

Board of Trustees
Village of Tarrytown
Regular Meeting No. 8
One Depot Plaza
Tarrytown NY 10591
March 18th, 2024
7:00 p.m.

PRESENT in person: Deputy Mayor McGovern presiding; Trustees: Hoyt; Kim; Mitchell; Rinaldi. And Phillips-Staley. Village Administrator Slingerland; Assistant Administrator Fasman; Village Treasurer Morales; Village Attorney Zalantis and Village Clerk Gilligan.

The meeting started with the Pledge to the Flag.

BOARD MISCELLANEOUS AND LIAISON REPORTS

Deputy Mayor McGovern reported that the Spring Eggstravaganza will be held on March 23rd with a rain date of March 30th. It will begin at 10:00 am for the children three and under and will continue through the different age groups until 11:00am. Please be sure to preregister. During spring break, we will be having spring break camp on cartooning. Registration for the program can be held online. Also, the junior tennis program will be starting on April 17th. Deputy Mayor McGovern then noted that residents of Tarrytown can reserve the tennis and pickleball courts by going through the courtreserve online program. By reserving your space, it makes it easier to manage lessons and other things going on as the courts are very popular. If you are a nonresident, there is a fee of \$100.00 in order to be able to use the courtreserve program from April through November. If anyone has any questions, please contact the recreation department. Deputy Mayor McGovern concluded her report by reminding everyone that there will be a budget workshop on Wednesday, March 20th at 6:00 pm at the Warner Library, a public hearing on the budget tonight, and another public hearing on the budget on April 1st.

CHANGES AND/OR ADDITIONS TO THE AGENDA

Administrator Slingerland noted that there is one additional resolution on tonight's agenda about the appropriation of funds to pay for the new fire truck for Consolidated Engine.

RESOLUTION REFERRING CATALYZE TARRYTOWN WHITE PLAINS ROAD MICROGRID, LLC'S PETITION TO AMEND THE ZONING CODE TO REGULATE AND ALLOW BATTERY ENERGY STORAGE SYSTEM

On a motion made by Trustee Hoyt, seconded by Trustee Mitchell, and unanimously carried, the following resolution was approved. Approved: 6-0

WHEREAS, Catalyze Tarrytown White Plains Microgrid, LLC ("Catalyze") seeks to develop a public battery energy storage system ("BESS") in the rear parking lot of the property known as 120 White Plains Road in the Village of Tarrytown's OB (Office Business) District;

WHEREAS, on December 15, 2023, the Village of Tarrytown Building Inspector issued a determination that the proposed BESS Facility is not a permitted use in the OB District;

WHEREAS, the Village of Tarrytown does not presently have an ordinance governing BESS facilities;

WHEREAS, on March 7, 2024, Catalyze submitted a petition to the Village of Tarrytown Board of Trustees to amend the Zoning Code to permit BESS facilities in certain portions of the OB district; and

NOW THEREFORE, BE IT RESOLVED, the Village of Tarrytown Board of Trustees refers the proposed text amendment to the Planning Board for its report and recommendation; and

BE IT FURTHER RESOLVED, the Village of Tarrytown Board of Trustees consents to the Village of Tarrytown Planning Board being lead agency under the State Environmental Quality Review Act (SEQRA).

PUBLIC HEARING ON THE VILLAGE OF TARRYTOWN'S TENTATIVE BUDGET FOR FISCAL YEAR 2024-2025

On a motion made by Trustee Hoyt, seconded by Trustee Rinaldi and unanimously approved, the public hearing was opened.

The Public Hearing is to be opened this evening and continued through to the next meeting of the Board of Trustees on April 1st, 2024, with the adoption of the Budget scheduled to take place on April 15th, 2024. The Village Administrator will make the annual Budget Presentation tonight. There will be an Open Budget Workshop on Wednesday, March 20, 2024, at 6 p.m. at Warner Library, in Conference Room C. After the Administrator's Budget Presentation, the Budget Hearing will be opened up for public comment.

