

Minutes Summary of the Regular Meeting of the New Rochelle Industrial Development Agency (IDA) held on Wednesday, January 20, 2020 in Council Conference Room, 515 North Avenue, New Rochelle, New York, **taking place remotely via Microsoft Teams** at 7:30PM

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

ABSENT:

ALSO PRESENT: Kathleen Gill, Chief of Staff, Interim Commissioner of Development  
Adam Salgado, IDA Executive Director, Dpty Commiss. for Econ. Dev.  
Lisa Davis, Business Ambassador  
Pat Malgieri, Esq., IDA Transaction Counsel, Harris Beach  
Kevin Gremse, NDC, IDA Financial Consultant  
Luiz Aragon, Economic Development Consultant  
Roisin Ponkshe, Technical Consultant

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

**Announcements:** None.

**Minutes:** A motion was made by Mr. Hyden and seconded by Mr. Balachandran to approve the December 2020 Minutes; and was unanimously approved.

### **Monarch Development Company JV LLC- Public Hearing & Authorization- Adjourned**

#### **TAC New Rochelle LLC- 54 Nardozzi- Public Hearing & Authorization\**

Mr. Salgado stated that The IDA received an application by TAC New Rochelle LLC proposing the redevelopment of 54 Nardozzi Place as a four-story state of the art, climate controlled self-storage facility, with parking on site (the "Project"). The Project proposes approximately 129,000 square feet for the self-storage facility and approximately 12,000 square feet to be leased to the City at a nominal cost to be used a municipal storage facility for a period of 49 years. The Project is located in the LI- Light Industrial district.

The Resolution before the Board is for Authorization. The applicant is requesting a mortgage recording tax exemption, sales tax exemption and a PILOT that conforms with the UTEP for projects outside the Downtown Overlay Zone.

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.

Kevin Gremse, NDC, IDA Financial Consultant presented the details of the 54 Nardoizzi project.

**Public Hearing:**

Mr. Strome introduced and opened the Public Hearing to the public who wished to comment or speak in favor or opposition, in accordance with Section 859 A, subdivision 2 of the New York General Municipal Law. Notifications for this hearing appeared in the Journal News on January 9, 2021.

The following members of the public provided comments, full public comments can be viewed:

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

The Board provided question and comment.

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

**New Business/Discussion:**

None.

**Next Meeting:** Wednesday, February 24, 2021

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

**NRAJ Statement  
New Rochelle IDA  
Nardozzi Place  
January 20, 2021**

Good evening. I am Michael Yellin, 38 Lakeside Drive. Thank you for this opportunity to speak tonight.

I am co-chair of the New Rochelle Alliance for Justice (NRAJ), an alliance of faith, community, and labor groups organizing to address economic inequality and systemic racism in New Rochelle.

Like you, we want the city's redevelopment to succeed and be a model for other communities. But success will only come if the benefits of the redevelopment are distributed equitably among all of our city's residents.

A new chapter in our nation's history began today and I am hopeful our city can contribute to writing it. Today's inauguration inspired me, and I hope it inspired you as well.

That brings me to the subject at hand, the Nardozzi Place development.

Last Tuesday, January 12, the Acting United States Attorney for the Eastern District of New York, Seth DuCharme, announced the guilty pleas of members and associates of the Gambino organized crime family.

He stated, "With these guilty pleas, a dozen members and associates of the Gambino crime family are held accountable for committing a litany of crimes in the construction industry that enriched the Mafia at the expense of the American taxpayer, construction companies harmed by their pernicious presence and the U.S. government."

What does this have to do with the application before you tonight?

One of the construction companies involved in these criminal activities worked right here in New Rochelle on an IDA supported project. And I can say with full confidence that other low-road contractors are working in New Rochelle on IDA supported projects.

Given the current IDA, and city policies, you wouldn't know this and who's to say that such contractors won't be hired to work on the Nardozzi Place project.

You have the power to change that.

This month, the Westchester County IDA, whose jurisdiction includes the County, White Plains and Mount Vernon, is taking up a number of policy reforms that we have presented to you for some time now.

When adopted, not only will these reforms exclude law-breaking contractors from receiving IDA support, they will result in local hire, pathways to careers for residents, and additional community benefits. We urge you to consider doing the same, or more.

We are hopeful that as guardians of our investments in real estate development, you will adopt reforms that will be in line with the County, as well as the stated goals of the new administration in Washington, to create good, family supporting jobs in New Rochelle.

Thank you.