

## Donna Conkling

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**From:** Mayra Rodriguez Valladares, MRV Associates <mrvassoc@yahoo.com>  
**Sent:** Thursday, January 09, 2020 11:56 AM  
**To:** Mayor  
**Cc:** Trustee Veron; Trustee Lewis; Trustee Ross; Trustee Waldman; Trustee Crandall; Trustee Arest; Donna Conkling; Steve Pappalardo; Freightway  
**Subject:** Thank You For Halting Freightway Process

CAUTION: External sender.

Dear Mayor and Board of Trustees,

Thank you for halting the Freightway process for now. Will you be explaining to residents how this decision was made? Was there a public meeting about this? When will the process open up again?

Expanding our tax base and revitalizing moribund downtown is critical. As you know, my husband and I have devoted hundreds of hours to downtown revitalization research, writing, and reporting. We are committed to improving our Village.

The Freightway process has to be transparent and inclusive. Please diversify your boards and committees and get cognizant diversity. The Village Communications Committee really needs to be strengthened and get involved in reaching out to all residents via various means including social media.

A number of us were at the Scarsdale train station today for over 4 hours starting at 4:58am. We repeatedly met residents who are not aware that Freightway development is being discussed.

Residents never should be forced to pick between projects from unvetted bidders, especially if their audited financials are not publicly available. Please open up the whole process again and get as many bidders as possible. Please make sure that they get the Freightway Survey, TAP surveys, and of course, the Forum Consumer and Merchants Surveys so that they can pitch a project that we the residents want.

I very much look forward to hearing what the next steps are.

Best regards,  
Mayra

MRV Associates  
Forbes Contributor  
LinkedIn  
Twitter

Tel: +1-212-491-9153

-----Original Message-----

From: Mayor <mayor@scarsdale.com>

Sent: Saturday, December 21, 2019 8:15 AM

To: mrvassoc <mrvassoc@yahoo.com>

Cc: Trustee Veron <jveron@scarsdale.com>; Trustee Lewis <jlewis@scarsdale.com>; Trustee Ross <ross@scarsdale.com>; Trustee Waldman <rwaldman@scarsdale.com>; Trustee Crandall <icrandall@scarsdale.com>; Trustee Arest <jarest@scarsdale.com>; Donna Conkling <dconkling@scarsdale.com>; Steve Pappalardo <spappalardo@scarsdale.com>; Freightway <freightway@scarsdale.com>

Subject: Re: Additional Questions About Freightway

Mayra,

Thank you for your email.

Wishing you and your family a healthy and peaceful holiday season and new year.

Best,

Marc

Sent from my iPhone

On Dec 21, 2019, at 6:37 AM, mrvassoc <mrvassoc@yahoo.com> wrote:

CAUTION: External sender.

Good morning,

I trust that you are well. In addition to receiving answers to all my unanswered questions, it is important for all of you to disclose to the public:

\*how long you have known East End Capital LLC was buying up buildings on Garth Road under different names and not disclosing its name? Did East End pay a tenant double the rent to keep a building unoccupied? Why have the property assessments of those Garth Road properties, 2-20 and 54-56, stayed the same for years despite new restaurants going in?]

\*have any of the bidders and their consultants, partners and architects or their families contributed financially to the Scarsdale Non-partisan System, the Scarsdale Citizens Non-Partisan Party or to the Scarsdale Library Campaign or other fundraising?

\*does the Village have policies in place to prohibit personnel or officials to work for or with developers in Scarsdale projects after they leave office?

\*Has anyone in your administration notified Garth Road merchants and the Children's Corner about Freightway Redevelopment?

Best regards,

Mayra

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Mayor <mayor@scarsdale.com>

Date: 12/12/19 11:45 (GMT-05:00)

To: "Mayra Rodriguez Valladares, MRV Associates" <mrvassoc@yahoo.com>

Cc: Trustee Veron <jveron@scarsdale.com>, Trustee Lewis <jlewis@scarsdale.com>, Trustee Ross <ross@scarsdale.com>, Trustee Waldman <rwaldman@scarsdale.com>, Trustee Crandall <lcrandall@scarsdale.com>, Trustee Arest <jarest@scarsdale.com>, Donna Conkling <dconkling@scarsdale.com>, Steve Pappalardo <spappalardo@scarsdale.com>

Subject: Re: Last Night's Freightway Meeting

Mayra,

Thank you for your email.

Many of your questions are important and will be addressed.

The Board agrees that this process has to have highest ethical and professional standards as well as thorough diligence.

Thank you for your continued participation in this process. We agree that better decisions are made when diverse voices are heard and we heard you and the community last night and will incorporate the comments into our discussions with the developers in the coming weeks and months.

Best,

Marc

> On Dec 12, 2019, at 9:38 AM, Mayra Rodriguez Valladares, MRV Associates <mrvassoc@yahoo.com> wrote:

>

> CAUTION: External sender.

>

> Good morning!

>

> I am glad that the Freightway Development Meeting took place last  
> night. I know that logistics for such meetings is time consuming and  
> that sitting through long meetings can be challenging. I thank you for  
> your time and efforts.

>

> It was great to see over 400 residents come to the meeting. I believe  
> that over 30 people made comments or asked questions, some of us  
> twice. To hear people's comments further convinces me of what I have  
> seen throughout my professional life, cognizant diversity is key to more successful outcomes.

> It is not easy to hear people who disagree with us, but only by  
> listening to different people can we have better outcomes. A lot of  
> academic literature also supports this.

>

> It is incredibly unfortunate, Marc, that you aggressively tried to  
> curb my right to free speech. You did not even let me ask my first  
> question before you stated that I could not ask the bidders questions.  
> You had stated previously that we could ask the bidders questions.

> What is the point of having a public forum when you spent so much time  
> trying to shut some of us down and you never let us hear anything from  
> the bidders other than their canned presentations?  
>  
> I wrote you yesterday at 12:00pm and you refused to let me know who  
> was coming to present. Do you really expect us to believe that 7 hours  
> before a meeting, you did not know who was coming?  
>  
> Also, many of us were astounded that unexpectedly you curbed time to 3  
> minutes. Normally, the time is 5 minutes. Many of us came to the  
> meeting despite our demanding work schedules. Brice and I had to  
> arrange to pay for a nanny. The Board, you and numerous residents had a spouse staying at home.  
> Brice and I have worked hard as volunteers in multiple organizations  
> in Scarsdale including the Old Scarsdale Neighborhood Association  
> leaders and felt it was very important for both of us to be there, so  
> that we could take as many notes as possible for our sake and that of  
> our friends and neighbors.  
>  
> I was simply trying to ask this question of East End Capital and LCOR,  
> "Where may Scarsdale residents find your audited financial statements  
> so that we can evaluate your ability to cover your debt?" Why did you  
> try to squelch that? At least 4 of you on the board have undergraduate  
> or graduate economics or business degrees. You know the difference  
> between, 'what are your earnings, assets and liabilities?' and 'where  
> may residents find such information?' They could have answered,  
> "sorry, we do not make that information public, we will let you know  
> later," or maybe they would have even said "we have enough earnings to  
> cover our debt." Avalon Bay is a public company, so we know a lot  
> about them. How can residents evaluate both bidders' financials when one is opaque?  
>  
> I did not ask East End Capital and LCOR to disclose proprietary information.  
> I had a long list of questions and I simply wanted a yes or no. You  
> derailed residents and my right to get answers.  
>  
> You also did not let the bidders answer the following: Have you ever  
> done business in any way with the current or previous mayor or Board of Trustees?  
> Do they invest in you or lend you money? Have you had any relationship  
> whatsoever with Westmont Real Estate Capital LLC, TAP Growth Advisors,  
> The Acceleration Project or Arest Associates LLC? What is your  
> relationship with the Mayor and Board?  
>  
> The way you treated me last night has led to quite a number of  
> residents emailing me last night and this morning sending me more  
> information that they are uncovering about East End Capital and LCOR.  
> I was not even aware of some of the conflicts of interest I am now  
> learning about. All of this could have been avoided had you not  
> attempted to stop me from asking questions.  
>  
> When I came back the second time, I stated very aggregated summaries  
> of questions which the bidders should have been allowed to answer.  
> Here they are in more detail:  
>

> . Who are your investors? Domestic? Foreign?