Administrator Slingerland presented the Village's Tentative Budget for fiscal year 2024-2025. He thanked all of the department heads especially Treasurer Morales and Assistant Administrator Fasman for all of their hard work. He also thanked the Mayor and Board for all of the conversations they've had over the past few months to reach this point. The tentative budget is in compliance with the tax cap and actually less than half of what we are able to increase it by. In general our population is just under 11,800, and our growth rank it just about in the middle of New York State. The total budget this year is \$40,468,237. Some highlights from the presentation are as follows:

- Revenues are slowly coming back
- Spending is increasing by 5.86 percent with the NYS pension responsible for most of those costs
- The largest revenue generators are sales tax, mortgage tax, building permits, hotel tax and parking
- Pension costs have increased \$598,000, there was a \$41,000 increase in contractual expenditures, \$275,000 in police reimbursable overtime and \$60,000 in police overtime to accommodate officers dedicated traffic enforcement. There was a 37.5 percent decrease in the cyber security insurance.
- We anticipate an increase of \$260,000 in sales tax revenue, \$50,000 in mortgage tax revenue, \$145,000 in hotel tax and \$84,000 in perking revenue and \$245,000 in interest earnings.
- The village's total values as provided by the Town of Greenburgh are 2.557 billion up by over \$110,576 million from last year
- The village's tentative tax rate is \$7, 8357 down from \$7, 9625 per thousand of assessed full value. Values have increased by 4.52 percent. The total tax levy is increasing by 2.86 percent and the village is appropriating \$995,000 from the General Fund Balance to reduce the increase for property tax payers.
- The village is working to finalize the audit, but as of last year our unrestricted fund balance was approximately \$10,632 million and totaled approximately 26 percent of our annual general fund operating budget. This helps us maintain of high Aa2 Bond Rating from Moody's.
- Debt is currently \$35,151,486 for the General Fund and \$17,983,514 for the Water Fund. We are taking a long view and strategic approach to management of our current and future debt.
- NYS Local Finance Law states that debt must be kept within 7 percent of the average full valuation of taxable real estate within the Village. The current statutory debt limit is \$162.4 million and the village's outstanding debt as of June 1, 2024 will decrease by \$4.6 million. This represents a 32.72 percent of the statutory limit. Since water and sewer debt are excluded, the village's debt remains well below the statutory limit at 21.65 percent.

Assistant Administrator Fasman noted that we have a new online platform called Cleargov to encourage transparency and clarity. It's quite intuitive and you will be able to see trends over time. The budget can be found on homepage of the village's website and also under the Treasurers Department page. Administrator Slingerlands budget presentation can be found attached to these minutes.

There were no public speakers either online or in person.

On a motion made by Deputy McGovern, seconded by Trustee Rinaldi with all voting aye, the public hearing was continued to April 1st.

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD ONLY ON ITEMS LISTED ON THE AGENDA, OTHER THAN PUBLIC HEARING ITEMS. SPEAKERS SHALL HAVE THREE (3) MINUTES EACH TO ADDRESS THE BOARD OF TRUSTEES

Clarice Pollack from Tarrytown thanked the Board for allowing Tarrytown Fire Department and EMS members to join the gym at no cost. She wished to know why the same discount wasn't given to for the pool as they are only getting at 20 % discount. Deputy Mayor McGovern replied that the pool has capacity limits, and we have to limit the amount of people that can join. Individuals and families will get the 20% discount. Ms. Pollack thought the Board could have done better. Deputy Mayor McGovern noted that this was like a pilot program and we will see how this works out and move forward appropriately.

AUTHORIZATION TO APPROPRIATE FUNDS FOR THE VILLAGE OF TARRYTOWN TO PURCHASE OF A FIRE TRUCK FOR CONSOLIDATED ENGINE

On a motion made by Trustee Rinaldi, seconded by Trustee Mitchell with Trustee Hoyt abstaining, the follow resolution was approved. Approved: 5-1-0

WHEREAS, due to an accident over a year ago, the fire truck owned by the Village of Tarrytown and operated by the Tarrytown Fire Department, Consolidated Engine, was totaled; and

WHEREAS, using funds received from the Village's insurance company, the Village authorized the purchase of a new fire truck from Firematic Supply Co., Inc., of Yaphank, NY, through a contract with the Sourcewell Shared Purchasing Initiative; and

WHEREAS, while the Village received funds from our insurance company to cover most of the loss, increases in vehicle costs and changes during manufacturing resulted in additional charges.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown hereby authorize the following budget amendment to fund this purchase:

Budget Amendment:

Increase Appropriations from Fund Balance for Fire Truck Purchase:

| | | |
|--------------|---|--------------|
| H.2680 | Insurance Payment/insurance recovery | \$762,334.00 |
| H.3410.250 | GF Operating – Fire Dept. New Equipment | \$ 27,631.26 |
| Fund Balance | appropriation | \$133,107.74 |
| | Total | \$923,073.00 |

Authorization for Expenditures:

| | | |
|------------|---|--------------|
| A.3410.250 | Fire Department – New Equipment | \$10,560.74 |
| A.3410.407 | Fire Department – Apparatus/Equipment Maintenance | |
| | Painting and Equipment Upkeep | \$27,631.26 |
| H.2139.450 | Capital – Pierce Fire Truck | \$884,881.00 |
| | Total: | \$923,073.00 |

AND, BE IT FURTHER RESOLVED, that the Village Administrator and Village Treasurer are authorized to take the necessary and appropriate actions to implement these budget amendments and process payment in tonight's accounts payables.

AUTHORIZATION FOR MAIN STREET DINING CLOSURE

On a motion made by Trustee Mitchell, and seconded by Trustee Kim, the following resolution was approved. Approved: 6-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown hereby authorizes outdoor dining on Main Street on Sunday, May 12th, 2024; and

BE IT FURTHER RESOLVED that the street closure will begin at 10:00 am and end at 3:00 pm, with tables allowed to be put out until latest 4:00 p.m. and

BE IT FURTHER RESOLVED That the Village Administrator is authorized and directed to work with the involved Village Departments to make this street closure happen.

ANNUAL STREET FAIR JUNE 1ST, 2024

On a motion made by Trustee Mitchell, and seconded by Trustee Phillips-Staley, the following resolution was approved. Approved: 6-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby grant permission to the Sleepy Hollow/Tarrytown Chamber of Commerce to hold their Annual Street Fair on Saturday, June 1st, 2024, with a rain date of Sunday, June 2, 2024, beginning at 10:00 am and ending at 4:00 pm on Main Street; and

BE IT FURTHER RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby grant permission for the sale and consumption of beer and wine in a controlled, outdoor portion of Main Street between Kaldenberg Place/John St. and Baylis Court; and

BE IT FURTHER RESOLVED that each establishment must obtain a New York State Liquor Authority (SLA) offsite premise permit, provide insurance naming the Village of Tarrytown as additional insured and adhere to the following limitations for this event:

- a) The establishments must have a valid Village of Tarrytown Sidewalk Café Permit in order to be approved for the sale of alcohol for consumption.
- b) Permitted hours for the sale of beer and wine outdoors are 10:00 am. to 4:00 p.m.
- c) The establishments that sell and serve alcohol will be required to issue a bracelet to each person who possesses and has shown legal identification and proof as being of legal age to purchase alcohol.
- d) Only for Saturday, June 1st, 2024 and the rain date of Sunday, June 2, 2024, if necessary.

AGREEMENT FOR JULY 4TH, 2024 FIREWORKS EVENT

On a motion made by Trustee Rinaldi, and seconded by Trustee Kim, the following resolution was approved. Approved: 6-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby authorize and direct the Village Administrator to execute two agreements, one in the amount of \$15,500 for the contract between Santore's World Famous Fireworks LLC and the Village of Tarrytown and a separate agreement in the amount of \$12,750 between Night Sky Productions LLC and the Village of Tarrytown to coordinate and execute the annual firework display for the July 4th, 2024 Fireworks Event, for which the costs are shared jointly with the Village of Sleepy Hollow. (Note – the barge costs for transport and discharge of the fireworks display are separate.)

AGREEMENT WITH RESEARCH FOUNDATION FOR MENTAL HYGIENE, INC. FOR CARES UP GRANT

On a motion made by Trustee Rinaldi, and seconded by Trustee Phillips-Staley, the following resolution was approved. Approved: 6-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby authorize the Village Administrator to execute an agreement between the Research Foundation for Mental Hygiene, Inc and the Village of Tarrytown to carry out wellness and resilience training for the Tarrytown Police Department as part of the forty thousand dollar (\$40,000) CARES UP grant awarded by the New York State Office of Mental Health.

EXTENSION OF PARKING AGREEMENT FOR 62 MAIN STREET PROJECT

On a motion made by Trustee Mitchell, and seconded by Trustee Kim, the following resolution was approved. Approved: 6-0

WHEREAS, in conjunction with the redevelopment of the property at 62 Main Street the Village of Tarrytown, 62 Main Housing Development Fund Company, Inc. and 62 Main Limited Partnership entered into a License agreement, dated March 31, 2021 with respect to the use of the South Washington Street Parking Lot (Section 1.70, Block 33, Lot 11), the “Licensor Property” for a construction staging area and parking lot for employees and representatives of the Licensee working on the project; and

WHEREAS, as the redevelopment of the 62 Main Street property is still in progress and has not yet been completed, it is necessary to extend the Agreement for use of the Licensor Property until August 31, 2024;

NOW THEREFORE, BE IT RESOLVED, that the Village Administrator is hereby authorized to execute an extension of the Agreement for use of the Licensor Property until August 31, 2024 in a form satisfactory to the Village Administrator and Village Attorney.

POOL MEMBERSHIP DISCOUNTS FOR VOLUNTEER FIREFIGHTERS AND AMBULANCE MEMBERS

On a motion made by Trustee Kim, seconded by Trustee Mitchell with Trustee Hoyt abstaining the following resolution was approved. Approved: 5-1-0

WHEREAS volunteer firefighters and TVAC’s volunteer ambulance members in the Village of Tarrytown provide invaluable services to the health and safety of the community;

NOW THEREFORE BE IT RESOLVED that the Board of Trustees does hereby authorize volunteer firefighters in the Tarrytown Fire Department and their families, and TVAC’s volunteer ambulance corps members and their families, who are residents of the Village of Tarrytown to receive a 20% discount on annual memberships to the Tarrytown Recreation Center Pool, upon providing proof of residency and active volunteer membership.

FITNESS CENTER MEMBERSHIPS FOR VOLUNTEER FIREFIGHTERS AND AMBULANCE MEMBERS

On a motion made by Trustee Kim, seconded by Trustee Mitchell with Trustee Hoyt abstaining the following resolution was approved. Approved: 5-1-0

WHEREAS volunteer firefighters of the Tarrytown Fire Department and TVAC’s volunteer ambulance members in the Village of Tarrytown provide invaluable service to the health and safety of the community;

NOW THEREFORE BE IT RESOLVED that the Board of Trustees does hereby authorize volunteer firefighters as individuals in the Tarrytown Fire Department and TVAC’s volunteer ambulance members as individuals to receive free annual memberships to the Tarrytown Recreation Center Fitness Center upon providing proof of active volunteer membership.

REAPPOINTMENT OF CAMP DIRECTOR

On a motion made by Trustee Mitchell, and seconded by Trustee Phillips-Staley, the following resolution was approved. Approved: 6-0

BE IT RESOLVED that the Board of Trustees does hereby reappoint Tania Sanchez as Camp Director of the Tarrytown Day Camp at a rate of \$40/hr. effective March 4, 2024 pursuant to the applicable rules and regulations of Civil Service.

FIRE DEPARTMENT MEMBERSHIP CHANGES

On a motion made by Trustee Rinaldi, and seconded by Trustee Kim, the following resolution was approved. Approved: 6-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown hereby approves the following membership changes recommended at the February 20th, 2024 Board of Fire Wardens Meeting:

Membership: Christian Oliva has been approved for Active Membership at Consolidated Engine.

APPROVAL OF MINUTES OF THE MARCH 4TH, 2024 BOARD OF TRUSTEES MEETING

On a motion made by Trustee Kim, and seconded by Trustee Phillips-Staley, the following resolution was approved. Approved: 6-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown hereby approves the minutes of the Board of Trustees Meeting held on Monday, March 4th. 2024 as submitted by the Village Clerk

APPROVAL OF THE ACTION ITEM MINUTES OF THE MARCH 13TH, 2024 WORK SESSION

On a motion made by Trustee Kim, and seconded by Trustee Hoyt, the following resolution was approved. Approved: 6-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown hereby approves the minutes of the Board of Trustees Work Session held on Wednesday, March 13th. 2024 as submitted by the Village Administrator and the Village Clerk.

APPROVAL OF AUDITED VOUCHERS

On a motion made by Trustee Rinaldi, seconded by Trustee Kim with Trustee Hoyt abstaining from voucher numbers 2023007880 and 2023007955, the following resolution was approved. Approved: 6-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby approve Abstract No.18 of Audited Vouchers in the total amount of \$1,544,970.43 as presented by the Village Treasurer, to be paid in the following amounts:

| | | |
|-------------------|----|--------------|
| General | \$ | 506,080.94 |
| Water | \$ | 40,320.66 |
| Sewer Fund | \$ | 1209.62 |
| Capital | \$ | 944,379.18 |
| Library | \$ | 30,751.06 |
| Trust & Agency | \$ | 22,228.97 |
| CM (Special Fund) | \$ | 0 |
| Total | \$ | 1,544,970.43 |

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD ON ITEMS NOT INCLUDED ON THE AGENDA. SPEAKERS HAVE THREE (3) MINUTES BEFORE YIELDING TO THE NEXT SPEAKER.

John Stiloski stated that Trustee Rinaldi doesn't seem to remember that he spoke at a meeting last year about rent increases at Asbury Terrace. He is not a liar, and if anyone thinks that he's says something that is incorrect or that he mislead people, then say he is a liar. Call him out. Everything he said about John Kelly's thing is 100 percent true. When he was here speaking at several meetings, with exhibits and all everyone said it wasn't true. He even has letters saying it was unfounded. Now we have tenants from Asbury Terrace at the last meeting saying they were getting a rent increase of 85 percent. Mr. Stiloski then looked at Trustee Rinaldi and said "I guess I wasn't wrong honey". He wouldn't expect anything less from a guy who wants to dress our officers down and take their guns away. Trustee Rinaldi then asked to be referred to as Trustee Rinaldi or Doctor Rinaldi. Hateful speech is not appropriate. Mr. Stiloski replied it is not hateful, you lied to the people. You said this was the first time you heard about this. Maybe you missed the six foot tall guy that you called a liar in front of you telling you there was going to be a rent increase. Deputy Mayor McGovern requested that Mr. Stiloski address the Board. Mr. Stiloski continued by stating that while he thinks there are a lot of good people in this

room, he thinks some people think that he lies, and he doesn't. He has papers in his possession stating that his claims last year were unfounded. The head of the affordable housing task force turned around and sold the building which was under the Board's control or control of a faith based group that protects the people. What happens now? Now you have no control. There was no reason to sell that building. How many people from Tarrytown are moving into the YMCA building? Asbury Terrace is getting a 100 percent rent increase. When Sadie was here she called the building a cash cow. He has a letter from Community Preservation stating that there was no rent increase, and that is false. Administrator Slingerland wished to note for the record that the Village had no control over the sale or transaction that took place. Mr. Stiloski replied that other people said the building was being sold. You were quick to grab the mic and say the building was not for sale. Administrator Slingerland replied that he said to his knowledge the building wasn't for sale. You knew more than we did. Attorney Zalantis noted that this had been previously discussed, and we advised you that the Housing Action Council and Asbury Terrace are two private non for profit corporations of which the village has no oversight or authority. We have no oversight or authority of the sale of Asbury Terraces assets which were approved by the AG's office and the court. Mr. Stiloski replied that you'll see many things that aren't right such as the number of apartments among other things. As an attorney you might find things that other people are finding. Deputy Mayor McGovern stated that Mr. Stiloski had a lot of time to speak and it's time to relinquish the mic. Your questions and concerns are not going to be answered this evening. She offered an opportunity to sit down with her and review everything. Mr. Stiloski replied that the bottom line is that you have a person on the village's affordable housing committee that you had control over, that you could have questioned on the sale. He's worried that about the people she has in her control in her position now as she has sold the people out. Deputy Mayor McGovern stated the sale is done. Her concern is and what she's hearing from him are with the tenants who are upset about and confused about the rent increases. That's what needs to be talked about now. We are trying to help them. If you would like to talk to her about that she'd be happy to. Don't come up here and start to relive history. Mr. Stiloski replied the history is the facts, and you all thought I was lying. The letter says nobody will be paying more than 30 percent of their household income. Deputy Mayor McGovern replied that is the rent increase letter that has come out. She would be happy to sit down with him to discuss how it's being addressed. Mr. Stiloski concluded by stating that he Doctor Rinaldi should not lie to the people.

Haydee McCarthy from 31 Kerwin Place stated that she also attended a meeting last year where she spoke up about Asbury Terrace and it was troubling to her to hear members of the Board state they had no recollection of the concerns she, John and other residents brought up. It has been addressed as early as February of 2022. These people are now worried about being homeless in six months. This could have been possibly prevented. There were accusations of her making comments about Ms. McGowan that were inflammatory towards the volunteer of the year, but the fact is that someone with just average intelligence looks at what is going on and looks at what's going on and has questions. She was shot down because she was asking questions about the sale and how someone who was on our task force that's presenting policies to the Board that is going to affect other residents. Mind you, in a private capacity they are orchestrating a sales of a pieces of property in the village that affect residents. At the very least, it has an appearance of impropriety. The fact that she was being told that was she was doing was inflammatory by asking those questions and here we are a year later and 80 families are potentially going to be homeless. They are tax paying residents who have lived here for years and have every right to live here as much as the young professionals that down the road will be pushed into that building because it is a prime piece of real estate. When the building was first created, no one wanted to live by the industrial part of town. Now everyone wants to live in a prime location where you have the river, train station and everything else. There are nice size apartments in Asbury Terrace and the new owner can make at least three times as much. Those people are dispensable. She sent an email last week which was ignored. Why did you run for election if you're only representing the people who come here and scream loud, complain or come from certain neighborhoods? You are not addressing the people who predominantly voted for you as democrats. It's shameful to say the least. You have Sadie who's running your taskforce that sold that building from underneath them and then Mayor Brown has the audacity to say let us consult an expert who is the lady that sold the building from underneath us. That's crazy. Deputy Mayor McGovern thanked Ms. McCarthy and said they have listened to what she has said.

Peter Bartolacci from 67 Miller Ave. completely disagrees with the three minute rule and the Board should consider changing it. People have things to say and they should be allowed to say them. The people that spoke at the last meeting from Asbury Terrace were given plenty of time, around six minutes. So he would like his six minutes this evening. John Stiloski this evening also got quite a bit more time so he will be annoyed if the buzzer goes off. Mr. Bartolacci then addressed Trustee Rinaldi and stating that this is the second time he's seen Trustee Rinaldi resort to calling someone hateful when someone challenges him. That's immature and disgusting. You are a Trustee and should be able to

