

## **New Rochelle Industrial Development Agency**

Minutes Summary of the Regular Meeting of the New Rochelle Industrial Development Agency (IDA) held on **Wednesday, October 25, 2017 at 7:30 P.M., in Conference Room B-1, City Hall, New Rochelle, New York.** The following members of the Agency were:

**PRESENT:** Ivar Hyden, Vice Chair  
Howard Greenberg, Secretary  
Robert P. Balachandran, Treasurer  
Pamela M. Davis, Member  
Jordanna Davis, Member

**ABSENT:** Charles B. Strome, III, Chair  
Felim O'Malley, Member

**ALSO PRESENT:** Luiz C. Aragon, Commiss. of Development/IDA Assistant Secretary  
Ayanna C. Wayner, Dpty. Commiss. of Econ. Dev./IDA Exec. Dir.  
Roisin Grzegorzewski, IDA Economic Development Manager  
Pat Malgieri, Esq., IDA Transaction Counsel, Harris Beach  
Kevin Gremse, National Development Council- Financial Consultant

### **PUBLIC HEARING:**

#### **251 North Associates LLC, 251 North Avenue**

The IDA Economic Development Manager, Roisin Grzegorzewski, introduced the Public Hearing for the Project at 251 North Associates LLC project 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 October 14, 2017.

Mr. Hyden, Vice Chair, opened the hearing to the public who wished to comment or speak in favor or opposition.

The following members of the public provided comments, full public comments can be viewed:  
[http://newrochelle.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1144](http://newrochelle.granicus.com/MediaPlayer.php?view_id=2&clip_id=1144)

Erica Itzkowitz  
50 Poplar Place  
New Rochelle  
(Letter submitted on behalf of New RoAR, attached hereto)

There being no more speakers, the Vice Chair, Mr. Hyden, closed the hearing for 251 North Avenue.

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

**Roll Call was taken.**

**No Announcements**

**New Rochelle Industrial Development Agency**

**Minutes: -- A motion was made by Mr. Balachandran and seconded by Dr. Davis to approve the September 27, 2017 Minutes and was unanimously approved.**

**The Standard, 251 North Associates LLC- 251 North Ave– Authorization**

Ms. Wayner introduced the 251 North Associates LLC project, proposing the development of a 14-story mixed-use commercial/residential development containing approximately 87,000 gross square feet including approximately 4,000 square feet of retail space that will be located on the ground floor. The remaining floors will contain 112 “micro” residential units with a unit mix of 13 studios, 92 one-bedroom, and 7 two-bedroom units. The Project is being built under the Downtown Overlay Zone (“DOZ”) and is located in the DO-2 zoned district.

The applicant has already been induced and is here for Authorization of the financial package seeking approximately \$390,000 for mortgage recording tax exemption, estimated \$775,000 in sales tax exemption, as well as a 20 year PILOT that conforms with the UTEP for an abatement of approximately \$3,500,000 over the 20 years.

The requested incentive was reviewed by IDA Finance Subcommittee.

Bruce Berg, a member of the Capelli organization, as well as 251 North Associates, came to the podium on behalf of the applicant.

The Board provided questions and comments.

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

**New Ro Studios, The Residence NR LLC-11 Burling Lane- Inducement & Set Public Hearing**

Anthony Hammel, of The Residence NR LLC came to the podium on behalf of the applicant, Mr. Hammel explained that the company purchased 3 parcels in the area for this project to add to the existing projects that his company has developed in the same area. Mr. Hammel explained that the project proposed the construction of a six-story 66,992 square foot modular structure expected to include approximately 73 studio rental units, of which approximately 21.3% of the total square footage is dedicated to accommodate the needs of local artist live and work space. Mr. Hammel further described the details of the project. There will be 10 affordable units for residents with incomes of 80% of average median income levels.

The project will incorporate murals commissioned by the artists living in the building. The proposed development includes an approximately 3,000 square-foot art workshop; an approximately 2,500 square-foot exhibition gallery; and an approximately 2,250 square-foot musician performance space.

The Board provided questions and comments.

A motion to authorize the Inducement and to set a public hearing for November 29, 2017 was made by Mr. Greenberg, and seconded by Mr. Balachandran. All in favor, the motion passed.

**New Rochelle Industrial Development Agency**  
**Admin- IDA 2018 Budget- Authorizing Resolution**

Ms. Wayner introduced the resolution to authorize the proposed 2018 budget.

With respect to transaction fees, \$812,000 were expected for 2017, to date the IDA transaction fees on closed projects totals approximately \$781,000 and the IDA is expecting to close 2 more projects before the end of the year to total approximately \$960,000 which is more than anticipated.

Ms. Wayner explained expenses from 2017 and expenses that are budgeted for 2018 and explained the projected proposed Budgets into year 2021.

The IDA Finance Subcommittee has reviewed the Budget.

A motion to authorize was made by Mr. Balachandran, and seconded by Dr. Davis. All in favor, the motion passed.

**New Business:**

There was none.

**Next Meeting:** Special Meeting- Thursday November 2, 2017 7:30 P.M.; Regular Meeting- Wednesday, November 29, 2017 7:30 P.M.

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

**Statement  
New Rochelle IDA  
Hearing on The Standard, 251 North Avenue  
October 25, 2017**

My name is\_\_\_\_\_. I live at\_\_\_\_\_. Thank you for this opportunity to speak at tonight's hearing.

I am a member of the organization New RoAR, New Rochelle Against Racism. Our goal is to strengthen our city by working toward racial equity. We are engaged in the redevelopment process because we believe it offers an opportunity to address historic inequity in our City.

The IDA awards millions of dollars of public assistance to developers. Taxpayers like me are rightfully interested, concerned, and often times critical of the returns they receive on their investment in IDA supported projects.

We believe the IDA can alleviate some of these concerns by adopting policies that address job standards which have teeth, are enforceable, and, therefore, fulfill the IDA's mission to promote economic vitality, prosperity, and to improve the standard of living for ALL New Rochelle residents.

We commend you for revising the IDA Application language last November to encourage, and I quote, "where feasible, the use of local labor and the payment of the area standard wage during construction of projects." And we appreciate your strengthening that goal last month by adopting of the Economic Opportunity and Nondiscrimination Policy as amended by the City on May 10, 2016.

Unfortunately, the policy has no teeth in it. As far as we know, NO New Rochelle resident has benefited from this policy by securing a good, family-supporting job in the downtown redevelopment.

Tonight, we encourage you to do more. IDAs from other nearby municipalities and counties have done so already and you must do so, too.

Here are a couple of suggestions to help achieve your stated mission:

Strengthen the apprenticeship language in the Uniform Tax Exemption Policy to mandate that all contractors participate in federal or state-approved apprenticeship programs with a record of a successful number of actual graduates over a 5-year period for all construction trades in which they employ workers.

Require that either prevailing wages be paid or that the developer negotiates a Project Labor Agreement with the Building and Construction Trades Council of Westchester and Putnam Counties.

(over)

These policies would go a long way to ensure:

- a career path for our youth,
- workers are paid family supporting wages that strengthen our community,
- worksites are safe,
- and construction is of the highest quality and done on budget and on time.

Construction jobs are vital to the overall employment opportunities in New Rochelle and job standards should not be sacrificed when awarding public subsidies. Moreover, it's important that these standards create pathways to construction careers for local residents, not just temporary opportunities.

By adopting such policies, you can ensure the public gets a fair return on its investments through IDA subsidies.

We look forward to working with you to make sure the benefits of the redevelopment are shared equitably in our City.

Thank you.