> o Do you have Environmental, Sustainability, and Governance (ESG) standards? Do you have written ESG standards? Have you won any awards for your ESG policies?

> . Do your investors invest in the firearms industry, fossil fuels or anything else that go against your ESG policies?

> .Are you required to abide by federal laws related to anti-money laundering, know your customer rules, and anti-terrorism financing laws? Where may we see your written policies on internal controls to make sure that you are not vulnerable and how may we verify your compliance?

> . Do you conduct stress tests to see what your earnings and liquidity would be like in a recession or market crisis? In other words, if the stock market decreases by 50%? Residential and commercial real estate by over 30%, would you still be liquid? Your assets by definition are illiquid, so in a downturn it is hard for you to sell your assets to meet obligations, what liquidity or credit liquidity facilities do you have set up to meet adverse market or economic conditions?

>

> I also would like an answer to this one:

> . Are your LLC partners and executives all men? Do you have any women or people of color in top executive positions?

>

> On a painful personal note, Marc, neither Village officials nor you have never apologized for what the two administrations in which you served, Steves' and Mark's, did to the over three hundred families the Ryan reveal harmed. Several have had to move out of Scarsdale, crushed by the unfair taxes intentionally caused by Ryan and former assessor Albanese. Two passed away without ever seeing justice done.

>

> You also have never apologized to me for what the Ryan reveal has done to my family and me. I NEVER wanted to be involved in Village affairs. I just wanted to be a good wife, raise my children, focus on my demanding career, and volunteer at the school district. Yet, I could not just sit and let the Ryan debacle unfold, because your peers and you in the Mark administration did not solve the problem.

>

> Since then, your political supporters have sent me nasty letters and periodically submit anonymous comments in the press about me. They do not have the guts to show their names and faces. Two of your board members, Lena Crandall and Justin Arest, along with their campaign manager Dara Gruenberg, even went out of their way, in their role in the Scarsdale Forum Nominating Committee, to make sure that I did not get nominated to be the Scarsdale Forum VP, despite Former Mayor Jon Mark recommending another person and me as people he would be happy to have serve under him. They did that because as Dara said to me "Mayra you are the best person to lead the Forum, but you then would be at Citizens Nominating Committee meetings and would hear everything there." Yes, I would have seen the backstabbing and lack of vetting that goes on at the CNC. Why do I tell you this small anecdote? So that you can see how those people who hate me for having stood up for the rights of people severely messed over by the Ryan reveal have been vindictive in even petty things like keeping me away from leading a

