



Committee on Law & Major Contracts

~MINUTES~

Monday, June 10, 2019

9:31 AM

**DRAFT**

Committee Chair: Lyndon Williams

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

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**CALL TO ORDER**

Joint with Budget & Appropriations and Public Works

With a quorum present, Legislator Lyndon Williams called the meeting to order at 9:44 a.m.

Attendee Name	Title	Status	Arrived
Lyndon Williams	Chair	Present	
Nancy Barr	D6 Legislator	Present	
Gordon A. Burrows	D15 Legislator (Minority Whip)	Absent	
Kitley Covill	D2 Legislator	Present	
MaryJane Shimsky	D12 Legislator (Majority Whip)	Present	

Others In Attendance: CEO: Gary Friedman, Steve Bass LAW: John Nonna BOL: Legislators: Catherine Borgia, Catherine Parker, Margaret Cunzio, David Tubiolo, Damon Maher; Jill Axelrod, Committee Coordinator; Dennis Power, Chris Crane, Jaevon Boxhill, Alie Restiano, Ellen Hendrickx DPW: Bud Nicoletti GUESTS: NYS Court System: Edward Rodman, Alina Vorobyov, William Clark Westchester Family Court: Jim McAllister

**MINUTES APPROVAL**

1. Monday, June 03, 2019 at 9:31 AM

**On motion of Legislator Covill, seconded by Legislator Barr, the minutes were approved by a vote of 4 - 0.**

**I. ITEMS FOR DISCUSSION**

Guests: NYS Court System: Edward Rodman, Chief Architect; Alina Vorobyov, Architect; William Clark, Counsel for Capital Projects; County Attorney John Nonna; Gary Friedman, Director of Real Estate; Bud Nicoletti, Deputy Commissioner, DPW

1. **(ID # 11931) Resolution – PH-Lease Agreement-The Mark 95, LLC:**

A Public Hearing on a "LOCAL LAW authorizing the County of Westchester to enter into a thirty (30) year lease agreement with The Mark 95, LLC for approximately 35,000 square feet of space comprising two floors of a yet to be constructed building to be located at 26 Garden Street in the City of New Rochelle, along with a separate secure parking area containing between 50 and 60 secure parking spaces separately allocated for use by employees of the County of Westchester and for Court personnel, for use by the Westchester Family Court in New Rochelle and for ancillary County offices." [Public Hearing set for , 2019 at ; Local Law Intro 11932-2019]

County Attorney John Nonna, DPW Deputy Commissioner Bud Nicoletti, Director of Real Estate Gary Friedman, NYS Court System Chief Architect Edward Rodman, Architect Alina Vorobyov, Counsel for Capital Projects William Clark, and Jim McAllister, Chief Clerk of the Westchester Family Court discussed the proposed lease. Legislator Williams requested a clear, written transportation plan that addresses bus routes and safety concerns. Legislator Shimsky requested that a visit to the site for the legislators be scheduled as soon as possible. Mr. Friedman said he will take care of that. Legislator Williams asked if there is an internal economic analysis done by the County. Mr. Friedman stated that there is, and that he would provide it to the committee members. Legislator Shimsky requested that representatives of the developer meet with the committee to answer questions. Legislator Covill requested the names of all the principals of the LLCs involved. Legislator Williams requested a separate meeting with only the Law committee to discuss the terms of the lease.

2. **(ID # 11932) Local Law – LOCAL LAW-Lease Agreement-The Mark 95, LLC:**

A LOCAL LAW authorizing the County of Westchester to enter into a thirty (30) year lease agreement with The Mark 95, LLC for approximately 35,000 square feet of space comprising two floors of a yet to be constructed building to be located at 26 Garden Street in the City of New Rochelle, along with a separate secure parking area containing between 50 and 60 secure parking spaces separately allocated for use by employees of the County of Westchester and for Court personnel, for use by the Westchester Family Court in New Rochelle and for ancillary County offices.

See discussion of ID #11931 above.

## II. OTHER BUSINESS

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

## III. RECEIVE & FILE

## ADJOURNMENT

Moved by Legislator Covill and seconded by Legislator Barr, the Committee adjourned at 11:00 a.m.