

# **WHITE PLAINS URBAN RENEWAL AGENCY**

255 Main Street • White Plains • NY • 10601 • (914) 422-1300

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**February 5, 2019**

## **NOTICE OF SPECIAL URBAN RENEWAL AGENCY MEETING AND AGENDA**

**Date/Time:** Thursday, February 7, 2019 at 9:30 A.M.

**Place:** Mayor's Conference Room, City Hall, 255 Main Street

The Agency will hold a special meeting at the time and place noted above to consider the matters described in the attached Agenda.

# WHITE PLAINS URBAN RENEWAL AGENCY

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## AGENDA

Special Meeting of the White Plains Urban Renewal Agency

Mayor's Conference Room  
February 7, 2019 at 9:30 AM

1. Roll Call
2. Approval of Minutes
3. Action Items:
  - a. Resolution 01-2019: Resolution Adopting the Annual Administrative Budget for FY2019-2020
  - b. Resolution 02-2019: Resolution Amending the Community Development Position Title and Salary Schedule for FY2018-2019.
4. Other Business
5. Adjournment

# WHITE PLAINS URBAN RENEWAL AGENCY

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## Special Meeting of the White Plains Urban Renewal Agency

Wednesday, November 28, 2018

Mayor's Conference Room, 9:30 AM

### MINUTES

Meeting Called to Order.

Mayor Thomas Roach, Chairman

Time: 9:30 A.M.

1. Roll Call – Executive Director Christopher Gomez called the roll.

<i>Thomas Roach</i>	Present	<i>Norm DiChiara</i>	Present	<i>James Glatthaar</i>	Present	<i>Dan Moriarty</i>	Present	<i>Tracey Corbitt</i>	Present
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Staff Present: Chris Gomez, Executive Director; Sergio Sensi, Finance; Arthur Guntekunst; Counsel; Kristi Knecht, Planner

Others Present: William S. Null, Cuddy Feder

2. Minutes for the meeting held on July 20, 2018 were moved, seconded, and approved with the following votes:

Motion by	Seconded by	Votes	
		Yes	No
James Glatthaar	Dan Moriarty	5	0

3. Action Items

Mr. Roach introduced the following Resolutions:

**Resolution 03-2018:** Approval of Inception to date Budget

Motion by	Seconded by	Votes	
		Yes	No
James Glatthaar	Dan Moriarty	5	0

Mr. Glatthaar requested additional information pertaining to the rental income. Information to be provided by Finance.

**Resolution 04-2018:** Approval of the 2017-18 Mission Statement, Performance Measures and Annual Report

Motion by	Seconded by	Votes	
		Yes	No
James Glatthaar	Norm DiChiara	5	0

**Resolution 05-2018:** Approval of the 4<sup>th</sup> Amendment to the LDA for 55 Bank Street Phase II South Tower

Motion by	Seconded by	Votes	
		Yes	No
James Glatthaar	Dan Moriarty	5	0

William S. Null, on behalf of LCOR 55 Bank Street LLC presented the proposed fourth amendment to the Land Disposition Agreement between the Urban Renewal Agency, the City of White Plains and LCOR. The Fourth Amendment is necessary to conform the LDA to the configuration of the modified South Tower, or Phase II to be consistent with the Application for Site Plan Amendment that currently is pending before the Common Council. The Fourth Amendment proposes to:

1. Amend Phase II, which is the South Tower development, as follows:
  - a. Increasing the residential rental units from 273 to 309 (218 market-rate rental and 55 Affordable Rental Units, increasing to 246 market-rate and 62 Affordable Rental Units), which yields an increase of 7 Affordable Units);
  - b. Revising the dimensions of the South Tower building by:
    - i. Increasing its by height approximately 10 feet, 5 inches (from 178 feet, 4 inches to approximately 189 feet);
    - ii. Narrowing its depth by approximately 6 feet; and
    - iii. Extending its length by approximately 18 feet (except for the top floor, which remains the same dimensions as previously approved).
2. Permit amendment to the Subdivision to conform both Parcels to the above-described modifications to Phase II (i.e., the South Tower).

Board Members asked questions regarding the building height, parking, and drop-off area. Overall, the modifications to the project were well-received.