> local civic organization despite the hundreds of hours that I put into  
> all the relevant municipal, education and downtown revitalization  
> reports I worked on. How many reports did Dara, Lena or Justin ever publish during their stint in the Forum?  
>  
> I shall not stop standing up for what is right. I have worked too hard  
> all my life to reach professional and personal success. I have every  
> right to live in a Scarsdale that should be run with the highest  
> standards of ethics, no conflicts of interest or corruption, keen due  
> diligence of projects, and some day, maybe one where officials believe  
> in having long-term financial plans so that Scarsdale is fiscally  
> sustainable for us and for the generations which will come after us.  
>  
> The first African-American woman to win a seat in congress, Shirley  
> Chisolm, once said "If they don't give you a seat at the table, bring  
> a folding chair." I not only have a chair, I have the power of a laptop.  
>  
> Have a good day,  
> Mayra  
>  
>  
> MRV Associates  
> Forbes Contributor  
> LinkedIn  
> Twitter  
>  
>  
> Tel: +1-212-491-9153  
>  
>  
> -----Original Message-----  
> From: Mayor <mayor@scarsdale.com>  
> Sent: Wednesday, December 11, 2019 12:30 PM  
> To: Mayra Rodriguez Valladares, MRV Associates <mrassoc@yahoo.com>  
> Cc: Trustee Veron <jveron@scarsdale.com>; Trustee Lewis  
> <jlewis@scarsdale.com>; Trustee Ross <ross@scarsdale.com>; Trustee  
> Waldman <rwaldman@scarsdale.com>; Trustee Crandall  
> <lcrandall@scarsdale.com>; Trustee Arest <jarest@scarsdale.com>; Donna  
> Conkling <dconkling@scarsdale.com>; Steve Pappalardo  
> <spappalardo@scarsdale.com>  
> Subject: Re: Who is Attending Tonight's Freightway 7:00 PM Meeting  
>  
> Mayra,  
>  
> Thank you for your email.  
>  
> I do not have the names of the presenters.  
>  
> Best,  
>  
> Marc  
>  
>> On Dec 11, 2019, at 10:32 AM, Mayra Rodriguez Valladares, MRV

>> Associates  
> <mrvassoc@yahoo.com> wrote:  
>>  
>> CAUTION: External sender.  
>>  
>> Good morning!  
>>  
>> Please confirm who is presenting from the bidding firms. The executives?  
>> What are their roles? The meeting is this evening and we still have  
>> not been told who is coming.  
>>  
>> Regards,  
>> Mayra  
>>  
>>  
>> MRV Associates  
>> Forbes Contributor  
>> LinkedIn  
>> Twitter  
>>  
>>  
>> Tel: +1-212-491-9153  
>>  
>>  
>>  
>> -----Original Message-----  
>> From: Mayor <mayor@scarsdale.com>  
>> Sent: Monday, December 9, 2019 1:45 PM  
>> To: mrvassoc <mrvassoc@yahoo.com>  
>> Cc: Trustee Veron <jveron@scarsdale.com>; Trustee Lewis  
>> <jlewis@scarsdale.com>; Trustee Ross <ssross@scarsdale.com>; Trustee  
>> Waldman <rwaldman@scarsdale.com>; Trustee Crandall  
>> <lcrandall@scarsdale.com>; Trustee Arest <jarest@scarsdale.com>;  
>> Donna Conkling <dconkling@scarsdale.com>; Steve Pappalardo  
>> <spappalardo@scarsdale.com>  
>> Subject: Re: Attendance at December 11th Freightway 7:00 PM Meeting  
>>  
>> Mayra,  
>>  
>> Bidder due diligence will include financial and fiscal analyses and  
>> will be conducted prior to selecting a finalist.  
>>  
>> Marc  
>>  
>> On Dec 9, 2019, at 1:34 PM, mrvassoc  
>> <mrvassoc@yahoo.com<mailto:mrvassoc@yahoo.com>> wrote:  
>>  
>> CAUTION: External sender.  
>> Have Village personnel, you or the Board conducted a thorough due  
>> diligence of the bidders? Have either of you created a model to  
>> determine the impact of these developments to our taxes? If the  
>> answer to the above is no, will you do these things BEFORE choosing

