

CITY OF NEW ROCHELLE, NY

MINUTES OF CITY COUNCIL

Type: Special Meeting
Date: Tuesday, June 10, 2025 at 3:30 P.M.
Place: 1St Floor Council Conference Room

PLEDGE OF ALLEGIANCE

ROLL CALL

Martha Lopez	District 1 Council Member - Present
Albert A. Tarantino Jr	District 2 Council Member - Present
David Peters	District 3 Council Member - Present
Shane A. Osinloye	District 4 Council Member - Present
Sara R. Kaye	District 5 Council Member - Present
Matthew A Stern	District 6 Council Member - Present
Yadira Ramos-Herbert	Mayor - Present

The meeting was called to order at 3:30 PM by Mayor Yadira Ramos-Herbert

LEGISLATION IN VOTING ORDER

1. NOTICE OF SPECIAL MEETING - TUESDAY, JUNE 10, 2025, AT 3:30 PM
HONORABLE MAYOR, MEMBERS OF THE CITY COUNCIL, AND THE CITY
MANAGER: A Special Meeting of City Council, by order of Mayor Yadira Ramos-Herbert, pursuant to Article III, Section 7 of the City Charter, will be held in the Council Conference Room, City Hall, 515 North Avenue, New Rochelle, New York, on Tuesday, June 10, 2025, at 3:30 P. M., for the purpose of considering proposed legislation relative to the Armory Building
Kim B. Jones, City Clerk

Mayor Yadira Ramos-Herbert read the proposed resolution as follows:

RESOLUTION AUTHORIZING THE APPROPRIATE OFFICER(S) OF THE CITY OF NEW ROCHELLE TO SIGN A HOME RULE REQUEST FOR THE ENACTMENT OF SENATE BILL NO. S7989--A AND ASSEMBLY BILL NO. A8559--A RELATIVE TO THE NEW YORK STATE ARMORY AT THE CITY OF NEW ROCHELLE.

BE IT RESOLVED by the Council of the City of New Rochelle that this City Council hereby authorizes the appropriate City Officer(s) to sign a Home Rule Request relative to the enactment of Senate Bill No. S7989--A and Assembly Bill No. A8559--A, regarding the Armory Building, including the Annex, at Pratt Landing.

2. HOME RULE REQUEST RE: NEW YORK STATE ARMORY AT CITY OF NEW ROCHELLE - Resolution authorizing the appropriate Officer(s) of the City of New Rochelle to sign a Home Rule Request for the Enactment of Senate Bill No. S7989--A and State Assembly Bill No. A8559--A relative to the New York State Armory at City of New Rochelle.

Mayor Yadira Ramos-Herbert requested that the City Manager read the following statement for the record:

"The amendment to the state statute was proposed to narrow the scope of the reverter, as its original scope created uncertainty that could hinder financing or investment. The statute still requires a deed restriction to preserve the armory building, annex, and a dedicated space for veterans. If this condition is breached before a Certificate of Occupancy is issued, the property--including the Armory, the annex, and land--will revert to the state.

"Once the COO is filed, the state reverter is released, but the City maintains several legal and administrative safeguards to ensure these spaces are preserved. The site plan explicitly requires the armory and veteran space to remain intact, preventing demolition permits.

"Additionally, any relocation of the veteran space would require approval from the Planning Board and concurrence by the Veterans' Advisory Committee. The City will enforce these protections as conditions of closing and through the PILOT agreement.

"Finally, the City will ensure these safeguards as we value and recognize our veterans here in New Rochelle. Therefore, any assertions that the armory will be torn down or the veterans' space moved are inaccurate."

A discussion ensued.

Council Member Tarantino made the following comments for the record:

"The existing restrictive covenant states that any deed transfer is subject to:

Preservation of the armory building including the annex

Dedicated space for veterans at no charge or a de minimis rental amount as approved by Council.

"If either of those conditions are violated, then the Armory and annex revert to the State.

"The revised language states that once a certificate of occupancy is issued, the state no longer has a right of reverter with respect to the Armory property and as such the structures are not required to be preserved.

"The only remaining reverter is related to the dedicated space for veterans which is not required to be in the Armory.

"If there is a breach to the condition regarding the dedicated space, then such dedicated space, wherever it is, reverts to the State.

"Six months ago, we agreed to a purchase price, which was based upon a restrictive covenant that required the Armory building and annex to be preserved.

"Now, we are considering a new covenant that eliminates that reverter, allowing Twining to remove the Armory and/or annex.

"The negotiated price we agreed to six months ago was based upon encumbered property.

"In eliminating this reverter with respect to the Armory and annex, we are giving Twining a significantly more valuable property without any additional consideration.

"We should not move forward with this without additional consideration from Twining."

A discussion ensued.

Council Member Tarantino stressed the importance of preserving the Armory and the annex for the veterans. He asserted that additional information available would prove the City's inability to control the use of the property. There is no guarantee regarding the preservation of the armory building and the annex. He added that he does not want to disappoint the veterans.

