

WHITE PLAINS URBAN RENEWAL AGENCY

70 Church Street, White Plains, NY 10601, (914) 422-1300 Fax (914) 422-1301

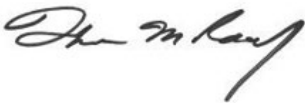
To the Honorable Members of the Urban Renewal Agency:

I hereby make a call for a Special Meeting of the Urban Renewal Agency to be held on Thursday March 18, 2021 at 9 a.m. to consider the following items:

- The acquisition of 26-28 East Post Road;
- The acquisition of 60 East Post Road;
- The settlement of proceedings brought by the owners of 42 East Post Road and the institution of proceedings to acquire title to the same;
- Authorization to issue bonds to finance the acquisition of 26-28, 42 and 60 East Post Road and related costs; and
- Community Development title and salary schedule for Fiscal Year 2021-2022

This meeting will be closed to in-person attendance due to the COVID-19 public health emergency. It will take place as a Zoom Video Meeting, and will be aired on the White Plains Cable Access Channels (Channel 75 on Altice and Channel 47 on FIOS) and streamed on the City's website (<http://whiteplainsny.swagit.com/live>).

Sincerely,



Thomas M. Roach
Chairman

Dated: March 15, 2021

WHITE PLAINS URBAN RENEWAL AGENCY

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

March 15, 2021

NOTICE OF SPECIAL URBAN RENEWAL AGENCY MEETING AND AGENDA

Date/Time: Thursday, March 18, 2021 at 9:00 am

Place: This meeting will be closed to in-person attendance due to the COVID-19 public health emergency. It will take place as a Zoom Video Meeting, and will be aired on the White Plains Cable Access Channels (Channel 75 on Altice and Channel 47 on FIOS) and streamed on the City's website (<http://whiteplainsny.swagit.com/live>).

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

AGENDA

Special Meeting of the White Plains Urban Renewal Agency

This meeting will be closed to in-person attendance due to the COVID-19 public health emergency.

It will take place as a Zoom Video Meeting, and will be aired on the White Plains Cable Access Channels (Channel 75 on Altice and Channel 47 on FIOS) and streamed on the City's website (<http://whiteplainsny.swagit.com/live>).

March 18, 2021 at 9:00 AM

1. Roll Call
2. Approval of Minutes (January 28, 2021)
3. Action Items:
 - a. Resolution 05-2021: Resolution Authorizing the Acquisition of Title to Property Located at 26-28 East Post Road, White Plains, New York
 - b. Resolution 06-2021: Resolution Authorizing the Acquisition of Title to Property Located at 60 East Post Road, White Plains, New York
 - c. Resolution 07-2021: Resolution Authorizing Counsel to Enter Into a Settlement Agreement With the Owners of 42 East Post Road and to Commence Proceedings Under EDPL Article IV Seeking to Vest Title in Property Located at 42 East Post Road, White Plains, New York
 - d. Resolution 08-2021: Resolution Providing for the Sale and Issuance of its Bond Anticipation Notes (East Post Road Urban Renewal Project), Series 2021 (The "Series 2021 Notes"), in the Maximum Aggregate Principal Amount of Not to Exceed \$9,800,000, Delegating Authority to Negotiate And Execute All Documents; And Related Matters
 - e. Resolution 09-2021: Resolution Establishing the Community Development Title and Salary Schedule for Fiscal Year July 1, 2021 to June 30, 2022
4. Other Business
5. Adjournment

WHITE PLAINS URBAN RENEWAL AGENCY

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

Special Meeting of the White Plains Urban Renewal Agency

Thursday, January 28, 2021, 11AM

This meeting was closed to in-person attendance due to the COVID-19 public health emergency. It took place as a Zoom Video Meeting, and was aired live on the White Plains Cable Access Channels (Channel 75 on Altice and Channel 47 on FIOS) and streamed on the City's website (<http://whiteplainsny.swagit.com/live>)

MINUTES

Meeting Called to Order

Mayor Thomas Roach, Chairman

Time: 11:00 AM

1. Roll Call (Christopher N. Gomez called the roll)

<i>Thomas Roach</i>	<i>Dan Moriarty</i>	<i>John Martin</i>	Walter Eddie
Present	Present	Present	Present

Staff Present: Christopher N. Gomez, Executive Director and Planning Commissioner; Arthur Gutekunst, Counsel; Kristi Knecht, Planner

2. Minutes for the meeting held on February 24, 2020 were moved, seconded, and approved with the following votes:

Motion by	Seconded by	Votes	
		Yes	Abstain
Dan Moriarty	Walter Eddie	3	1

3. Action Items

Chairman Roach introduced the following Resolution:

The Resolution 01-2021 was moved, seconded, and approved with the following votes:

Motion by	Seconded by	Votes	
		Yes	No
John Martin	Walter Eddie	4	0

The Resolution 02-2021 was moved, seconded, and approved with the following votes:

Motion by	Seconded by	Votes	
		Yes	No
John Martin	Dan Moriarty	4	0

The Resolution 03-2021 was moved, seconded, and approved with the following votes:

Motion by	Seconded by	Votes	
		Yes	No
John Martin	Walter Eddie	4	0

The Resolution 04-2021 was moved, seconded, and approved with the following votes:

Motion by	Seconded by	Votes	
		Yes	No
John Martin	Dan Moriarty	4	0

Mr. Gomez presented the City Center signage package.

4. Other Business

None

5. Adjournment

Motion by	Seconded by	Votes	
		Yes	No
Walter Eddie	Dan Moriarty	4	0

The meeting was adjourned at 11:11 AM

Minutes Adopted:

DRAFT

WHITE PLAINS URBAN RENEWAL AGENCY

70 Church Street, White Plains, NY 10601, (914) 422-1300 Fax (914) 422-1301

March 15, 2021

**TO: THE HONORABLE CHAIRMAN AND MEMBERS OF THE
URBAN RENEWAL AGENCY**

SUBJECT: ACQUISITION OF CERTAIN EAST POST ROAD PROPERTIES

Please find White Plains Urban Renewal Agency resolutions 5-2021, 6-2021, and 7-2021 attached authorizing the acquisition of 26-28 East Post Road (Section 130.27, Block 2, Lot 5), 60 East Post Road (Section 130.27, Block 2, Lot 2), and 42 East Post Road (Section 130.27, Block 2, Lot 3) respectively. Note that resolution 7-2021 authorizes the agency's legal counsel to enter into a settlement agreement with the owners of 42 East Post Road and to commence proceedings under Eminent Domain Procedure Law (EDPL) Article IV to vest title in the property.

Resolution 8-2021 authorizes the issuance of White Plains Urban Renewal Bond Anticipation Notes in the amount not to exceed \$9.8 million to finance the acquisition of the abovementioned parcels and pay the associated costs of insurance, legal, financial and other expenses in connection with the issuance of the bond notes.

Respectfully submitted,



Christopher N. Gomez, AICP
Executive Director

RESOLUTION 5-2021

RESOLUTION OF THE CITY OF WHITE PLAINS URBAN RENEWAL AGENCY AUTHORIZING THE ACQUISITION OF TITLE TO PROPERTY LOCATED AT 26-28 EAST POST ROAD, WHITE PLAINS, NEW YORK.

WHEREAS, pursuant to Section 583 of the General Municipal Law of the State of New York, the City of White Plains Urban Renewal Agency (hereinafter the “Agency”) was established for the accomplishment of any or all of the objectives or purposes specified in General Municipal Law Articles 15 and 15-a (each as may be amended from time to time and hereinafter collectively called the “Act”) which authorizes the Agency “to acquire or contract to acquire from any person, firm, corporation or government, by subsidy, contribution, gift, grant, bequest, devise, purchase, pursuant to the provisions of the eminent domain procedure law, or otherwise, real or personal property or any interest therein...” necessary or convenient to carry out and effectuate the purposes and provisions of the Act; and

WHEREAS, upon information and belief 26-28 E. Post, LLC, Inc. holds fee interest to real property located at 26-28 East Post Road which is identified on the City of White Plains’ Assessment Roll as Section 130.27, Block 2, Lot 5 (hereinafter the “Property”); and

WHEREAS, after giving due notice pursuant to EDPL § 202 (A), the Agency held a public hearing in accordance with EDPL § 201 on September 5, 2019 regarding its proposed acquisition of the Property, as well as, twelve (12) other properties in the area; and

WHEREAS, on December 5, 2019 the Agency adopted Resolution 5-2019 to make a finding pursuant to the State Environmental Quality Review Act (“SEQRA”) regarding the potential acquisition of the Property and other properties; and

WHEREAS, on December 5, 2019 the Agency adopted Resolution 6-2019 making a Determination and Findings regarding the potential acquisition of the Property, as well as others, to facilitate and promote the productive use of the Property, which is currently underutilized, and/or nearby lands through municipal and/or economic development projects (and/or such other projects as may be authorized under the Title I of Article 18-A of the General Municipal Law as amended), and Chapter 632 of the Laws of 1980 of the State of New York, as amended; and

WHEREAS, the Agency presently seeks to take title to three (3) of the thirteen (13) properties previously considered as part of a larger project, and reserves the right to later seek title to such other properties by eminent domain or otherwise; and

WHEREAS, the owners of the Property have agreed to sell the Property to the Agency for a price of One Million Five Hundred Thousand Dollars (\$1,500,000);

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF WHITE PLAINS URBAN RENEWAL AGENCY AS FOLLOWS: that the Agency is authorized to acquire the Property located at 26-28 East Post Road for a sale price of One

Million Five Hundred Thousand Dollars (\$1,500,000) and the Agency authorizes its Chair to execute a Sale and Purchase Agreement, in a form subject to the approval of the Agency's Counsel and upon the condition that all additional necessary approvals required by law, if any, are obtained.

RESOLVED, that the Agency finds that the acquisition of this Property was included within the findings made in Resolution 5-2019 pursuant to SEQRA regarding the potential acquisition of the Property and other properties.

This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Hon. Thomas M. Roach, Chair	[]	[]	[]	[]
Walter Eddie	[]	[]	[]	[]
John M. Martin	[]	[]	[]	[]
Daniel Moriarty	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

CERTIFICATION
(EDPL Article IV Authorization)

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

The undersigned, being the acting Assistant Secretary and Executive Director of the City of White Plains Urban Renewal Agency, DOES HEREBY CERTIFY THAT:

I have compared the foregoing extract of the minutes of the meeting of the City of White Plains Urban Renewal Agency (the "Agency") including the resolution contained therein, held on March 18, 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 Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject in matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal, if any, of said Agency this ____ day of March, 2021.

Christopher N. Gomez, AICP
Executive Director & Acting Assistant Secretary

RESOLUTION 6-2021

RESOLUTION OF THE CITY OF WHITE PLAINS URBAN RENEWAL AGENCY AUTHORIZING THE ACQUISITION OF TITLE TO PROPERTY LOCATED AT 60 EAST POST ROAD, WHITE PLAINS, NEW YORK.

WHEREAS, pursuant to Section 583 of the General Municipal Law of the State of New York, the City of White Plains Urban Renewal Agency (hereinafter the “Agency”) was established for the accomplishment of any or all of the objectives or purposes specified in General Municipal Law Articles 15 and 15-a (each as may be amended from time to time and hereinafter collectively called the “Act”) which authorizes the Agency “to acquire or contract to acquire from any person, firm, corporation or government, by subsidy, contribution, gift, grant, bequest, devise, purchase, pursuant to the provisions of the eminent domain procedure law, or otherwise, real or personal property or any interest therein...” necessary or convenient to carry out and effectuate the purposes and provisions of the Act; and

WHEREAS, upon information and belief Bridgestone Retail Operations LLC holds fee interest to real property located at 60 East Post Road which is identified on the City of White Plains’ Assessment Roll as Section 130.27, Block 2, Lot 2 (hereinafter the “Property”); and

WHEREAS, after giving due notice pursuant to EDPL § 202 (A), the Agency held a public hearing in accordance with EDPL § 201 on September 5, 2019 regarding its proposed acquisition of the Property, as well as, twelve (12) other properties in the area; and

WHEREAS, on December 5, 2019 the Agency adopted Resolution 5-2019 to make a finding pursuant to the State Environmental Quality Review Act (“SEQRA”) regarding the potential acquisition of the Property and other properties; and

WHEREAS, on December 5, 2019 the Agency adopted Resolution 6-2019 making a Determination and Findings regarding the potential acquisition of the Property, as well as others, to facilitate and promote the productive use of the Property, which is currently underutilized, and/or nearby lands through municipal and/or economic development projects (and/or such other projects as may be authorized under the Title I of Article 18-A of the General Municipal Law as amended), and Chapter 632 of the Laws of 1980 of the State of New York, as amended; and

WHEREAS, the Agency presently seeks to take title to three (3) of the thirteen (13) properties previously considered as part of a larger project, and reserves the right to later seek title to such other properties by eminent domain or otherwise; and

WHEREAS, the owners of the Property have agreed to sell the Property to the Agency for a price of Two Million Nine Hundred Thousand Dollars (\$2,900,000);

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF WHITE PLAINS URBAN RENEWAL AGENCY AS FOLLOWS: that the Agency is authorized to acquire the Property located at 60 East Post Road for a sale price of Two Million Nine Hundred Thousand Dollars (\$2,900,000) and the Agency authorizes its Chair to execute a

Sale and Purchase Agreement, in a form subject to the approval of the Agency's Counsel and upon the condition that all additional necessary approvals required by law, if any, are obtained.

RESOLVED, that the Agency finds that the acquisition of this Property was included within the findings made in Resolution 5-2019 pursuant to SEQRA regarding the potential acquisition of the Property and other properties.

This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Hon. Thomas M. Roach, Chair	[]	[]	[]	[]
Walter Eddie	[]	[]	[]	[]
John M. Martin	[]	[]	[]	[]
Daniel Moriarty	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

CERTIFICATION
(EDPL Article IV Authorization)

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) *ss.:*

The undersigned, being the acting Assistant Secretary and Executive Director of the City of White Plains Urban Renewal Agency, DOES HEREBY CERTIFY THAT:

I have compared the foregoing extract of the minutes of the meeting of the City of White Plains Urban Renewal Agency (the "Agency") including the resolution contained therein, held on March 18, 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 Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject in matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal, if any, of said Agency this ___ day of March, 2021.

Christopher N. Gomez, AICP
Executive Director & Acting Assistant Secretary

RESOLUTION 7-2021

RESOLUTION OF THE CITY OF WHITE PLAINS URBAN RENEWAL AGENCY AUTHORIZING COUNSEL TO ENTER INTO A SETTLEMENT AGREEMENT WITH THE OWNERS OF 42 EAST POST ROAD AND TO COMMENCE PROCEEDINGS UNDER EDPL ARTICLE IV SEEKING TO VEST TITLE IN PROPERTY LOCATED AT 42 EAST POST ROAD, WHITE PLAINS, NEW YORK.

WHEREAS, pursuant to Section 583 of the General Municipal Law of the State of New York, the City of White Plains Urban Renewal Agency (hereinafter the “Agency”) was established for the accomplishment of any or all of the objectives or purposes specified in General Municipal Law Articles 15 and 15-a (each as may be amended from time to time and hereinafter collectively called the “Act”) which authorizes the Agency “to acquire or contract to acquire from any person, firm, corporation or government, by subsidy, contribution, gift, grant, bequest, devise, purchase, pursuant to the provisions of the eminent domain procedure law, or otherwise, real or personal property or any interest therein...” necessary or convenient to carry out and effectuate the purposes and provisions of the Act; and

WHEREAS, upon information and belief I.R. 42-44 E. Post Rd., LLC holds fee interest to real property located at 42 East Post Road which is identified on the City of White Plains’ Assessment Roll as Section 130.27, Block 2, Lot 3 (hereinafter the “Property”); and

WHEREAS, after giving due notice pursuant to EDPL § 202 (A), the Agency held a public hearing in accordance with EDPL § 201 on September 5, 2019 regarding its proposed acquisition of the Property, as well as, twelve (12) other properties in the area; and

WHEREAS, on December 5, 2019 the Agency adopted Resolution 5-2019 to make a finding pursuant to the State Environmental Quality Review Act (“SEQRA”) regarding the potential acquisition of the Property and other properties; and

WHEREAS, on December 5, 2019 the Agency adopted Resolution 6-2019 making a Determination and Findings regarding the potential acquisition of the Property, as well as others to facilitate and promote the productive use of the Property, which is currently underutilized, and/or nearby lands through municipal and/or economic development projects (and/or such other projects as may be authorized under the Title I of Article 18-A of the General Municipal Law as amended), and Chapter 632 of the Laws of 1980 of the State of New York, as amended; and

WHEREAS, on or about January 2, 2020, the Owners of the Property filed a verified petition with the Supreme Court of the State of New York, Appellate Division, Second Judicial Department, under EDPL § 207 for the annulment and rejection of the Determination and Findings of the Agency which is currently pending; and

WHEREAS, the Owners of the Property have agreed to settle and withdraw their proceeding in the Supreme Court of the State of New York, Appellate Division, Second Judicial Department upon the conditions that the Agency commences an action under EDPL Article 4 in

New York State Supreme Court, Westchester County authorizing the filing of an acquisition map by the Agency to acquire title to the Property by Eminent Domain as soon as practicable and upon vesting of title to the Property with the Agency, the parties would enter into an EDPL Article 5 Settlement Agreement to settle any claims the Owners of the Property would have under EDPL Article 5 related to compensation for the condemnation of the Property in the amount of Five Million Two Hundred Thousand Dollars (\$5,200,000.00);

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF WHITE PLAINS URBAN RENEWAL AGENCY AS FOLLOWS: that the Agency authorizes its legal counsel, upon the condition that all additional necessary approvals required by law, if any, are obtained, to execute a Settlement Agreement with the Owners of the Property, in a form subject to the approval of the Agency's Counsel, that would provide for the withdrawal of the proceeding in Supreme Court of the State of New York, Appellate Division, Second Judicial Department; that the Agency commences an action under EDPL Article 4 in New York State Supreme Court, Westchester County authorizing the filing of an acquisition map by the Agency to acquire title to the Property by Eminent Domain as soon as practicable and upon vesting of title to the Property with the Agency, the parties would enter into an EDPL Article 5 Settlement Agreement to settle any claims the Owners would have under EDPL Article 5 related to compensation for the condemnation of the Property in the amount of Five Million Two Hundred Thousand Dollars (\$5,200,000.00) as well as authorizing the Agency's legal counsel, upon obtaining a fully executed settlement agreement as outlined above, to perform all the actions required by the approved, executed settlement agreement and that the Agency finds that the acquisition of this Property was included within the findings made in Resolution 5-2019 pursuant to SEQRA regarding the potential acquisition of the Property and other properties.

This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Hon. Thomas M. Roach, Chair	[]	[]	[]	[]
Walter Eddie	[]	[]	[]	[]
John M. Martin	[]	[]	[]	[]
Daniel Moriarty	[]	[]	[]	[]

The Resolutions were thereupon duly adopted.

CERTIFICATION
(EDPL Article IV Authorization)

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

The undersigned, being the acting Assistant Secretary and Executive Director of the City of White Plains Urban Renewal Agency, DOES HEREBY CERTIFY THAT:

I have compared the foregoing extract of the minutes of the meeting of the City of White Plains Urban Renewal Agency (the "Agency") including the resolution contained therein, held on March 18, 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 Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject in matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal, if any, of said Agency this ____ day of March, 2021.

Christopher N. Gomez, AICP
Executive Director & Acting Assistant Secretary

NOTE RESOLUTION

A RESOLUTION OF THE CITY OF WHITE PLAINS URBAN RENEWAL AGENCY (THE "AGENCY") PROVIDING FOR THE SALE AND ISSUANCE OF ITS BOND ANTICIPATION NOTES (EAST POST ROAD URBAN RENEWAL PROJECT), SERIES 2021 (THE "SERIES 2021 NOTES"), IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$9,800,000, PURSUANT TO AND IN CONFORMITY WITH THE CONSTITUTION AND STATUTES OF THE STATE OF NEW YORK, DELGATING AUTHORITY TO NEGOTIATE AND EXECUTE ALL DOCUMENTS; AND RELATED MATTERS

Resolution No. 8 of 2021

WHEREAS pursuant to Section 583 of the General Municipal Law of the State of New York, the CITY OF WHITE PLAINS URBAN RENEWAL AGENCY (the "Agency") was established for the accomplishment of any or all of the objectives or purposes specified in General Municipal Law Article 15 and 15-a (each as may be amended from time and hereinafter collectively called, the ("Act"));

WHEREAS, the Act authorizes and empowers the Agency to issue bonds and notes to provide sufficient funds to carry out its purposes;

WHEREAS, the Agency finds it desirable to issue the Series 2021 Notes to finance the costs of certain urban renewal projects described in the Urban Renewal Plan (the "Plan") for the East Post Road Urban Renewal Area, including the acquisition of various parcels of land located along East Post Road, as further described in the Plan and in various resolutions adopted by the Agency approving said acquisition March 18, 2021 (the "Project");

WHEREAS, the Project has a probable usefulness of fifty years pursuant to subdivision 41-a of Section 11 of the Local Finance Law and Section 559 of Article 15-A of the Act;

WHEREAS the Agency has not previously issued any indebtedness with respect to the Project;

NOW THEREFORE, THE CITY OF WHITE PLAINS URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Section 1. Authorization of Series 2021 Notes. The Agency hereby authorizes the issuance of its Series 2021 Notes in a principal amount not to exceed \$9,800,000 to finance the Project and pay the costs of issuance, including legal, financial, and other expenses of the Agency in connection with the Project and incidental to the issuance of the Series 2021 Notes.

Section 2. Sale of Series 2021 Notes. The Series 2021 Notes may be sold at either public or private sale as determined by the Chairman (sometimes referred to herein as the "Chief Fiscal Officer") of the Agency. The Agency also hereby authorizes the execution and delivery of one or

more bond purchase agreements with an underwriter or underwriters of the Agency's choosing, specifying the terms under which the Series 2021 Notes are to be issued.

Section 3. Security for the Series 2021 Notes. The Series 2021 Notes shall be general obligations of the Agency payable out of any revenues or moneys of the Agency, subject to any agreements with the holders of the Series 2021 Notes pledging any particular receipts or revenues and shall be guaranteed by the City of White Plains (the "Guaranty") in accordance with Subdivision 3 of Section 503-a of the Act. The Series 2021 Notes shall not constitute a debt or obligation of the City (except to the extent of the Guarantee).

Section 4. Delegation. (a) The Chairman of the Agency may, on behalf of the Agency and without further action by the Agency:

- (i) establish the dated date, final principal amount, maturity, interest rate, sale price, redemption terms, and other terms of the Series 2021 Notes;
- (ii) negotiate and enter into an agreement to sell the Series 2021 Notes to one or more underwriters or purchasers;
- (iii) execute and deliver the Series 2021 Notes;
- (iv) enter into covenants regarding the use of proceeds of the Series 2021 Notes and the Project;
- (v) pledge or covenant to pledge all or any part of the rents, fees, revenues, subsidies, grants or contributions of the Agency to payment of the Series 2021 Notes;
- (vi) designate any portion of the Series 2021 Notes as "qualified tax-exempt obligations" pursuant to Section 265 of the Code, if applicable; and, execute any documents and take any other action in connection with the Series 2021 Notes which the Chief Fiscal Officer finds will be advantageous to carry out this resolution;
- (vii) covenant in a tax compliance certificate of the Agency to maintain the excludability of interest on the Series 2021 Notes from gross income under the Code, if applicable (the "Tax Compliance Certificate");
- (viii) execute and deliver the Tax Compliance Certificate, a certificate specifying the actions taken pursuant to this section 4, and any other certificates, documents, or agreements that the Chief Fiscal Officer of the Agency determines are desirable to issue, sell and deliver the Series 2021 Notes in accordance with this Resolution, (hereinafter referred to as the "Financing Documents").

(b) The Chairman, Vice Chairman, and Secretary of the Agency, each of them without the other, are hereby authorized, on behalf of the Agency, to negotiate, approve, execute (by manual or facsimile signature), and deliver the Financing Documents and all other agreements, documents, certificates, and instruments with respect to the issuance of the Series 2021 Notes, and the Secretary of the Agency is hereby authorized to impress the seal (or a facsimile thereof) of the Agency to them and to attest to all of them, with such terms, covenants, and provisions as the Chairman, Vice Chairman, or Secretary shall approve. The execution of the Financing Documents by the Chairman, Vice Chairman or Secretary shall constitute conclusive evidence of that approval.

(c) The Financing Documents are approved with changes which are not inconsistent with this Resolution, which are not substantially adverse to the Agency, which are permitted by the Act, and which are approved by the officer or officers executing the respective Financing Documents. The approval of those changes by the officer or officers and the character of those changes, as not being substantially adverse to the Agency, shall be evidenced conclusively by the execution of the respective Financing Documents by the officer or officers.

(d) The officers, directors, members, employees, and agents of the Agency are hereby authorized and directed for, and in the name and on behalf of, the Agency to do all acts and things required or provided for by any of the provisions of the Financing Documents, and to execute and deliver all additional agreements, certificates, instruments, and documents with respect to the issuance of the Series 2021 Notes, and to pay all fees, charges, and expenses and to do all other acts as may be necessary, or in the opinion of the officer, director, member, employee, or agent, desirable or proper to effectuate the purposes of this Resolution and to cause compliance by the Agency with all of the terms, covenants, and provisions of the Financing Documents binding upon the Agency. None of the officers, members, directors, employees, representatives, or agents of the Agency, however, shall have any personal liability under the Series 2021 Notes or the Financing Documents.

Section 5. Reimbursement. The Agency hereby declares its official intent pursuant to Section 1.150-2 of the Income Tax Regulations to reimburse itself from the proceeds of the Series 2021 Notes for any expenditures that it makes on the Project prior to issuing the Series 2021 Notes.

Section 6. SEQRA Compliance. By resolution adopted on December 5, 2019, the Agency has made certain findings pursuant to the State Environmental Quality Review Act (“SEQRA”) and has determined that the Project will have no adverse environmental impact and will have no adverse impact on climate change, and the Agency authorized a negative declaration with respect to the Project.

Section 7. Effective Date of Resolution. This resolution shall take effect immediately upon its adoption.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Hon. Thomas M. Roach, Chair	[]	[]	[]	[]
Walter Eddie	[]	[]	[]	[]
John M. Martin	[]	[]	[]	[]
Daniel Moriarty	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

CERTIFICATION
(EDPL Article IV Authorization)

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

The undersigned, being the acting Assistant Secretary and Executive Director of the City of White Plains Urban Renewal Agency, DOES HEREBY CERTIFY THAT:

I have compared the foregoing extract of the minutes of the meeting of the City of White Plains Urban Renewal Agency (the "Agency") including the resolution contained therein, held on March __, 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 Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject in matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal, if any, of said Agency this __ day of March, 2021.

Christopher N. Gomez, AICP
Executive Director & Acting Assistant Secretary

WHITE PLAINS URBAN RENEWAL AGENCY

RESOLUTION 09-2021

RESOLUTION ESTABLISHING THE COMMUNITY DEVELOPMENT TITLE AND SALARY SCHEDULE FOR FISCAL YEAR JULY 1, 2021 to JUNE 30, 2022

WHEREAS:

- A. General Municipal Law (“GML”) Article 15 provides in the definition of urban renewal at Section 501.3, “a program established, conducted and planned by a municipality for the redevelopment, through clearance, re-planning, reconstruction, rehabilitation, and concentrated code enforcement, or a combination of these and other methods, of substandard and insanitary areas of such municipalities, and for recreation and other facilities incidental or appurtenant thereto . . .The terms ‘clearance, re-planning, reconstruction and rehabilitation’ shall include renewal, redevelopment, conservation, restoration or improvement or any combination thereof as well as relocation activities and the testing and reporting of methods and techniques for the arrest, prevention and elimination of slums and blight; the term ‘program’ may mean or include and be interchangeable with the term ‘project’”.
- B. Among its powers under GML Article 15-A, an urban renewal agency has the authority, pursuant to Section 554(7) “to appoint officers, agents and employees, prescribe their duties, fix their compensation and delegate to one or more of such officers, agents or employees such powers or duties as it may deem proper”.
- C. Among its powers under GML Article 15-A, an urban renewal agency has the further authority, pursuant to GML Section 554(8) “with the consent of the municipality to use agents, employees and facilities of the municipality, paying to the municipality its agreed proportion of the compensation or costs”.
- D. Further among its powers under GML Article 15-A, pursuant to GML Section 554(1) an urban renewal agency has the power “to cooperate with the federal government and apply for and accept advances, loans, grants, subsidies, contributions and any other form of financial assistance from the federal government, or from the state, county, municipality or other public body or from sources public or private, for the purposes of this article and article fifteen of this chapter”.
- E. Further among the purposes of an urban renewal agency under GML Article 15 and 15-A, pursuant to GML Section 554(16) is the power “to prepare or cause to be prepared a general neighborhood renewal plan for an area consisting of an urban renewal area or areas, together with any adjoining areas having specially related problems”.
- F. Pursuant to GML Section 554(7) and (11), and in cooperation with the City of White Plains (“City”) and the Federal Government, particularly the U.S. Department of Housing and Urban Development (“HUD”), the White Plains Urban Renewal Agency (“Agency”) with Community Development Block Grant Program grant funds directed to the Agency by the City, employs certain persons whose positions are directly involved in:

1. The preparation of general neighborhood renewal plans, pursuant to GML Section 554(16).
 2. The preparation of specific urban renewal plans, pursuant to GML Section 502.7.
 3. Implementing a program of rehabilitation and concentrated code enforcement in areas determined to be substandard and insanitary areas of the City, pursuant to GML Section 502.3.
 4. The review and implementation of certain public facility plans in substandard and insanitary areas, including the oversight of park improvements and historic buildings, pursuant to GML Section 502.3.
 5. Testing and reporting to the Agency and the City on methods and techniques for the arrest, prevention and elimination of slums and blight, pursuant to GML Section 502.3.
- G. Historically the Agency has, to the extent feasible and subject to funding availability, maintained parity of its Community Development funded employees with the City's Civil Service Employee's Association ("CSEA")-represented employees.
- H. Based on work undertaken by the Agency's Community Development funded employees, it is anticipated that, during its 2019-20 fiscal year the Agency staff will (1) continue to provide rehabilitation and housing assistance to low and moderate income families, (2) administer grants to public service agencies which provide services to low and moderate income families and the homeless, and (3) implement all other activities to achieve the goals and outcomes of the 2020-2024 Consolidated Plan, as specified in the document. It is anticipated that the 2021-22 Annual Action Plan will contain these activities as well.
- I. To undertake this workload for 2021-2022 within the funding availability of the Community Development Block Grant Program and the Federal program regulations therefor, the Executive Director has presented to the Agency a new Position Title and Salary Schedule for fiscal year 2021-22 for Agency employees to be effective July 1, 2021 (Exhibit A).
- J. The Agency has reviewed the proposed 2021-22 Community Development Program Position Title and Salary Schedule and have reviewed the Community Development Program funding and regulations with regard to the funding allocations.

NOW, THEREFORE, BE IT RESOLVED:

1. The Agency hereby finds that:
 - a. The continued employment of Agency employees funded by the Community Development Program to assist the Agency in the carrying out of its program of urban renewal pursuant to GML Articles 15 and 15-A at the highest level for the residents of White Plains is necessary and in the public interest;
 - b. Federal funding through the Community Development Program for Agency employees for fiscal year 2021-22 is expected to be available from HUD at the current level of appropriation, subject to HUD regulations and continued approval of the Community Development Block Grant Program Budget by the Common Council
2. The Agency hereby approves the 2021-22 Community Development Program Position Title and Salary Schedule in its entirety, effective July 1, 2021 as attached hereto as Exhibit A and made a part hereof.
3. The Agency hereby determines that all personnel costs shall be allocated and charged to the Community Development according to the percentage of salary allocation shown in Exhibits A hereof.
4. This Resolution shall take effect July 1, 2021.

Dated: March 15, 2021

Adopted:

Exhibit A
WHITE PLAINS URBAN RENEWAL AGENCY
Community Development Program
POSITION TITLE AND SALARY SCHEDULE
Effective July 1, 2021

FULL TIME POSITIONS			
Position Title	Funding Source	Grade/Step	Annual Salary
Rehabilitation Officer	CD 005 - 100%	12/6	\$76,034
Community Development Assistant	CD 090 – 30% CD 005 - 70%	10/4	\$19,260 \$44,940
Code Enforcement Officer	CD 314 – 100%	10/21 Longevity	\$81,735 \$1,100
PART TIME POSITIONS			
Position Title	Funding Source	Grade/Step	Annual Salary
PT Rehabilitation Program Representative	CD 005	Hourly	\$30/hour, up to an annual maximum of \$10,000
PT Code Enforcement Officer	CE 314	Hourly	Up to \$37.50/hour, up to an annual maximum of \$19,500
PT CD Analyst	CD 090	Hourly	Up to \$30/hour up to an annual maximum of \$24,000
PT Clerk	CD 005	Hourly	Up to \$20/hour, up to an annual maximum of \$24,000