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CITY OF YONKERS
INDUSTRIAL DEVELOPMENT AGENCY

REGULAR MEETING

NOVEMBER 19, 2014

9:00 a.m.

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- PRESENT: MAYOR SPANO, Chairperson
CECILE SINGER, Member
ROBERT MACCARIELLO, Member
PETER KISCHAK, Member
MARTIN BALL, SR., Member
KEN JENKINS, IDA President
SUSAN GERRY, Secretary
JOY CARDEN, Member
DAVID ROTHMAN, Harris Beach
DEEPIKA MEHRA, IDA/CFO
JAIME MCGILL, IDA

LYNN FARRELL-MILEO
830 Bronx River Road
Bronxville, NY 10708
914-776-1318

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2 MAYOR SPANO: The IDA regular meeting
3 is open. Roll call. Good morning. Roll call.

4 MS. MEHRA: Mayor Spano?

5 MAYOR SPANO: Here.

6 MS. MEHRA: Sue Gerry?

7 MS. GERRY: Here.

8 MS. MEHRA: Cecile Singer?

9 MS. SINGER: Here.

10 MS. MEHRA: Martin Ball.

11 MR. BALL: Here.

12 MS. MEHRA: Joy Carden?

13 MS. CARDEN: Here.

14 MS. MEHRA: Robert Maccariello?

15 MR. MACCARIELLO: Here.

16 MS. MEHRA: Pete Kischak?

17 MR. KISCHAK: Here.

18 MS. MEHRA: Mayor, we have a quorum.

19 MAYOR SPANO: We have the minutes of
20 the October 22nd, 2014 meeting. All of you have
21 copies in your possession, any questions?

22 MS. SINGER: I move they be accepted.

23 MAYOR SPANO: Cecile. Second?

24 MS. CARDEN: Second.

25 MAYOR SPANO: All in favor?

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2 (Chorus of Ayes)

3 MAYOR SPANO: Any negatives? Hearing
4 none the item is passed.

5 Item three, the financials for October
6 2014. Deepika?

7 MS. MEHRA: The month of October did
8 not anticipate any closing, however IDA received
9 \$737,000 in agency fees from Plant Manor, 188
10 Warburton, 555 Storage and Rising. IDA had a
11 good month in October and is striving to do the
12 same in the upcoming month on all projects. The
13 month of October the IDA had \$1.1 million cash on
14 hand. And IDA also posted a budget on the Paris
15 Website for the budget 2015 successfully. Also,
16 our accountant Pat Serenson is here to answer any
17 questions.

18 MAYOR SPANO: Any questions? Hearing
19 none. Someone make a motion to accept the
20 financials.

21 MR. BALL: Motion.

22 MAYOR SPANO: Marty. Second?

23 MR. KISCHAK: Second.

24 MAYOR SPANO: All in favor?

25 (Chorus of Ayes)

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2 MAYOR SPANO: Negatives? Hearing none,
3 excellent job, the item is passed.

4 Item four is a resolution for
5 consideration.

6 MR.JENKINS: First up we have Norwich,
7 with the final resolution.

8 MR. FOX: Alan Fox. This is a final
9 resolution for the Norwich Yonkers project. It's
10 a 160 room Courtyard by Marriott at Executive
11 Drive this year they are close to closing their
12 financing; sales tax exemption of \$660,000,
13 mortgage tax exemption \$224,000, a PILOT,
14 approximately 30 percent tax reduction. The
15 property is currently vacant paying \$42,000 in
16 taxes. They are ready to go.

17 MAYOR SPANO: Any questions?

18 MR. MACCARIELLO: When the
19 representative first came in front of the Board I
20 asked a question about labor and he assured me
21 that it was going to be all local labor. Are you
22 still standing behind that?

23 MR. FOXMAN: I am not an attorney but I
24 believe there was suppose to be 65 percent local
25 hires. I have not heard anything different from

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that.

MR. MACCARIELLO: Sixty-five is not the number he had said. He told me the only person from out of the area was going to be the architect.

MR. JENKINS: We can check that with the attorney.

MAYOR SPANO: Do you want to hold it up?

MR. MACCARIELLO: I would like to hold it up, yes.