handle it. Mr. Bartolacci stated he heard Trustee Rinaldi say this is the first time he was hearing about this and his jaw hit the floor. He has sat through those meetings, where he heard people talking about this over and over again with what they saw coming down the pike. If you can't handle the heat, get out of the kitchen because what happened at that last meeting was ridiculous. Mr. Bartolacci then asked the Board what the Board has done to help out the residents of Asbury Terrace. Administrator Slingerland asked that Mr. Bartolacci finish his comments first and then we can get into the discussion. Mr. Bartolacci replied that he wants to have a conversation with the Board. He's a resident and a taxpayer, and he would like an answer to his question. Deputy Mayor McGovern replied to Mr. Bartolacci that our attorney states that we do not have to provide you with an answer at this time. Mr. Bartolacci replied that it's nice to see the Board is concerned and looking out for the residents. Mr. Bartolacci continued by stating that he will be reading something written by Sadie McKeown on March 17, 2024 that reads as follows: "it's a Section 8 contract building. The market rate residents will not be spending more than 33 percent of their income on rent and all utilities are included. If they earn what they disclose, they should be able to pay 33 percent of that for rent. If they qualify, they can go back to Section 8. I'm sure you can appreciate this is the way the HUD program works. They got an updated appraisal, and are allowed to charge the new market rents to the residents who were over the Section 8 income levels, but have promised not to charge any resident more than the 33 percent of their income. That is more than fair, it sucks when the rents go up, but all of these buildings are getting crushed on the expense side". Mr. Bartolacci continued by noting that what Sadie is saying is that none of these people in those market rate apartments should have their rents raised to the levels that he heard at the last meeting which were 76 percent for a one bedroom, 72 percent for a two bedroom and an 80 percent increase for a three bedroom. According to Sadie, she's saying the landlord should not be able to raise the rent if these people are spending more than 33 percent of their income on rent. If this is news to you this might be helpful for you to look into. Deputy Mayor McGovern replied that the Board is very well aware of this. Mr. Bartolacci wished the Board a nice evening.

Administrator Slingerland reported that the Village reached out to the Mountco organization, and the Westchester County Planning Department and other levels of government to find out what resources could be made available for the residents of Asbury Terrace. Mountco assured us of their commitment to keeping the building affordable. It's important to keep in mind that approximately 57 households are Section 8 assistance residents, and the remaining residents would have to pay 30 percent of their gross income in rent. We are asking them to review that and get more information out to the residents on when this will happen and how this will impact them. We asked Mountco to have another informational meeting to provide more information to the residents based upon their February 28th letter. We are still waiting to hear back from Mountco. The village has no immediate control over this, but we are doing everything we can to find resources to help the residents. Trustee Kim wished to clarify that whether a resident is Section 8 or not, the renter only pays up to 30 percent of their own household income. What the rent is set at and what they effectively pay is different. Deputy Mayor McGovern noted that you can be reviewed for Section 8 as well. Five households are already being reviewed. According to Mountco, the 50 households for which this rent increase applies can provide income documentation, and the owner will fulfill their commitment by ensuring they will pay only 30 percent of their gross income for rent. They will also provide Section 8 project based assistance to those households which are income eligible. For those that are not income eligible, they will provide an eternal subsidy so they will not pay more than 30 percent of their gross income. Trustee Rinaldi asked if they were going to guarantee they will not try and do this again in a year. Deputy Mayor McGovern stated she was going to adjourn the meeting, and she would stay and talk to anyone who wished to speak with her. Trustee Phillips-Staley wished to clarify that the crisis of affordability is for many reasons such as lack of inventory and the cost of rent outpacing peoples rise in income. To be able to benchmark a person's rent on 30 percent of their income versus the market rate is very important. That is something we really have to stick to in terms of making sure they keep it that way. If the benchmarking changes to the market rate, then people will really lose their housing. Mr. John Stiloski speaking from the back of the room stated that some people are too proud to go on Section 8 and Deputy Mayor McGovern replied that there is nothing we can do about that.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:09 pm on a motion by Trustee Rinaldi, and seconded by Trustee Kim with all voting aye.

Approved: 6-0

Kristine Gilligan
Village Clerk

Board of Trustees March 18th, 2024 Meeting Minutes