4. Other Business:

none

5. Adjournment

Following the completion of official business, a motion to adjourn the meeting was moved and approved with the following votes:

Motion by	Seconded by	Votes	
		Yes	No
James Glatthaar	Tracy Corbitt	5	0

The meeting was adjourned at 9:55 a.m.

Minutes Adopted:

**WHITE PLAINS URBAN RENEWAL AGENCY**

**RESOLUTION 01-2019**

**RESOLUTION ADOPTING THE URBAN RENEWAL AGENCY ANNUAL ADMINISTRATIVE BUDGET  
FOR FISCAL YEAR BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020**

**WHEREAS:**

- A. The administrative budget of the Agency was last amended by Resolution 01-2018 on July 20, 2018.
- B. Each year the Agency has adopted a detailed administrative budget to provide for a systematic control of the administrative expenses of the White Plains Urban Renewal Agency on an annual basis.
- C. The Agency has been advised by its Treasurer and Legal Counsel to provide for unemployment insurance, workers' compensation insurance and liability insurance in its proposed Administrative Budget.
- D. A proposed Administrative Budget which includes funding for requirements for the fiscal year beginning July 1, 2019 and ending June 30, 2020 (FY 2019-20) has been prepared by Agency staff, a copy of which is attached hereto as Exhibit A.
- E. The Agency has reviewed the proposed Administrative Budget for FY 2019-20.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

- 1. The Agency hereby determines that the proposed Administrative Budget for the Fiscal Year represents a reasonable projection of expenditures necessary to carry out the urban renewal program for the Fiscal Year.
- 2. The proposed Administrative Budget for the Fiscal Year attached hereto as Exhibit A and made a part hereof, be and it hereby is, approved and adopted for the Agency's fiscal year beginning July 1, 2019 and ending June 30, 2020.
- 3. This Resolution shall take effect July 1, 2019.

Dated: February 5, 2019

Adopted:

Exhibit A

WHITE PLAINS URBAN RENEWAL AGENCY

2019-20 ADMINISTRATIVE BUDGET

Effective July 1, 2019

Resolution #01-2019

White Plains Urban Renewal Agency		
FY 2019-20 Proposed Administrative Budget		
Org. 2639		Proposed
		Modified
OBJECT	DESCRIPTION	Budget
4.005	Financial & Auditing	5,932
4.008	Legal Services	3,000
4.023	Program Services	10,000
4.095	Workers' Compensation Premium	2,500
4.096	Unemployment Insurance	2,200
4.101	Liability Insurance	10,000
	Total	<u>33,632</u>

Dated: February 5, 2019

Adopted:

WHITE PLAINS URBAN RENEWAL AGENCY

RESOLUTION 02-2019

RESOLUTION AMENDING THE COMMUNITY DEVELOPMENT POSITION TITLE AND SALARY SCHEDULE FOR FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019, INCLUDING:

I. AMENDING THE COMMUNITY DEVELOPMENT POSITION TITLE AND SALARY SCHEDULE FOR FISCAL YEAR 2018-19, EFFECTIVE FEBRUARY 11, 2019.

WHEREAS, the position of Office Assistant II is necessary to support the required administrative tasks for the White Plains Education & Training Center as supported by the Community Development Block Grant Program; and,

WHEREAS, the position to be established is for the temporary period of February 11, 2019 through June 30, 2019; and,

WHEREAS, the position is classified as Grade 6, Step 1, with an annual salary of \$42,483; and

WHEREAS, the position will be funded with funds available through the currently unfilled position of PT CD Analyst and unexpended funds for the position of PT Rehabilitation Program Representative;

NOW, THEREFORE, BE IT RESOLVED:

The Agency hereby authorizes the amendment of the **2018-19 POSITION TITLE AND SALARY SCHEDULE** as follows:

<b>FULL TIME POSITIONS</b>			
<b>Position Title</b>	<b>Funding Source</b>	<b>Grade/Step</b>	<b>Annual Salary</b>
Office Assistant II	CD 005	6/1	\$42,483

This Resolution shall take effect February 11, 2019 with respect to the 2018-19 Community Development Program Position Title and Salary Schedule.

Dated: February 5, 2019

Adopted: