

**WESTCHESTER COUNTY BOARD OF LEGISLATORS  
COMMITTEE ON BUDGET & APPROPRIATIONS MEETING  
JOINT WITH THE COMMITTEE ON GOVERNMENT OPERATIONS  
MINUTES AUGUST 3, 2009**

**MEMBERS B&A:** Chair: Jose Alvarado, Legislators: Jenkins, Burton, Kaplowitz, Myers, Oros, Abinanti, Ryan

**MEMBERS GOVERNMENT OPERATIONS:** Chair: Ken Jenkins, Burton, Myers, Burrows, Bronz, Pinto, Ryan

**IN ATTENDANCE:** **WCC:** Joe Hankin, Fred Boyer, Louis Torrieri; **WCCFT:** Anne D’Orazio; **Yonkers Planning:** Lou Kirven; **LWW, CBAC:** Barbara Strauss; **BOL:** Louise Gantress, Larry Goldstein, Lily Newman; Sam Martin, Rick Pezzulla; Katy Delgado, James Glenardi, Sally Swift, Chris Crane, Bob Boland, Sally Schecter; **326 Riverdale Owners, LLC:** Jon Curtell; **Planning:** Norma Drummond, Deborah DeLong; **C.E.O.:** Bill Randolph, Andrew Newman, Charelle Hyde; **Journal News:** G. McKirstry; **DPW:** Ralph Butler; **LWW:** Karen Schatzel; **BRI:** D. Finger

On the motion of Chair Jose Alvarado, the Budget and Appropriations Committee was called to order at 10:21 a.m. and on the motion of Chair Ken Jenkins, the Committee on Government Operations was called to order at 10:21 a.m.

A220 Amending Act 220-2008 (330 Riverdale Avenue Affordable Housing Project) and A221 Act Amending Act 222-2008 (330 Riverdale Avenue Affordable Housing Project): Last year the Board passed acts that gave the County permission to purchase and sell property at 330 Riverdale Avenue for the construction of 137 units of affordable housing. A bond act was also passed for the infrastructure in this development as well as an IMA with Yonkers for the infrastructure. In the County’s act, the affordability would be not less than fifty years. Yonkers has requested that in all the subsidized

housing in this neighborhood they would like a reduced affordability period. Commissioner Kirven said Yonkers' position is that the affordability should be the term of financing or not more than thirty years and when they became aware that the affordability was fifty years, they felt they needed to come in and discuss it and ask the County to reverse it to thirty years. It was explained that the tenants in place at the end of the 30 years will be continued at the affordability rate and any vacant apartments will be rented at the market rate. Legislator Burton wanted to know what the basis of the city policy was. Commissioner Kirven explained that there is an over concentration of affordable housing in Southwest Yonkers and the city is concentrating on bringing in more market rate housing. He said a Federal desegregation lawsuit was recently settled that required more affordable housing outside Southwest Yonkers and they are concerned about this project. Legislator Burton did not feel this was reason enough to change the affordability. Commissioner Kirven said in the future they would not agree to fifty years affordability. Legislator Kaplowitz wanted to know if there were any past projects in Yonkers with the affordability greater than 30 years and the answer is yes. He wanted to know if Yonkers would turn down projects if the affordability was greater than 30 years. Commissioner Kirven explained that the City feels they are losing economic opportunities because of the concentration of affordable housing. Legislator Kaplowitz wanted to know if the 30 years or less is a blanket policy and is there something in writing. He wanted to know what Yonkers is contributing to this project. There is a Yonkers IDA PILOT agreement. The County is contributing \$7.6 million to the project which is costing \$50 million. Legislator Myers felt this policy was setting a precedent which she did not want to set. She felt a lot of time and effort had gone into this project and something should have been said previously. Commissioner Kirven said their position had been communicated to the County. The project has begun. The developer knew when he accepted the County's money that it was fifty years of affordability. Legislator Abinanti is concerned that this is a done deal, that Yonkers respects the Federal and State affordability but not the County's and he wanted to know if the developer discriminates on source of income and the answer is no – they would take Section 8. Legislator Abinanti requested a copy of the IDA agreement and a copy of the 30 years affordability. In further discussions, it is the Yonkers IDA that is requesting the 30 year

affordability and it was suggested that the developer go to the County IDA instead so they would not have these limitations. Commissioner Kirven requested that the Committees move on this item but it was going to be referred back to Government Operations Committee for further discussion.

On the motion of Legislator Burton, seconded by Legislator Myers, the minutes of Government Operations for July 21, 2009 were accepted by a vote of 7-0 (Jenkins, Burton, Myers, Burrows, Bronz, Pinto, Ryan).

On the motion of Legislator Myers, seconded by Legislator Burton, the minutes of Budget & Appropriations of July 27, 2009 as amended (Legislator Burton's name was omitted from Public Safety & Security) was accepted by a vote of 8-0 (Alvarado, Kaplowitz, Abinanti, Burton, Myers, Oros, Jenkins, Ryan).

A279 Capital Budget Amendment RB077 Pine Bridge Road & Ryder Road: Commissioner Butler explained that this is to amend the 2009 Capital Budget because the County will now fund the entire project. The Federal/State funding was going to push this back to 2016 and the project could not wait until then. This is one of several projects that this happened to. Legislator Abinanti would like to know how much was it costing the County before and how much will it be costing us now due to the reallocation of Federal/State funds. On the motion of Legislator Burton, seconded by Legislator Kaplowitz for Budget & Appropriations, the motion was carried by a vote of 8-0 (Alvarado, Jenkins, Ryan, Kaplowitz, Burton, Myers, Oros, Abinanti) On the motion of Legislator Burton, seconded by Legislator Pinto for Government Operations, the motion was carried by a vote of 7-0 (Jenkins, Burrows, Ryan, Burton, Bronz, Myers, Pinto).

On the motion of Legislator Pinto, seconded by Legislator Bronz, Government Operations was adjourned at 11:16 p.m. 7-0 (Jenkins, Burton, Myers, Burrows, Bronz, Pinto, Ryan).

A291. Westchester Community College's Budget: President Hankin answered Legislator Oros' question as to how many students from Putnam are studying at the Peekskill campus – 98 – about 10 percent of the total enrollment. Legislator Burton requested information on

MTA and that was sent to him. President Hankin recapped the talking points that he presented last week. Legislator Kaplowitz asked what the fund balance would be – 4.9% and last year it was 3.4%. The College has been adding the two additional teachers for approximately 4 years and last year the County's sponsorship was 3.5% and this year it is 2.4%. On the motion of Legislator Burton, seconded by Legislator Abinanti for Budget & Appropriations, the College's Budget, Adds, and Deletions was carried by a vote of 8-0 (Alvarado, Jenkins, Burton, Kaplowitz, Myers, Ryan, Oros, Abinanti).

On the motion of Legislator Jenkins, seconded by Legislator Burton, the Budget & Appropriations Committee was adjourned at 11:31 a.m. by a vote of 8-0 (Alvarado, Jenkins, Burton, Kaplowitz, Myers, Ryan, Oros, Abinanti).