

Minutes Summary of the Regular Meeting of the New Rochelle Industrial Development Agency (IDA)
held on Wednesday, April 27, 2022 at 7:30 pm in City Hall, Council Conference Room

Present: Charles B. Strome, III, Chair
Ivar Hyden, Vice Chair
Howard Greenberg, Secretary
Robert Balachandran, Treasurer
Jordanna Davis, Member
Amy Moselhi, Member

Absent: Felim O'Malley, Member

Also Present: Adam Salgado, IDA Executive Director, Commissioner of Development
Lisa Davis, Economic Development / IDA Manager
Darius Chafizedah, Transaction Counsel, Harris Beach

IDA Meeting was called to order by the Chairman, Mr. Strome. Roll Call was taken.

Announcements: None

Minutes: A motion was made by Mr. Balachandran and seconded by Mr. Strome to approve the March 2022 Minutes; and was unanimously approved.

MJ Garden LLC Sales Tax Exemption – Resolution

Mr. Salgado stated that the resolution before the Board is to authorize an extension of the sales tax exemption period for MJ Garden LLC for the project located at 26 Garden Street. Because the exemption period expired on December 31, 2021, board approval is required. The request is to extend their sales tax exemption period to December 31, 2024 with no change in the amount of the exemption.

The developer completed the courthouse component of the project and is expecting to start the construction of the second phase, including a 186-unit affordable housing component with 39 spaces of structured parking, in June of 2022.

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

Westhab Pre-Apprenticeship Program – Resolution

Mr. Salgado stated that the resolution before the Board is to authorize the amendment of the agreement with Westhab, Inc. to provide pre-apprenticeship training services to New Rochelle residents pursuant to an agreement with Pathways to Apprenticeship or P2A. P2A is a New York State Department of Labor certified "Direct Entry" pre-apprenticeship provider with established relationships among local building trades unions, and has trained and placed hundreds of New York residents from disadvantaged backgrounds in union apprenticeship programs. The IDA previously funded a pre-apprenticeship training program through P2A and Westhab in 2020, and 9 of the 12 graduates were accepted into apprenticeship programs with affiliates of the Westchester Building Trades.

The proposal is for Pathways to Apprenticeship to offer a 5-week pre-apprenticeship training and placement class for 15 residents of New Rochelle. This class will provide building trades skills training,

OSHA 30 safety training and mentorship in coordination with New Rochelle's First Source Referral Center. The cost not to exceed \$102,573 is available in the Job Training line item of the IDA budget.

The Board engaged in question and comment.

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

Other Business/Discussion Items

Ms. L Davis informed the Board that the opening ceremony and Artwalk for the mural project partially funded by the IDA is Sunday, May 1, 2022. The walk starts at 1 Radisson Plaza at 11 am and will be followed by free live performances following the walk. More information is available on the City's website.

Next Meeting: May 25, 2022

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