>> the finalist? Who will validate your model? Who will audit the process.  
>>  
>> Regards,  
>> Mayra  
>>  
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>>  
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>>  
>>  
>> Sent from my Verizon, Samsung Galaxy smartphone  
>>  
>>  
>> ----- Original message -----  
>> From: Mayor <mayor@scarsdale.com<mailto:mayor@scarsdale.com>>  
>> Date: 12/9/19 14:04 (GMT-04:00)  
>> To: mrvassoc <mrvassoc@yahoo.com<mailto:mrvassoc@yahoo.com>>  
>> Cc: Trustee Veron  
>> <jveron@scarsdale.com<mailto:jveron@scarsdale.com>>,  
>> Trustee Lewis <jlewis@scarsdale.com<mailto:jlewis@scarsdale.com>>,  
>> Trustee Ross <ross@scarsdale.com<mailto:ross@scarsdale.com>>,  
>> Trustee Waldman  
>> <rwaldman@scarsdale.com<mailto:rwaldman@scarsdale.com>>, Trustee  
>> Crandall <lcrandall@scarsdale.com<mailto:lcrandall@scarsdale.com>>,  
>> Trustee Arest <jarest@scarsdale.com<mailto:jarest@scarsdale.com>>,  
>> Donna Conkling  
>> <dconkling@scarsdale.com<mailto:dconkling@scarsdale.com>>, Steve  
>> Pappalardo  
>> <spappalardo@scarsdale.com<mailto:spappalardo@scarsdale.com>>  
>> Subject: Re: Attendance at December 11th Freightway 7:00 PM Meeting  
>>  
>> Understood. The Board is also focused on financial questions as a  
>> critically important element of this process. Fiscal impacts will be  
>> addressed in future public meetings as the development plan is refined.  
>>  
>> Best,  
>>  
>> Marc  
>>  
>> On Dec 9, 2019, at 12:49 PM, mrvassoc  
>> <mrvassoc@yahoo.com<mailto:mrvassoc@yahoo.com>><mailto:mrvassoc@yahoo.  
>> c  
>> om>>  
>> wrote:  
>>  
>> CAUTION: External sender.  
>> Thanks for your prompt response. There will be people who have  
>> finance questions, and there will be people who have multiple questions.  
>>  
>> Regards,  
>> Mayra  
>>



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>>  
>> Sent from my Verizon, Samsung Galaxy smartphone  
>>  
>>  
>> ----- Original message -----  
>> From: Mayor  
>> <mayor@scarsdale.com<mailto:mayor@scarsdale.com><mailto:mayor@scarsda  
>> l  
>> e.com>  
>>>  
>> Date: 12/9/19 13:30 (GMT-04:00)  
>> To: mrvassoc  
>> <mrvassoc@yahoo.com<mailto:mrvassoc@yahoo.com><mailto:mrvassoc@yahoo.  
>> c  
>> om>>  
>> Cc: Trustee Veron  
>> <jveron@scarsdale.com<mailto:jveron@scarsdale.com><mailto:jveron@scar  
>> s  
>> dale.c  
>> om>>, Trustee Lewis  
>> <jlewis@scarsdale.com<mailto:jlewis@scarsdale.com><mailto:jlewis@scar  
>> s  
>> dale.c  
>> om>>, Trustee Ross  
>> <ross@scarsdale.com<mailto:ross@scarsdale.com><mailto:ross@scarsda  
>> l  
>> e.com>  
>>>, Trustee Waldman  
>> <rwaldman@scarsdale.com<mailto:rwaldman@scarsdale.com><mailto:rwaldma  
>> n  
>> @scars  
>> dale.com>>, Trustee Crandall  
>> <lcrandall@scarsdale.com<mailto:lcrandall@scarsdale.com><mailto:lcran  
>> d  
>> all@sc  
>> arsdale.com>>, Trustee Arest  
>> <jarest@scarsdale.com<mailto:jarest@scarsdale.com><mailto:jarest@scar  
>> s  
>> dale.c  
>> om>>, Donna Conkling  
>> <dconkling@scarsdale.com<mailto:dconkling@scarsdale.com><mailto:dconk  
>> l  
>> ing@sc  
>> arsdale.com>>, Steve Pappalardo  
>> <spappalardo@scarsdale.com<mailto:spappalardo@scarsdale.com><mailto:s  
>> p  
>> appala  
>> rdo@scarsdale.com>>  
>> Subject: Re: Attendance at December 11th Freightway 7:00 PM Meeting  
>>  
>> Mayra,

>>

>> I do not know who is presenting from the finalist teams.

>>

>> There will be an opport

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