

**WESTCHESTER COUNTY BOARD OF LEGISLATORS
COMMITTEE ON GOVERNMENT OPERATIONS**

**Tuesday, July 7, 2009, 11:00 AM
MEETING MINUTES**

In Attendance:

Committee Members: Leg. Ken Jenkins, Chair; Legislators Lois Bronz, William Burton, Judy Myers, Vito Pinto, Martin Rogowsky. Advisory Member: Dennis McDermott.

Committee Coordinator: Barbara Dodds.

Others: County Exec's Off.: Bill Randolph, Charelle Hyde; BOL: Sally Swift, Mary Jackson, Jeff Lord, Lily Newman, Intern, Olivia Rhodes; WC Dept. Planning: Deb DeLong, Kim Holland; Bridge Fund: Lisa Buck, Lorin Gilbert; Greenburgh: Thomas Madden, Sonja Brown.

ITEM FOR DISCUSSION: County Support for Warren Avenue Homes Project (Greenburgh)

Leg. Jenkins opened the meeting at 11:21 am. Deb DeLong of Planning introduced Kim Holland, Program Administrator, and Thomas Madden, Commissioner of Planning for Greenburgh. Proposed is a \$600,000 construction loan from HOME funds, intended to be a short-term loan, without interest, expected to be re-paid in the first quarter of 2010. Since nobody is providing construction loans to non-profits to the degree that is needed here, the county is designing this loan to leverage the remaining construction loan of \$387,000..

The development is six 2 ½ story modular townhouses with three bedrooms, 1 1/2 baths, and on-site parking. The cost to build is \$350,000 per unit. The sale price will be the same as in 2006--\$173,205 because of state funding agreements.

The original \$140,000 allocated in 1995 from HIF funding was rescinded and replaced with \$180,000 approved by the board in 2006. Leg. Jenkins commented that over time, the county has invested heavily in this project.

Leg. Rogowsky questioned what appears to be a zero investment by the developer—Greenburgh Housing Development Corp.—but a profit of \$102,000 from \$51,960 of the down payment plus another \$51,960 when the mortgage is paid off. The developer brings the land to the deal but in a time of declining economy, construction costs have gone up 50% over three years from \$1,300,000 to \$2,000,000.

Leg. Rogowsky also asked if this was the first time we have been asked to lend money from the HOME funds and are the heights of HOME money was being raised here for construction loans. Ms. DeLong said that HUD has strict requirements for spending money. If a project does not come to fruition funds can be moved to another verifiable project.

Discussion continued for information only. No vote was required as the item was previously approved and is now before the Board of Acquisitions and Contract.

Approval of the minutes of March 31, 09 was moved by Leg. Bronz and seconded by Leg. Burton. All in Favor. Leg. Pinto moved to adjourn, seconded by Leg. Myers. All in Favor.