MR. JENKINS: He's coming this morning?

MR. FOXMAN: He's on his way.

MR. JENKINS: Thank you, Mr. Mayor.

Second item in front of Board for consideration is initial resolution for Cintas Corporation.

MR. FOX: This is a preliminary resolution, this resolution for Cintas Corporation. Number two, they are proposing building a facility at 325 Corporate Boulevard at a cost of \$25 million. They are proposing 82 jobs moved in from three facilities in New York State and another 78 jobs created coming from outside the state. There is a representative

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2 from Cintas to tell us more about the project.

3 MR. LINGSTEIN: John Lingstein, Cintas
4 Corporation. I am here to tell you about the
5 proposal we have on the table. This is a 5.2
6 acre site, 325 Corporate Boulevard South in the
7 southwest Executive Park and we are proposing to
8 purchase that property and build a 60,000 square
9 foot facility on the property. That facility
10 would be the base of operations for our fleet
11 based business service operation, primarily
12 uniform rental and textile rental services
13 organization. We do business primarily at our
14 customers locations through step vans that are
15 originally at the location and go out and service
16 the customer every day based on a five-day route,
17 so Monday through Friday. And we have
18 approximately 50 to 60 routes originating out of
19 this location. From a traffic standpoint, the
20 routes start anywhere from 5:00 in the morning to
21 7:00 or 8:00 in the morning so they don't all go
22 out at the same time. They go out one at a time
23 in the morning, so there will really be a minimal
24 impact to traffic. This operation basically will
25 be composed of production, service organization,

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2 sales organization and primarily for the right
3 processing of the garments and textiles. There
4 is a 13,000 square foot portion of the facility
5 that will be soap and water based laundry
6 operation. But the rest of it is storage and
7 materials, sorting of materials and loading
8 handlers and trucks and drive through in the
9 location. So we actually physically drive the
10 trucks through the building and unload the soiled
11 and pick up the clean garments and go out for the
12 routes the next day.

13 MAYOR SPANO: Any questions?

14 MR. MACCARIELLO: Are you doing the
15 cleaning there also of the uniforms?

16 MR. LINGSTEIN: Yes, we are proposing
17 to, yes.

18 MR. MACCARIELLO: Where in relationship
19 to Elizabeth Seton Pediatric is that? On the
20 same side of the road or the other side?

21 MR. LINGSTEIN: On the other side of
22 the road. This is the proposed location right
23 here and then the Seton operation is right on the
24 other side of Corporate Boulevard.

25 MAYOR SPANO: We'll have all clean

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uniforms we get them from Cintas. We did go out to the site in Jersey, pretty impressive site.

MR. LINGSTEIN: We pride ourselves on being good neighbors. We are a very stable company, we have been growing for probably the last 40 years. We have got locations across the country and we would service this operation and service about 30,000 uniform wearers basically in the southeast corner of New York State.

MS. CARDEN: When you say, uniform wearers, are there any particular type of companies?

MR. LINGSTEIN: It's anywhere from hospitality garments to the Jiffy Lube type garments, as well as industrial manufacturing garments. We'll service any uniform needs that come to us generally speaking. We have flame retardant garments for electrical workers. We have quite a variety of products.

MR. KISCHAK: I have a question. How do you process your waste water? Will it affect our sewer system?

MR. LINGSTEIN: We have a pretreatment system on site. We typically pretreat the water

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under an industrial discharge permit and we take pride in meeting those requirements.

MR. KISCHAK: So it would be no burden on the taxpayers?

MS. JERRY: I don't believe so. I think that was one of the things we were impressed with when we went to New Jersey.

MR. KISCHAK: I think we talked about this before. Mayor, I just want to say I am going to abstain from voting on this because I use Cintas, personally. If I didn't I would vote for it. I am very well satisfied with the company.

MR. MACCARIELLO: What are your plans for hiring for the construction part of this project?

MR. LINGSTEIN: As far as construction, we plan to run the construction project on an open shop basis. Cintas, we believe sincerely in awarding the work to the best value for the corporation. We have found in the past that from a value proposition we are absolutely open shop if they are union or nonunion, whoever provides best value for the corporation we hire.

