

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 BOARD OF THE AGENCY

Attached for your consideration is a resolution approving the application by East Post Road LLC (the “Proposed Sponsor”), an entity controlled by White Plains Hospital Medical Center (the “Hospital”), to the White Plains Urban Renewal Agency (the “Agency”) and the Common Council to be designated an “eligible sponsor” pursuant to Section 507 of the New York General Municipal Law for the development of a parking garage on East Post Road, White Plains, New York across from the Hospital’s campus. In addition, the proposed resolution would authorize the transfer of three (3) parcels of real property owned by the Agency to be used for the construction of the proposed garage, as follows:

1. 26-28 East Post Road, White Plains, New York, known and designated as Section 130.27, Block 2, Lot 5 on the Tax Assessment Map of the City of White Plains
2. 42 East Post Road, White Plains, New York, known and designated as Section 130.27 Block 2 Lot 3 on the Tax Assessment Map of the City of White Plains
3. 60 East Post Road, White Plains, New York, known and designated as Section 130.27, Block 2, Lot 2 on the Tax Assessment Map of the City of White Plains

The Proposed Sponsor is wholly controlled by the Hospital. The application has been examined by staff of the Agency and the City and the Proposed Sponsor, through the Hospital, has been found to have the financial and organizational ability to complete the project. Additionally, it has been found that the Proposed Sponsor, through the Hospital, has the development experience necessary to complete the project. I am recommending that the Board make the findings contained in the resolution in determining that the Proposed Sponsor is a qualified and eligible sponsor.

Amongst other terms and conditions stated in the proposed resolution (and which will also be contained in the notice referenced in the resolution), it has been proposed that the Agency transfer the above properties to the Proposed Sponsor in consideration of \$11,464,497.99. The use of the property would be limited to constructing a garage for use by the Hospital. The Proposed Sponsor would also be required to make available up to one hundred eighty (180) permits to, or on behalf of, residents of the Brookfield Commons development at a rate of 80% of the rate that would otherwise be charged by the City for a permit. It is anticipated that, in addition to these benefits, the construction and operation of the garage will free up space at other area City-owned garages currently being used by the Hospital for increased use by members of the public. It is recommended that the transfer of the Agency properties listed above be approved.

Though the properties are owned by the Agency and the development of the garage would be pursuant to an existing urban renewal plan, the New York General Municipal Law requires that the Common Council consider and approve, in addition to the Agency, the designation of an entity as an “eligible sponsor” for urban development as well as the transfer of urban renewal property. It is anticipated that the Proposed Sponsor’s application will be considered by the Common Council at a hearing scheduled on August 4, 2025.

Respectfully Submitted,



Christopher N. Gomez, AICP
Executive Director

Dated: July 11, 2025