



Committee on Infrastructure

~MINUTES~

Monday, October 2, 2017

10:01 AM

Committee Chair: MaryJane Shimsky

Committee Room, 148 Martine Avenue, 8th Floor, White Plains, NY 10601

www.westchesterlegislators.com

CALL TO ORDER

With a quorum present, Chair MaryJane Shimsky called the meeting to order at 10:09 AM.

Joint with B&A. For video, see corresponding October 2, 2017 10am Budget & Appropriations committee meeting.

Table with 4 columns: Attendee Name, Title, Status, Arrived. Rows include MaryJane Shimsky (Chair, Present), Catherine Borgia (D9 Legislator, Absent), Benjamin Boykin (D5 Legislator, Present), Francis Corcoran (D2 Legislator, Present), Sheila Marcotte (D10 Legislator, Present), and David J. Tubiolo (D14 Legislator, Present).

Others In Attendance: BOL: Legislator Margaret Cunzio, Legislator David Gelfarb, Aviva Meyer, Alie Restiano, Gary Friedman, Gary Zuckerman, Greg Casciato; WCC: Sherry Mayo; CEO: Adam Rodriguez; DA: Pat D'Imperio; Marguerite Beirne;

MINUTES APPROVAL

I. ITEMS FOR DISCUSSION

1. (ID # 10395) Resolution - PH-Lease Agreement with WW Peekskill, LLC - WCC-DRAFT:

A RESOLUTION setting a Public Hearing on a "LOCAL LAW authorizing the County of Westchester to enter into a lease agreement with WW Peekskill, LLC c/o Alfred Wesimann Real Estate LLC for approximately 20,000 square feet located at 27-35 North Division Street, Peekskill, NY for a term of ten (10) years commencing September 1, 2017, with the County having a five (5) year renewal option" [Public Hearing set for _____, 2017 at _____ .m.].

Joint with B&A. Items 10395 : PH-Lease Agreement with WW Peekskill, LLC - WCC and 10397 : Lease Agreement with WW Peekskill, LLC - WCC were discussed together.

Adam Rodriguez, Director of Real Estate and Dr. Sherry Mayo, Director of the Peekskill Extension Center of Westchester Community College discussed the request to authorize the renewal of the lease agreement at the space located at 27-35 North Division Street in Peekskill. Dr. Mayo gave history and background on the Center, which includes 20,000 square foot facility, with five post production studios to support a digital arts program, as well as a general education program, ESL and non-credited program, and serves about 1000 students per semester and 2500 county residents a year. The proposed lease is a 10

year term, with a five year option. The base rent for the first year is \$243,400 for the first year, with the county paying for utilities, increase in taxes over the base year, telephone usage, repairs and maintenance, and cleaning services. Mr. Rodriguez pointed out the legislation contained a typo for the base year, which should read "2002-2003". The landlord also has required improvements under the new lease which include renovating the bathrooms, installing glass to reduce utility consumption, replacing lighting in the art gallery, tile repair throughout the facility, painting the studios, installing an ADA compliant electronic front door, and replacing the HVAC. The last lease was a five year term. The dollar amount has changed minimally; Mr. Rodriguez stated he would send the exact figure as well as the prior lease. Pat D'Imperio, the prior CFO of the college, joined the discussion. He explained the increase of rent was 3% year, not to exceed the CPI. There is a schedule and cost estimates for all the planned work. Legislator Shimsky asked how much the new windows and lighting will save energy wise, which Mr. Rodriguez stated he could assess.

With a motion by Legislator Corcoran and seconded by Legislator Boykin the item was approved with a vote of 5-0.

RESULT: SIGNED BY COMMITTEE

2. (ID # 10397) Local Law – Lease Agreement with WW Peekskill, LLC - WCC-DRAFT:

A LOCAL LAW authorizing the County of Westchester to enter into a lease agreement with WW Peekskill, LLC c/o Alfred Weissman Real Estate, LLC for approximately 20,000 square feet located at 27-35 North Division Street, Peekskill, NY for a term of ten (10) years commencing September 1, 2017, with the County have a five (5) year renewal option.

Joint with B&A. Items 10395 : PH-Lease Agreement with WW Peekskill, LLC - WCC and 10397 : Lease Agreement with WW Peekskill, LLC - WCC were discussed together. See Public Hearing 10395 for discussion.

With a motion by Legislator Corcoran and seconded by Legislator Boykin the item was approved with a vote of 5-0.

RESULT: SIGNED BY COMMITTEE

3. (ID # 10401) Act – BOND ACT-BDA01-Information Technology-DA:

A BOND ACT authorizing the issuance of TWO HUNDRED FIFTY ONE THOUSAND (\$251,000) DOLLARS in bonds of Westchester County to finance Capital Project BDA01 - Information Technology.

Joint with B&A.

Pat D'Imperio, Chief Administrator for the District Attorney's office, and Marguerite Beirne, Information Technology Director for the District Attorney's office, discussed the request for bonding for the Information Technology upgrades at the DA's office. Mr. D'Imperio explained this is the fourth phase of the \$2.2 million BDA01 Capital project with the board previously approving \$1.544 Million to purchase, upgrade and maintain equipment and software, including allowing the planning of disaster recovery. This phase for \$251,000 will include PCs, laptops, servers, hardware, and upgrade software on the servers. Legislator Shimsky requested a cost breakdown, which Mr. D'Imperio stated he could provide. Mr. D'Imperio detailed some of the prior phases. Ms. Beirne explained the disaster recovery portion of the project, which is largely involves more capacity and encryption. Legislator Shimsky requested the timeline for the purchase of the equipment. Mr. D'Imperio explained that the requisition for phase three is being completed, and as soon as that is complete,

phase four will begin, likely early next year. Legislator Shimsky asked that the timeline be added to the committee report.

With a motion by Legislator Tubiolo and seconded by Legislator Corcoran the item was approved with a vote of 5-0.

RESULT: SIGNED BY COMMITTEE

II. OTHER BUSINESS

Unfinished Business and any other agenda items to come before the Committee.

III. RECEIVE & FILE

ADJOURNMENT

Moved by Legislator Tubiolo seconded by Legislator Corcoran the Committee adjourned at 10:30 AM.