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2 MR. MACCARIELLO: Even if that meant
3 hiring a company from let's say Delaware? I am
4 using that as an example. If a company from
5 Delaware brought all their workers from Delaware
6 with the best value for your company, that's
7 where you're going?

8 MR. LINGSTEIN: We would typically, we
9 have a design crew, the architect and structural
10 engineer, those guys are not local. We have a
11 superintendent on the job who is also not local.
12 But as far as the award of the subcontracts we
13 have found that it's very difficult, construction
14 is a local business, for people to come in from
15 Delaware and have to pay lodging fees it makes it
16 very difficult for them to be competitive. We
17 found over the years that the best value is the
18 local contractors.

19 MR. DELBELLO: In fact, very often you
20 hire union contractors.

21 MR. LINGSTEIN: Very often on
22 construction projects they provide the best value
23 and have the training workforce to provide the
24 best product for us at the end.

25 MR. BALL: You spoke about 50 trucks

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leaving between 5:00 and 7:00, what kind of traffic impact would it be on the returns?

MR. LINGSTEIN: On the returns they come back one at a time, as well, so it's really not much a burden.

MR. BALL: Are you talking noontime, 4:00?

MR. LINGSTEIN: This is Jim Rosack.

MR. DELBELLO: It's all off peak traffic.

MR. BALL: That was my question.

MR. LINGSTEIN: This is Jim Rosack, vice president of operations for the northeast group. He'll oversee the project and he's very familiar with the operations.

MAYOR SPANO: That's an important question because the traffic patterns there in peak time are very difficult.

MR. ROSACK: A lot come back any time between noon and as late as 7:00, there is no specific rush hour. Typically we want to avoid the traffic pattern as well so we stagger so we are bringing them back off peak hours earlier or later.

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MAYOR SPANO: Any other questions?

MR. JENKINS: This is just an initial resolution.

MR. LINGSTEIN: This is typically the quality of facility that we'll build. This rendering is not for this particular location but it's a rendering of a plant in Oklahoma, the city that we recently proposed as well. So architecturally we think it's a good looking building. We pride ourselves with good looking facilities and having a great place for our partners to work.

MS. SINGER: It will be a single story?

MR. LINGSTEIN: Single story, about 9,000 square feet of office and the balance in the plant area in the back.

MS. SINGER: Where would the trucks enter and leave from?

MR. LINGSTEIN: This is the site plan for the facility and trucks would basically enter on the far side from the hospital and then park along this area and also leave from that same, this is Corporate Boulevard right here.

Mr. DELBELLO: They come in the back.

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MR. LINGSTEIN: This is Odell Avenue
down here, down slope.

MAYOR SPANO: Any other questions?

MR. KISCHAK: Is there a building
there now or it's a vacant lot?

MR. LINGSTEIN: It's a vacant lot.

MR. KISCHAK: What corporation is it
next to?

MAYOR SPANO: It's next to the
hospital.

MR. LINGSTEIN: Yes, the Seton
hospital.

MAYOR SPANO: Elizabeth Seton hospital,
the new one, the pediatric hospital.

As I said before, this is the initial
resolution, any other questions? Before we take
a vote on it, also I am going to vote on it,
Public Works Department deals with Cintas, so I
just want to let you note that for the record,
the City actually does business with them.
Somebody make a motion to accept the resolution?

MS. SINGER: Moved.

MAYOR SPANO: Second?

MS. CARDEN: Second.

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MAYOR SPANO: All in favor.

(Chorus of Ayes)

MAYOR SPANO: Any negatives?

MR. MACCARIELLO: I am opposed.

MAYOR SPANO: Bob is opposed.

MAYOR SPANO: The items is passed.

MR. DELBELLO: Thank you very much.

MR. JENKINS: Thank you, Mr. Mayor. We
are going back to Norwich at this particular
time. Mr. Fox, I guess Mr. DelBello is here.

MR. FOX: Mr. DelBello is here
representing the applicant.

MR. JENKINS: If you could.

MAYOR SPANO: Robert had a question
about labor.

MR. MACCARIELLO: Your original
presentation I had questioned you about it you
told me that there was no rules and regulations
that you had to follow as far as organized labor
or prevailing wage. But you gave me your
assurance that you were going to do that whole
job with local labor other than the architect.
Are you still standing by that?

