

DEPARTMENT OF PLANNING
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MAR 27 2002

INTER-OFFICE MEMORANDUM

CITY OF WHITE PLAINS

TO: Joseph Delfino, Mayor
George Gretsas, Executive Officer
Joseph Nicoletti, Commissioner of Public Works
Michael Gismondi, Commissioner of Buildings
Susan Habel, Commissioner of Planning

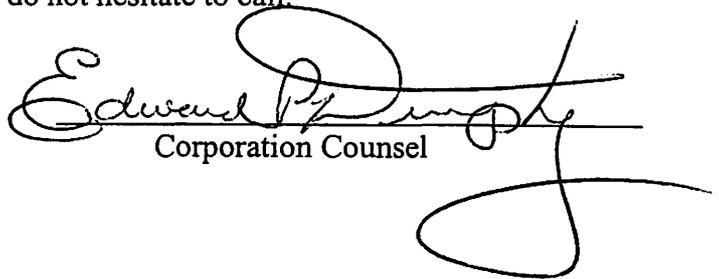
FROM: Edward P. Dunphy, Corporation Counsel

DATE: March 26, 2002

SUBJECT: White Plains Center Local Development Corporation
Minutes of the Board of Directors - March 20, 2002

Attached please find the minutes of the Board of Directors meeting for the LDC which was held on March 20, 2002.

If you have any questions, please do not hesitate to call.


Corporation Counsel

EPD:agf
Attachment

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
THE WHITE PLAINS CENTER LOCAL DEVELOPMENT CORPORATION**

The initial meeting of the Board of Directors of the White Plains Center Local Development Corporation was held in the Office of the Mayor of the City of White Plains, 255 Main Street, White Plains, New York on March 20, 2002.

Present:

Joseph Delfino, Mayor
George Gretsas, Executive Officer
Edward Dunphy, Corporation Counsel/Counsel to LDC
Joseph Nicoletti, Commissioner of Public Works
Michael Gismondi, Commissioner of Buildings
Susan Habel, Commissioner of Planning
Annette Famulari, Executive Legal Secretary

Mr. Dunphy calls meeting to order for the purpose of electing a Board of Directors and to pass corporation bylaws and a Resolution with regard to The White Plains Center Local Development Corporation.

Mr. Dunphy makes the following nominations, Joseph Delfino as Chair; Joseph Nicoletti as Vice-Chair and Michael Gismondi as Secretary.

Motion is duly seconded and there is unanimous consent and the Board of Directors are elected as follows:

Chair	Joseph Delfino
Vice-Chair	Joseph Nicoletti
Secretary	Michael Gismondi

At this time, Mr. Dunphy moves to commence the initial meeting of the Board of Directors of The White Plains Center Local Development Corporation.

Mr. Dunphy begins the meeting by reviewing the Bylaws of the Corporation and then a motion is made to adopt the Bylaws.

Mr. Nicoletti seconds, there is unanimous consent and the Bylaws are adopted.

Mr. Dunphy then proceeds to explain the Resolution Approving the Participation of the White Plains Center Local Development Corporation in the Development, Construction and Operation and Maintenance of the White Plains Center Parking Garage and Authorizing and Approving the Execution and Delivery of Documents Relating Thereto.

At this time Mr. Dunphy produces the following documents with regard to the Corporation:

- Development Agreement dated March 8, 2002
- Guaranty dated November 21, 2002
- Parking and Operations Maintenance Agreement dated November 21, 2002..

Mr. Dunphy requests these documents be made part of the minutes of the meeting, and explains that they are not in final form. He further explains that Mr. Delfino can sign any modified agreements.

At this time, Mr. Delfino inquires about the ratification of amendments (minor and substantial) and how changes are to be made.

Mr. Dunphy explains that initially, all minor changes will be an internal operation of the City, on a collective basis, with Mr. Dunphy representing the City, who has the authority by operation of Common Council legislation to make minor amendments. Any major amendments or changes would have to go back to the Common Council and then on to the LDC, which would then require further resolution.

Mr. Delfino then inquires if meetings are noticed and when they are to be held.

Mr. Dunphy advised that meetings are noticed and are to take place on an annual basis, or called as needed with notice.

Mr. Nicoletti moves to adopt the Resolution, Mr. Gismondi seconds and the Resolution is adopted upon unanimous consent.

There being no further business before the Board of Directors, the meeting is adjourned.