

WHITE PLAINS URBAN RENEWAL AGENCY

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

Special Meeting of the White Plains Urban Renewal Agency
Tuesday, April 30, 2024, 11:00 AM

MINUTES

Meeting Called to Order
Mayor Thomas Roach, Chairman
Time: 11:05 AM

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

Chairman, Thomas Roach	Daniel Moriarty	John Martin	Walter Eddie
<i>Present</i>	<i>Present</i>	<i>Present</i>	<i>Present</i>

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

Others Present: William S. Null, Cuddy & Feder LLP for WP North and South Tower LLC

B. Minutes for the meeting held on September 25, 2023 were moved, seconded, and approved with the following votes:

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

C. Action Items

Before Chairman Roach introduced the Action Items, Mr. Martin made a motion to add a fifth Action item to the agenda, which was seconded by Mr. Moriarty. Accordingly, five action items were introduced, as follows:

1. **A RESOLUTION OF THE WHITE PLAINS URBAN RENEWAL AGENCY AUTHORIZING THE CHAIRMAN, OR HIS DESIGNEE, TO EXECUTE AN ESTOPPEL AGREEMENT FOR THE CONTRACT OF SALE FOR PRIVATE REDEVELOPMENT AMONG THE CITY OF WHITE PLAINS, THE WHITE PLAINS URBAN RENEWAL AGENCY, AND WP NORTH TOWER LLC AND WP SOUTH TOWER LLC, THE SUCCESSORS TO LCOR 55 BANK STREET LLC WITH RESPECT TO 55 AND 57 BANK STREET, AS AMENDED** was moved, seconded, and approved with the following votes:

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

Mr. Gutekunst confirmed that all contract conditions have been met by LCOR and that there are no further outstanding issues.

2. **RESOLUTION ADOPTING THE URBAN RENEWAL AGENCY ANNUAL ADMINISTRATIVE BUDGET FOR FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025** was moved, seconded, and approved with the following votes:

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

3. **RESOLUTION AMENDING THE ADOPTED COMBINED FEDERAL "INCEPTION-TO-DATE" BUDGET** was moved, seconded, and approved with the following votes:

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

4. **RESOLUTION ESTABLISHING THE COMMUNITY DEVELOPMENT TITLE AND SALARY SCHEDULE FOR FISCAL YEAR JULY 1, 2024 to JUNE 30, 2025** was moved, seconded, and approved with the following votes:

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

Executive Director Gomez explained that Community Development staff would receive slight raises (approximately 2.5-3.0%), which is in line with the annual CSEA Union employee raises.

5. **A RESOLUTION OF THE WHITE PLAINS URBAN RENEWAL AGENCY AUTHORIZING THE CHAIRMAN, OR HIS DESIGNEE, TO EXECUTE AN AGREEMENT WITH AKRF, INC. TO UNDERTAKE AN ENVIRONMENTAL REVIEW PURSUANT TO BOTH THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) AND NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)** was moved, seconded, and approved with the following votes:

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

Executive Director Gomez provided an explanation of the purpose of conducting an environmental review, which is required in order to pursue the land sale from the White Plains Housing Authority to the White Plains Urban Renewal Agency. The primary purpose of the land sale is to finalize the consolidation of parcels along the East Post Road corridor, in order to construct a municipal parking structure that will cater to the parking needs of the immediate area, including Brookfield Commons, White Plains Hospital, and local businesses. Before any land sale proceeds, a thorough environmental review must be conducted. This review will include a traffic analysis, address any potential contamination, and include other relevant analyses to evaluate the impacts and public benefits of selling Authority land. Additionally, suitable mitigation measures where appropriate will be provided. A diagram delineating the area was also furnished for reference and is attached hereto.

D. Other Business

None

E. Adjournment

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

The meeting was adjourned at 11:27 AM

Minutes Adopted: August 26, 2024