MR. DELBELLO: Yes, absolutely.

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MR. MACCARIELLO: Okay.

MAYOR SPANO: Anybody make a motion?

MR. BALL: Motion.

MAYOR SPANO: Second?

MR. KISCHAK: Second.

MAYOR SPANO: All in favor?

(Chorus of Ayes)

MAYOR SPANO: Any negatives? Hearing none, the item is passed.

MR. JENKINS: That's all the initial resolutions, Mr. Mayor.

MAYOR SPANO: Any updates?

MR. YOUNG: Regarding the question that the Deputy Mayor posed, and Cecile, regarding IDA versus economic development I have got Ron Gowsser, partner at Hawkins Delafield, will be working on that and will be done very shortly. We'll get back to you on that.

MAYOR SPANO: Any other business?

MR. JENKINS: Thank you, Mr. Mayor. A follow-up on the Chrysler question, the Board members asked about the Chrysler Dodge area, again in the follow up we did the research to determine what benefits the IDA had offered the

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2 Dodge dealer at the time and they have expended
3 very little sales tax exemption. They were
4 authorized a \$27,000 exemption and they used
5 approximately \$4,000 or \$5,000 worth of that. So
6 they didn't do the big construction that they
7 planned to do so they didn't take advantage of
8 the exemption for construction. So that is where
9 that is.

10 The original question was on the water
11 leakage, and the City is working on that
12 particularly with regard to following up with
13 that. They have a plan for remediation, it's
14 going to take a little bit of time.

15 MR. KISCHAK: The question was
16 according to the journalist, supposed to be a
17 Fiat dealership and they are sticking by that, no
18 Dodge dealership?

19 MR. JENKINS: In the resolution we'll
20 make sure to distribute. I thought we did, we'll
21 make sure to distribute the resolution that was
22 adopted, in their application they stated that
23 they were going to have the opportunity to expand
24 to a Fiat dealership, they said that was part of
25 their plan to expand the dealership and to add

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2 another brand. So they are making application
3 for that. It doesn't appear they have made that
4 application but as far as the benefits that the
5 IDA and in their PILOT agreement had extended to
6 them they had a number of employees, number 10,
7 they were going to increase their employees by
8 the investment inducement resolution that was
9 done and they have maintained that through their
10 PAAA filings. They have done what they were
11 supposed to do from a personnel perspective, FTE
12 equivalent. They did in their application
13 indicate they are seeking a Fiat dealership.

14 MR. KISCHAK: They didn't put the
15 application as a Fiat dealership?

16 MR. JENKINS: No, they didn't. It is
17 in the language of the application they put in
18 that that was something they thought they may be
19 able to do. They didn't do the expansion to the
20 same level but as far as the PILOT agreement was
21 concerned they had met their requirements as far
22 as their employees.

23 MR. KISCHAK: Did they hire any new
24 employees?

25 MR. JENKINS: They had to hire 10

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employees and maintain that.

MR. KISCHAK: Very good.

MR. JENKINS: The question Jaime and Deepika and Fiona and Jenn are working on is kind of a one sheet summary. We can submit whatever questions come up about specific applicants and specific benefits that have been offered so the members will have that information. Again, if there is any media inquiries please get them to us, we'll be happy to deal with them. In addition to that, Mr. Mayor, 555 just wanted to let everyone know they are moving forward at this particular time at 555, that's the hotel that's being built. So they are moving forward trying to catch the good weather. So we wanted to report that information to the Board.

MR. KISCHAK: Which one is that?

MR. JENKINS: 555 Tuckahoe Road. They are going to try to take advantage of the previously nice weather before it changes on them and they are now able to move forward on that.

MAYOR SPANO: Next week they are saying 60 degrees.

MR. JENKINS: The last item is we have

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2 Mr. Rothman to give us information about what's
3 going on with Oz storage.