Council Member Osinloye moved, seconded by Council Member Stern, that the proposed legislation be considered at the Committee of the Whole Session following this Special Meeting.

The vote was as follows:

Yeas: Lopez, Peters, Osinloye, Kaye, Stern, and Mayor Ramos-Herbert.

Nays: Tarantino.

The motion to move the proposed legislation to the Committee of the Whole Session was adopted by a vote of 6 to 1.

ADJOURNMENT

The meeting was adjourned at 3:42 P.M.

Kim B. Jones, City Clerk

City of New Rochelle
City Clerk

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Kim Jones, City Clerk
DATE: June 10, 2025
SUBJECT: NOTICE OF SPECIAL MEETING - TUESDAY, JUNE 10, 2025, AT 3:30 PM
HONORABLE MAYOR, MEMBERS OF THE CITY COUNCIL, AND THE
CITY MANAGER: A Special Meeting of City Council, by order of Mayor
Yadira Ramos-Herbert, pursuant to Article III, Section 7 of the City Charter, will
be held in the Council Conference Room, City Hall, 515 North Avenue, New
Rochelle, New York, on Tuesday, June 10, 2025, at 3:30 P. M., for the purpose of
considering proposed legislation relative to the Armory Building
Kim B. Jones, City Clerk

DISCUSSION ITEM

SPECIAL MEETING - TUESDAY, JUNE 10, 2025, AT 3:30 PM, PRIOR TO THE
COMMITTEE OF THE WHOLE SESSION, TO CONSIDER PROPOSED LEGISLATION AS
FOLLOWS:

Resolution authorizing the appropriate Officer(s) of the City of New Rochelle to sign a Home
Rule Request for the enactment of Senate Bill No. S7989--A and Assembly Bill No. A8559--A,
regarding the Armory Building, including the annex, at Pratt Landing.

Yadira Ramos-Herbert
Mayor
Office of the Mayor
mayorsoffice@newrochelleny.com
www.newrochelleny.com



City Hall
 515 North Avenue
 New Rochelle, NY 10801
 Tel: 914.654.2150
 Fax: 914.654.2357
 2025 JUN -9 PM 12:01
 CITY OF NEW ROCHELLE, N.Y.

June 9, 2025

Ms. Kim Jones, City Clerk
 City Hall
 515 North Avenue
 New Rochelle, NY 10801

RE: Notice of Special Meeting

Dear Ms. Jones:

By my order, pursuant to Article III, Section 7 of the New Rochelle City Charter please allow this to serve as notice of a Special Meeting for the purpose of introducing a resolution authorizing the appropriate officers of the City of New Rochelle to sign a Home Rule request for the Enactment of Senate Bill No. 7989 -- A and State Assembly Bill No. 8559--A to be held in the Council Chambers, City Hall 515 North Avenue, New Rochelle NY 10801 on Tuesday, June 10, 2025 3:30 p.m.

In accordance with Article III, Section 7 of the New Rochelle City Charter, please deliver a copy of this letter immediately to the members of the City Council. In addition, in accordance with Public Officers Law Section 104 please transmit this to news media and conspicuously post in City Hall.

Very truly yours,

Yadira Ramos-Herbert
 Mayor

Enclosure

CC: All Current Members of the New Rochelle City Council
 Wilfredo Melendez, City Manager

Attachment: MAYOR'S CALL FOR SPECIAL MEETING - 6 10 25 (3556 : NOTICE OF SPECIAL MEETING - TUESDAY, JUNE 10, 2025, AT 3:30 PM)

City of New Rochelle
Law

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Dawn Warren, Corporation Counsel
DATE: June 10, 2025
SUBJECT: HOME RULE REQUEST RE: NEW YORK STATE ARMORY AT CITY OF NEW ROCHELLE - Resolution authorizing the appropriate Officer(s) of the City of New Rochelle to sign a Home Rule Request for the Enactment of Senate Bill No. S7989--A and State Assembly Bill No. A8559--A relative to the New York State Armory at City of New Rochelle.

Legislation has been proposed in both the State Assembly (Bill No. A8559--A) and the State Senate (Bill No. S7989--A) regarding the Armory Building, including the Annex, at Pratt Landing.

The bill adds a reverter provision to the existing legislation that stipulates that until the Armory Building, including the Annex, are preserved and the owner receives a certificate of occupancy for the structures, a breach of certain provisions of the bill(s) will result in ownership reverting back to the State. It further adds that a breach of certain conditions set forth in the bill(s) shall also revert ownership of the dedicated spaces for veterans organizations back to the State.

It is therefore recommended that the City Council adopt a Home Rule request in support of the above referenced State legislation.

LEGISLATION

RESOLUTION AUTHORIZING THE APPROPRIATE OFFICER(S) OF THE CITY OF NEW ROCHELLE TO SIGN A HOME RULE REQUEST FOR THE ENACTMENT OF SENATE BILL NO. S7989--A AND ASSEMBLY BILL NO. A8559--A RELATIVE TO THE NEW YORK STATE ARMORY AT THE CITY OF NEW ROCHELLE.

