

Regular Meeting of the New Rochelle Corporation for Local Development

December 15, 2021 at 7:30 PM

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

Via Microsoft Teams

Pursuant to New York State Law, the meeting will take place remotely via Microsoft Teams, there will be no in-person meeting. The Meeting can be viewed on NRTV Optimum Ch. 75, Verizon Ch. 28 and on line at www.newrochelleny.com/livestream

AGENDA

1. Roll Call/Announcements
2. Minutes
3. City Services 2022 Contract- Resolution
4. Other Business/Discussion Items
5. Next Meeting Date – January 26, 2022
6. Adjournment

DRAFT

Minutes Summary of the Regular Meeting of the New Rochelle Corporation for Local Development (CLD)
held on Wednesday, October 27, 2021 in City Council Chambers, 515 North Avenue, New Rochelle, New York

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

Absent: Robert Balachandran, Treasurer
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
Jorge Ventura-Ovalles, Senior Real Estate Development Manager
Darius Chafizedah, Esq., CLD Transaction Counsel, Harris Beach
Kevin Gremse, NDC, CLD Financial Consultant

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

Announcements: None.

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

Kingdom Community Consultants – Resolution

Mr. Salgado stated that the resolution before the Board is to ratify an agreement with Kingdom Community Consultants LLC, doing business as the Booker T. Washington Vocational Institute, for the purpose of providing an additional program of vocational training for African American Youth in the City of New Rochelle. The cost not-to-exceed \$100,000 is available by amending the CLD 2021 budget to move that amount from the Marketing line item to the Job Training line item.

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.

Soccermania - Resolution

Mr. Salgado introduced a resolution to authorize the CLD's sponsorship of the inaugural Soccermania event in the City of New Rochelle and the expenditure of up to \$15,000 toward the payment of the cost of such sponsorship. This event will celebrate the youth of New Rochelle and all proceeds will go directly to the Club's Teen College Prep Program which prepares youth for post-secondary education including assistance with college applications, FAFSA, college essays, and SAT Prep. This amount is available in the Marketing line item of the CLD budget.

The Board provided question and comment.

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

2022 CLD Budget Adoption

Mr. Salgado stated that the proposed 2022 CLD budget has been circulated to the Board and is located on page 35 of the CLD Agenda packet for reference. This item also includes the budget projections through year 2025.

The 2022 Budget as proposed was reviewed and agreed upon by the CLD Finance Subcommittee. In addition to ensuring that current contractual obligations will be funded through 2022, the Proposed 2022 Budget includes new funding for a Labor and ESG consultant, as well as job and vocational training among other initiatives.

CLD budgeting was modified earlier this year at the advice of the auditor to incorporate accounting for revenue and expenses related to bonds.

The Board provided question and comment.

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

New Business/Discussion:

None

Next Meeting: Wednesday, November 17, 2021

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

DRAFT

Date: December 15, 2021

At a meeting of the board of directors 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 15th day of December, 2021, the following directors 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 a proposed contract with the City of New Rochelle to provide services and facilities to the Corporation.

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

Voting Aye

Voting Nay

RESOLUTION OF THE CITY OF NEW ROCHELLE CORPORATION FOR LOCAL DEVELOPMENT
APPROVING A CONTRACT BETWEEN THE CORPORATION AND THE CITY OF NEW ROCHELLE

WHEREAS, the City Council of the City of New Rochelle (the “City”) has heretofore approved the formation of the Corporation as a local development corporation for the benefit of the City in accordance with Section 1411 of the Not-for-Profit Corporation Law of the State of New York (the “N-PCL”); and

WHEREAS, the City is the sole member of the Corporation; and

WHEREAS, the lawful public or quasi-public objectives of the Corporation are the following: the training of community residents in the development of their business skills; the reduction of unemployment; the promotion of maximum employment by bettering and maintaining job opportunities; the stimulation of the economic growth of the City; and

WHEREAS, the City wishes to facilitate the economic development efforts of the Corporation on behalf of the City and to promote the coordination of such efforts with the City’s Department of Development; and

WHEREAS, the City and the Corporation wish to continue existing arrangements for the City to provide certain administrative and other services to Corporation, and facilities and equipment for the transaction of the Corporation’s business, and for the City to be compensated therefore; and

WHEREAS, the Corporation has heretofore entered into a contract with the City, dated as of February 17, 2016 (the “City Contract”) for the provision of administrative and program services by the City to the Corporation; and

WHEREAS, the Corporation is desirous of extending the term of the City Contract for a period of one (1) year; and

NOW, THEREFORE, BE IT RESOLVED by the Corporation as follows:

Section 1. The term of the City Contract is hereby extended for a period of one (1) year, commencing January 1, 2022 and continuing to and including December 31, 2022.

Section 2. In consideration of the City’s performance of its obligations under the City Contract as amended pursuant to this resolution, the Corporation agrees to pay to the City an annual amount not to exceed Fifty Thousand and NO/100 Dollars (\$50,000.00), payable in semi-annual installments.

Section 3. The Chair or the Executive Director are hereby authorized, on behalf of the Agency, to execute and deliver an instrument evidencing the extension to the City Contract, in final form satisfactory to the Chair or the Executive Director upon the advice of counsel, and such other related documents as may be, in the judgment of the Chair, the Executive Director and counsel, necessary or appropriate to effect the transactions contemplated by this resolution. The execution thereof by the Chair or the Executive Director shall constitute conclusive evidence of such approval.

Section 4. The officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation to do all acts and things required or provided for by the provisions of the City Contract, as amended pursuant to Amendment No. 5 thereto,

and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Corporation with all of the terms, covenants and provisions of the City Contract, as amended pursuant to Amendment No. 5 thereto, binding upon the Corporation.

Section 5. Any acts of the Chair or the Executive Director or of any person or persons designated and authorized to act by the Chair or the Executive Director on behalf of the Corporation, including, without limitation, any payments heretofore made to the City under the City Contract, which acts would have been authorized by the foregoing resolutions except that such acts were taken prior to the adoption of those resolutions are hereby severally ratified, confirmed, approved and adopted as acts in the name of and on behalf of the Corporation.

Section 6. This resolution shall take effect immediately.

DRAFT

STATE OF NEW YORK)
 : SS.
COUNTY OF WESTCHESTER)

I, the undersigned Chair of the New Rochelle Corporation for Local Development, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the New Rochelle Corporation of Local Development (the “Corporation”), including the resolutions contained therein, held on the 15th day of December, 2021, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Corporation and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, as amended, that all members of said Corporation had due notice of said meeting and that said meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 15th day of December, 2021.

By: _____
Chair

DRAFT