4 MR. ROTHMAN: David Rothman, Harris
5 Beach Oz Moving and Storage closed in June of
6 this year. The IDA provided all its approvals on
7 Monday this week, the new attorney for the
8 company called and referenced they were looking
9 at an additional \$4 million they were looking to
10 close on as soon as possible. I am asking
11 whether or not the IDA will provide a mortgage
12 recording tax exemption on that. Whether you do
13 or not, one thing the IDA would be asked to sign
14 would be estoppel certificates. There is no
15 default under the existing agreements so they can
16 get the loan from the bank.

17 MR. JENKINS: The Board members
18 understand as well that the additional mortgage
19 recording tax would bring additional agency fees
20 and they should forward that.

21 MR. ROTHMAN: That's correct. At \$4
22 million the agency fee would be approximately,
23 \$20,000.

24 MS. SINGER: Was there a need for
25 additional capital?

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MR. ROTHMAN: It's my understanding it was a need for additional capital, they are not changing their project.

MS. SINGER: It's the same project?

MR. ROTHMAN: Yes, this is just an on going equity line.

MR. JENKINS: Any other questions for Mr. Rothman on this particular item? Does not require a resolution but we did want the Board members to know that.

MAYOR SPANO: Any other business?

MR. JENKINS: We have our FEMA presentation, Mr. Summerfield.

MR. SUMMERFIELD: Paul Summerfield, I am the City Engineer.

MR. KISCHAK: Mayor, may I ask for an Executive Session?

MAYOR SPANO: Motion. Second?

MR. BALL: I will second that.

MAYOR SPANO: All in favor?

(Chorus of Ayes)

MAYOR SPANO: We are in Executive Session, members only.

(EXECUTIVE SESSION)

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2 MR. YOUNG: In Executive Session was a
3 discussion of internal operations and concluded
4 satisfactorily.

5 MAYOR SPANO: With that we'll go back
6 to Paul.

7 MR. SUMMERFIELD: I am Paul
8 Summerfield, the City Engineer. I was asked to
9 come in and give an update, an overview of what
10 FEMA has been doing with their new flood study.
11 What I thought I'd do is by way of a little bit
12 of background, 2007 FEMA updated the flood rate
13 maps for this region, New York region. 2009,
14 they embarked on looking at the coastal areas.
15 They didn't really pay too much attention to the
16 coastal inland, it was inland. 2009, they
17 started on the coastal areas and coastal
18 encompassing the Hudson River. So this was
19 before Sandy, and obviously you saw the Impacts
20 of Sandy. So what they have done is they
21 produced, they took new data and I am going to go
22 to this little presentation here we attended
23 August 20th.

24 They had taken data starting from
25 2009, the first thing they actually published an

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2 advisory map back in January 2013 which looked
3 like this and invited people to go and take a
4 look at conditions of the advisory map and then
5 people commented. We commented also on certain
6 conditions and then what they are working toward
7 now is producing a preliminary map. What they'd
8 gotten in August of this year was what they call
9 a working preliminary map which changed somewhat
10 significantly in some areas from the advisory
11 map. It actually lessened the supposed impacts
12 of storms. So I am going to go through this
13 quite quickly, especially the first 15 pages.

14 So this is what FEMA presented to
15 people in August this year showing them where
16 they have gotten to, what the maps were, et
17 cetera. They had a little agenda, obviously, the
18 mapping and prevention for flood resistance and
19 mitigation. They are going to produce some
20 products, what they call products which basically
21 are going to be on the website where you can go
22 and find out more information as to flood impacts
23 and resources and emergency planning, et cetera.
24 Because obviously part of FEMA's task is the
25 emergency planning and also helping communities

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2 decide what sort of buildings you can build
3 where. This is what they are going to be
4 producing, flood maps, a website and they are
5 going to look at people making emergency
6 management plans. Along with that these flood
7 maps are supposed to enable you submit housing
8 mitigation, how high you can build, where you can
9 build, what you can build.

