Services") at a cost not to exceed \$12,320; and

WHEREAS, the Corporation determined that entering into an agreement with the Contractor for the purposes of undertaking the Services would be consistent with, and would serve to further, the Corporation's purposes, including, but not limited to, lessening the burdens of government and acting in the public interest; and

WHEREAS, the Corporation and the Contractor entered into a certain Economic Development Services Agreement, dated as of February 15, 2021, with respect to the Services (the "Agreement"); and

WHEREAS, the Corporation previously extended the Agreement with respect to the Services for a two-month period beginning April 15, 2021 and concluding June 15, 2021; and

WHEREAS, the Corporation desires to extend the Agreement with respect to the Services for an additional three-month period beginning June 15, 2021, and concluding September 15, 2021, which shall include the payment to the Contractor totaling an expenditure not to exceed \$10,080 for such three-month period.

NOW, THEREFORE, BE IT RESOLVED by the Corporation (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Corporation hereby determines that entering into an agreement with the Contractor for the purposes of undertaking the Services and the provision of financing of the cost thereof constitutes a Type II Action pursuant to the New York State Environmental Quality Review Act, Article 8 of the New York State Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617.1 et. seq., as amended.

Section 2. The Corporation hereby further finds and determines:

(a) By virtue of the NPCL, the Corporation has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the NPCL and to exercise all powers granted to it under the NPCL; and

(b) Entering into a three-month extension of the Agreement with the Contractor (i) will serve to further the Corporation's purposes, including, but not limited to, lessening the burdens of government and acting in the public interest, and (ii) is authorized by the NPCL and will be in furtherance of the policy of the State of New York; and

(c) It is desirable and in the public interest for the Corporation to enter into an extension of the Agreement with the Contractor for the Services; and

(d) The Corporation has the authority to enter into an extension of the Agreement with the Contractor for such purposes; and

(e) The funds for the payment of the amount due from the Corporation to pay the Contractor's fee shall be in an amount not to exceed \$10,080, and are available in the Corporation's 2021 budget under the Consultants line item.

Section 3. In consequence of the foregoing, the Corporation is hereby authorized to enter into a three-month extension of the Agreement with the Contractor for the purposes of obtaining the Services at an amount to be expended by the Corporation not to exceed \$10,080 and upon such other terms and conditions as the Executive Director or Chairman of the Corporation may determine to be necessary and appropriate, provided that such terms and conditions are consistent with the purposes and terms of this resolution.

Section 4. In furtherance of the foregoing purposes, the Corporation hereby appropriates an amount not to exceed \$10,080 from its 2021 budget under the Consultants line item.

Section 5. The Corporation, acting by and through its Executive Director or Chairman is hereby authorized to negotiate, execute and deliver such agreements and documents, and to do all things, necessary or appropriate for the accomplishment of the purposes of this resolution, and