BE IT RESOLVED by the Council of the City of New Rochelle that this City Council hereby authorizes the appropriate City Officer(s) to sign a Home Rule Request relative to the enactment of Senate Bill No. S7989--A and Assembly Bill No. A8559--A, regarding the Armory Building, including the Annex, at Pratt Landing.

ATTACHMENTS:

1. A.8559--A
2. S.7989--A

STATE OF NEW YORK

8559--A

2025-2026 Regular Sessions

IN ASSEMBLY

May 20, 2025

Introduced by M. of A. OTIS -- read once and referred to the Committee on Cities -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend chapter 799 of the laws of 2021, relating to authorizing the city of New Rochelle, county of Westchester to sell, convey and alienate certain land, in furtherance of an economic development interest of the state and/or city of New Rochelle, in relation to reversion of title to the Armory Building, the annex and the underlying land of such structures, and reversion of the dedicated space for veterans organization use, to the state of New York upon the breach of certain conditions

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision (b) of section 2 of chapter 799 of the laws of 2021, relating to authorizing the city of New Rochelle, county of Westchester to sell, convey and alienate certain land, in furtherance of an economic development interest of the state and/or city of New Rochelle, as amended by chapter 467 of the laws of 2022, is amended and a new subdivision (d) is added to read as follows:

(b) any such deed transferring the parcel described in section four of this act provides (i) for the preservation of the Armory Building, including the annex, and (ii) a dedicated space for veterans organization use at no charge or a de minimis rental amount as approved by the city council.

(c) Such deed or other document of conveyance shall provide (i) that in the event of a breach of the ~~[conditions]~~ condition in ~~[this]~~ paragraph (i) of subdivision (b) of this section, title to the ~~[land transferred to the city of New Rochelle by section four of this act]~~ Armory Building and the annex and the underlying land of such structures shall revert to the state of New York. Provided however, upon the receipt by the owner of a certificate of occupancy for the Armory Building and the

EXPLANATION--Matter in italics (underscored) is new; matter in brackets ~~[-]~~ is old law to be omitted.

LBD13092-05-5

Attachment: A.8559--A (3553 : HOME RULE REQUEST RE: NEW YORK STATE ARMORY AT CITY OF NEW ROCHELLE)

1 annex, any and all rights of reverter and/or reversion that the state
2 may have in and to such real property shall be permanently released and
3 extinguished and relinquished forever; and (ii) that in the event of a
4 breach of the condition in paragraph (ii) of subdivision (b) of this
5 section, such dedicated space shall revert to the state of New York.

6 (d) The state shall continue to have the right to enforce in law or
7 equity, including the right to seek injunctive relief or specific
8 performance, the conditions established pursuant to subdivision (b) of
9 this section.

10 § 2. This act shall take effect immediately.

STATE OF NEW YORK

7989--A

2025-2026 Regular Sessions

IN SENATE

May 15, 2025

Introduced by Sen. MAYER -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend chapter 799 of the laws of 2021, relating to authorizing the city of New Rochelle, county of Westchester to sell, convey and alienate certain land, in furtherance of an economic development interest of the state and/or city of New Rochelle, in relation to reversion of title to the Armory Building, the annex and the underlying land of such structures, and reversion of the dedicated space for veterans organization use, to the state of New York upon the breach of certain conditions

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision (b) of section 2 of chapter 799 of the laws of 2021, relating to authorizing the city of New Rochelle, county of Westchester to sell, convey and alienate certain land, in furtherance of an economic development interest of the state and/or city of New Rochelle, as amended by chapter 467 of the laws of 2022, is amended and a new subdivision (d) is added to read as follows:

(b) any such deed transferring the parcel described in section four of this act provides (i) for the preservation of the Armory Building, including the annex, and (ii) a dedicated space for veterans organization use at no charge or a de minimis rental amount as approved by the city council.

(c) Such deed or other document of conveyance shall provide (i) that in the event of a breach of the [conditions] condition in [this] paragraph (i) of subdivision (b) of this section, title to the [land transferred to the city of New Rochelle by section four of this act] Armory Building and the annex and the underlying land of such structures shall revert to the state of New York. Provided however, upon the receipt by

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [-] is old law to be omitted.

LBD13092-04-5

Attachment: S.7989--A (3553 : HOME RULE REQUEST RE: NEW YORK STATE ARMORY AT CITY OF NEW ROCHELLE)

1 the owner of a certificate of occupancy for the Armory Building and the
2 annex, any and all rights of reverter and/or reversion that the state
3 may have in and to such real property shall be permanently released and
4 extinguished and relinquished forever; and (ii) that in the event of a
5 breach of the condition in paragraph (ii) of subdivision (b) of this
6 section, such dedicated space shall revert to the state of New York.

7 (d) The state shall continue to have the right to enforce in law or
8 equity, including the right to seek injunctive relief or specific
9 performance, the conditions established pursuant to subdivision (b) of
10 this section.

11 § 2. This act shall take effect immediately.