10 Mitigation examples, obviously you
11 will see along the shoreline the coastline
12 raising structures on piles. Local planning,
13 whether you want to change the zoning code to
14 prohibit construction plan. Building codes we
15 follow New York State Uniform Building Code,
16 Residential Code, New York State code they have
17 requirements in there as to where you can build
18 and what elevations you can build at if you're
19 building in a flood plain. You're not prohibited
20 from building in a floodplain but you have to
21 build above an elevation so you don't get
22 flooded. The identified programs, the National
23 Flood Insurance Program, that's something that we
24 are in, we need to be in the program. Eventually
25 once the maps are finalized the city needs to

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2 adopt the maps. You need to adopt the maps
3 because you want to be in the national flood
4 insurance program, if you're not in the national
5 flood insurance program your residents can't buy
6 flood insurance. A lot of them they probably
7 don't care if you can't buy flood insurance, a
8 bank won't give you a mortgage if you're buying
9 in a flood prone area. Then the community rating
10 system which is something we are working on being
11 involved in which would actually lower some what
12 the premiums for some people depending on actions
13 that the city takes. The more restricted the
14 actions the city takes the lower you could lower
15 your flood issues premiums. For example, if you
16 banned all construction within a flood plain FEMA
17 would like that, obviously if your on the Hudson
18 River that's not what you want to do, we assume.
19 Then natural protection for erosion control, et
20 cetera. These are some of the products they are
21 going to produce which will be available online.
22 Flood reports, maps, data basis. So practically
23 speaking, just generic things. The flood maps
24 changed based on a couple things. We'll get in a
25 little later, topography and data. So you can

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2 see the flooding areas change in this particular
3 example and then on the flood map you see special
4 flood Hazard area in yellow increased in that
5 location. The green decreased in the other
6 location. This is just a little example of
7 flooding is based, the flood plain boundary and
8 the floodplains that you buy insurance on are
9 based on the one percent chance of having a flood
10 of a particular storm type or a particular flood.
11 In the case of the Hudson River, the storm is
12 really a storm surge, it's not so much rain that
13 cause this, it's tidal and storm surge, the kind
14 of thing we had in Sandy. If you had a 10
15 percent reoccurrence let's say in the central
16 drawing you will have one and a half foot of
17 water over that little piece of land over there.
18 If you have a one percent occurrence, in other
19 words, once every 100 years, that's no longer one
20 and a half feet, it's going to be 4.7 feet, for
21 example. Then obviously the 500 year. Then they
22 talked about, you can use these maps, look at
23 your census tracts, density of people, if you
24 have flooding in an area what are you going to do
25 about that? Areas of mitigation interests, again

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2 prioritizing where you need to mitigate where you
3 have problems. Basically, tools for
4 municipalities to use.

5 So what we are concerned in this study
6 area, they are studying in Westchester County
7 basically the Hudson and south shore, 24
8 communities, 70 miles of shoreline. So what
9 changed? A lot of this really is topographical
10 data. If you're high you're not going to get
11 flooded. The effective study 2007, the last
12 current flood insurance rate map that exists was
13 based on 2004 contours. So they did new
14 contouring. They used this Lidar imaging data
15 and ranking to produce upstate, the better
16 quality topo. The swell here which is the still
17 water elevation in the coastal areas, that didn't
18 change from the 1970s. So they were still using
19 in the 2007 flood plains white maps. The still
20 water elevation along the Hudson River was what
21 they calculated back in the '70s. They
22 recalculated that in 2012. Model tran sects,
23 just cross-sections, they have topographical
24 data, they analyzed what the effect of the
25 flooding would be. So before in this Westchester

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2 region they only had 26 trans sects. A lot of
3 variation in between each trans sect, now they
4 have 343, sober data. The big thing that changed
5 was they are now applying waves to the Hudson
6 River and that's kind of the thing that is
7 pushing these numbers up. Now there is a wave
8 set up run up. Limit of moderate wave action.
9 They used gauges, stream gauges, river grades in
10 the Hudson, they use bouys out in the sound and
11 in the Hudson to get data. The areas they model,
12 our area of concern is the red over there. They
13 have been doing it on the Jersey side, that's not
14 shown here but they have been doing it in Jersey
15 and New York, as well. Also, Delaware, North
16 Carolina, South Carolina, a whole coastal effort.

17 MS. SINGER: Can you back up with the
18 new storm surge. What does it say about us? How
19 has it changed?

20 MR. SUMMERFIELD: It's changed because
21 they are using contour data, topographical data
22 they took in 2012 as opposed to 2004.

