

## Donna Conkling

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**From:** Mayor  
**Sent:** Wednesday, October 02, 2019 6:42 PM  
**To:** Mayra Rodriguez Valladares, MRV Associates  
**Cc:** Steve Pappalardo; Donna Conkling; Trustee Ross; Trustee Veron; Trustee Arest; Trustee Crandall; Trustee Lewis; Trustee Waldman  
**Subject:** Re: Transparency is Needed for Freightway Development

Thank you for your email, Mayra. We will, as always, give consideration to your points. With that said, I trust that you are aware that: (i) portions of the RFP are, and should be, confidential, including financial information about the developers - a critical portion of the analysis of RFP responses, (ii) a public review board can be of value, but may not always be appropriate and a representative democracy is an appropriate form of government to manage Village affairs, (iii) the Village has engaged professional and experienced planning and legal consultants to support the Village in the Freightway process, (vi) the Freightway process has been proceeding for over 3 1/2 years in a thoughtful and deliberate process that has included a year-long outreach process to include the views of as many residents and other stakeholders as is reasonably possible, and (v) the remainder of the Freightway process will include extensive resident input as the preferred developer proceeds through the SEQRA process.

The Freightway process has been and will continue to be inclusive - an important tenet of the Village Board and staff from the inception of the discussion about the site.

The Freightway process is lengthy and we are years away from the potential opening of a revitalized Freightway site. The macroeconomic environment will continue to evolve in many ways over this multi-year process and it is important to take a long-term perspective when evaluating projects with long-term implications on the Village.

Thank you for your continued interest in Village matters.

Best,

Marc

On Oct 2, 2019, at 8:53 AM, Mayra Rodriguez Valladares, MRV Associates  
<[mrvassoc@yahoo.com](mailto:mrvassoc@yahoo.com)> wrote:

**CAUTION:** External sender.

Good morning!

I hope that you are well. I am very concerned at the lack of transparency in the Freightway Development process. All RFPs should be made public. Scarsdale taxpayers should be allowed to hear and read about all of the proposals. There is no reason for you to prohibit residents from learning about all of the economic details of all RFP submitted. Why would you limit public information about the RFPs to only two? Scarsdale has numerous residents in professional fields relevant to Freightway Development such as finance, economics, financial modeling, banking, retail, construction, engineering, architecture, real

estate, municipal finance, taxation, accounting, demographics, transportation, and of course law. Why would you not want to benefit from our professional views about the RFPs?

Given how poorly the Ryan reval was overseen and given that Scarsdale village officials and personnel refuse to make it transparent who is funding the library, it is imperative that Scarsdale residents be allowed to see what developers are offering. We stand to gain or lose a lot from what comes out of this process.

Freightway could truly be the crown jewel of Scarsdale. Unfortunately, not only is there much opacity surrounding the RFP process, Scarsdale Village still does not have either a strategic or long-term financial plan in place. Moreover, there was never a thorough survey conducted to see what type of residential and commercial facilities residents would like in Freightway. The last several years, especially this one, have had record levels of retail bankruptcies and loan delinquencies. How is this factored when considering Freightway? Unfortunately, you are developing Freightway without key critical elements of a solid municipal finance project in place.

Given the numerous macroeconomic and credit signals showing that the growth rate of the US, including that of New York State, are slowing down, I urge that you develop a long-term financial plan before you continue to speed ahead with an opaque Freightway Development process. We need Freightway to help the fiscal sustainability of Scarsdale, especially in light of the significant unfunded liabilities that Scarsdale has and which remain unaddressed.

Regards,  
Mayra

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