23 MS. SINGER: What does it mean to us?

24 MR. SUMMERFIELD: We'll get to that.
25 The first thing it means is the still water

1
2 elevation. So you had a still water elevation
3 and you had a wave elevation. So here we are.
4 So the old still water elevation used to be 6.7
5 which translated to a floodplain elevation of
6 seven. So in the downtown area the flood
7 elevation was seven around Larkin Plaza.

8 MR. KISCHAK: Seven inches or feet?

9 MR. SUMMERFIELD: 7.0 feet above sea
10 level. Low tide being around 0.5, let's say low
11 tide. High tide being up at five. So the old
12 flood elevation was 7.0.

13 MR. KISCHAK: Is that where the
14 property is now, is it seven feet above sea
15 level?

16 MR. SUMMERFIELD: Let's say down by the
17 Collins development, Collins III, from what I
18 remember, elevation there is 7.8. So it's pretty
19 close. The new elevation is computed to be 8.7,
20 so that converts to nine. So now there is the
21 new still water elevation is nine. Two feet more
22 than what it was before. Now we hope to think
23 that's quite a good number because we know for a
24 fact that during Sandy the flood elevation was
25 actually 10.1 because we got flood water up to

1 the library. That elevation is 10.1. That was a
2 little more maybe. This is all based on
3 statistics and calculating models, weather
4 models, et cetera. So based on the statistical
5 analysis they have come up with an elevation of
6 nine. That's actually a little bit better than
7 what they proposed back in January 2013 because
8 in the advisory based map they had an elevation
9 of 10. We gave them some data, other people gave
10 them data, they actually started doing field
11 recognizance, went around based on what they saw
12 they lowered the still water elevation to nine,
13 still two feet above the old elevation of seven.
14 That's the first thing. This just talking about
15 how they set up analyzing for wave conditions.
16 Like I said, the thing they do now they hadn't
17 done before because now they are putting waves on
18 the Hudson River. We were out there during Sandy
19 and there were some waves. They weren't big
20 waves but there were some waves. The theory
21 behind waves is if you have deep enough water and
22 if you have a long enough what they call, fetch,
23 you get wind running long enough, you're going to
24 generate waves kick up on the shore and hit up on
25

1
2 you. Again, when it will happen they are using
3 the one percent chance, once in a 100 years.
4 That's what they are looking at. So they have
5 models, how to model and analyze waves.
6 Obviously beyond my talent to do, but they have
7 hired consultants who are working on this doing
8 this since 2009. Then a little analysis how the
9 wave comes up. You have still water here, the
10 wave hits the shore, bounces up and it's the
11 crest, the wave they are looking at in terms so
12 here as you see this is the still water
13 elevation, this affects areas not affected by
14 waves. Then you have something called, set up,
15 as the wind blows and then run up on the shore
16 and then you get the crest of the wave. The
17 flood maps will be split into areas and over on
18 the map over there, you have a VE area, wave
19 greater than three feet. This is your still
20 water elevation one percent down here. The wave
21 elevation is up here, that's the blue line.
22 That's going to be the base flood elevation. So
23 it's going to be the still water plus the wave in
24 areas that are affected by waves which are along
25 the shoreline. So here the waves three feet when

1
2 you have deeper water you can propagate a deeper
3 wave. When you have shallow water you're going
4 to have shallow wave. This is an E zone, and one
5 and a half feet. A Limwa, the waves die down and
6 here would be just the one percent still water
7 elevation. This diagram it's above that still
8 water elevation so it's outside the 100 year
9 flood zone. If you look to the 500 year storm,
10 the red line would be up here and all this would
11 move out that way.

12 MS. SINGER: So we are in the two to
13 three foot wave?

14 MR. SUMMERFIELD: Yes, it depends.

15 MS. SINGER: Since it elevates the
16 height of what we have to build you have to
17 understand it?

18 MR. SUMMERFIELD: Yes.

19 MR. KISCHAK: How does that affect our
20 development? I think that's the bottom line.

21 MR. SUMMERFIELD: It affects your
22 development this way, the Collins development,
23 FEMA used to be elevation seven, now it's H&I,
24 what I was getting to when you add the waves on
25 you're going up from nine so you're going to,

1
2 example H&I, most of H&I are nine elevation. A
3 little over here, actually the sugar plant is a
4 10 elevation. One of the things we are doing is
5 we have been meeting with some of the development
6 engineers to get the latest topography, so maybe
7 perhaps the elevation has changed. The people
8 who made this elevation we can send it to FEMA,
9 they can look at it and it turns out this affects
10 the waves, maybe people get out of this 10
11 elevation, the nine is pretty much a done deal.

12 MR. JENKINS: Paul, if we can we are
13 going to try to wrap up in the next minute or so.
14 The Mayor is kicking us out of this room and make
15 sure we can have a longer discussion, but to the
16 questions that have been raised, really what's
17 the impact on the development? And it sounds
18 like it's a big impact, especially those projects
19 that are on the water whether Collins III, H&I,
20 going up towards the power plant.

21 MR. SUMMERFIELD: For example, if you
22 look at this you have an elevation of 13 on part
23 of this property. If you look here. If you
24 actually go to the Region2coastal.com you can
25 look and see an overview of the area maps where

1
2 the flood zones are, you can see what areas
3 flood. Part of H&I, for example, has an
4 elevation of 10. Maybe part of H&I, the blue
5 cube that used to be elevation seven. That's now
6 elevation 13. The blue cube is actually in the
7 river.

8 MS. SINGER: Could you just take that
9 and just give us a list, say in this area it's
10 going from there to there, what the impact might
11 be from this to this so we understand what's
12 there currently and if we want to build, what the
13 barriers going to be. That's really what we have
14 to understand.

15 MR. SUMMERFIELD: Right now it's a
16 little bit of a work in progress. FEMA is
17 working on producing these preliminary floodplain
18 maps. We are trying to get them to look a little
19 closer to mitigate. Once the preliminary
20 floodplain map is produced there's an appeal
21 period, 90 day appeal period. It's basically
22 what's the topography.

23 MS. SINGER: If we can understand what
24 it means to us if it goes through as it is. So
25 that would be helpful.

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MR. KISCHAK: Can we have him come back next meeting?

MR. JENKINS: YES.

MS. KIMBALL: The Mayor has a three point plan, all of the development sites we are asking for their surveys all from basically the Glenwood Power down through the Sugar house. We are asking for their surveys to go to the City Engineer, we are planning on writing a letter of appeal just to preserve our ability to appeal.

MS. SINGER: That's what we are trying to mitigate. But we need to understand as we look at something to be informed members what the impact would be.

MR. SUMMERFIELD: We can produce these maps which show the names of the property.

MS. KIMBALL: Let me warn you that's not all that you're going to have to sort of understand because once you raise frontage by 10 feet that actually dramatically compares where our street water infra-structure will be, dramatically changed by these things. So there is a lot of things. Plus Glenwood, in the old building we can't raise it. Part of the original

1
2 structure was that the water would wash in and
3 cool the engines in there. Some so of the
4 buildings were meant to be flooded and some of
5 them were not. So there is a lot of nuances to
6 this and we'll be working through that.

7 MS. SINGER: Anything you can give us
8 that's background that tells us something like,
9 that that's an impact.

10 MS. KIMBALL: That's those.

11 MS. SINGER: What happens going down
12 the road we have areas underdeveloped and what
13 will it mean you have to raise it this much. Is
14 anybody willing to come in and make the
15 investments necessary?

16 MR. JENKINS: So what we'll do for the
17 members concerns we'll make sure, we'll actually
18 try to have a separate meeting and we can do that
19 at 470 where we don't have the same time
20 constraints.

21 With that unless there is anything
22 else members, I will take a motion to close.

23 MR. MACCARIELLO: So moved.

24 MR. JENKINS: Second?

25 MR. KISCHAK: Second.

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MR. JENKINS: We are adjourned.

Thank you .

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C E R T I F I C A T I O N

STATE OF NEW YORK)

) SS.

COUNTY OF WESTCHESTER)

I, Lynn Farrell, Court Reporter and Notary Public within and for the County of Westchester, State of New York, do hereby certify:

That I reported the proceedings that are hereinbefore set forth, and that such transcript is a true and accurate record of said proceedings

AND, I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand.

Lynn Farrell