

From: Mayor <mayor@scarsdale.com>

Date: December 20, 2019 at 12:35:54 PM EST

To: M PORTES <mportes@me.com>

Subject: Re: Revitalization of the Downtown and Smarter Village Administration

Marlon,

Thank you for your thoughtful email. The Village Board will review your suggestions.

I look forward to meeting you at a coffee. The next coffee will be in January. Please keep a look out for the date and location.

Wishing you a healthy and happy holiday season and a great 2020.

Best regards,

Marc

Sent from my iPhone

On Dec 20, 2019, at 11:33 AM, M PORTES <mportes@me.com> wrote:

CAUTION: External sender.

Dear Mark,

I wanted to follow up on a few items that i have discussed with a few resident (all positive):

1. **Rents are too expensive for the tenants.** I spoke with Spencer Pharmacy owner and as is common, his lease is a “triple net lease”. This means that he pays all of the taxes, utilities, insurance, and any common charges. This is equivalent to about an additional 30% of the rent.

I believe that the village should consider some sort of tax break to these tenants through an abatement or other that will keep the small mom & pop shops in place as long as the leases are not raised. I suggest a ten year term. I believe that the loss of taxes will cost less than any development downtown. Perhaps we can institute a small tax on purchases?

2. **Freightway and apartment complexes** - This may be radical but please consider - If it has not been done, I would be more than happy to assemble an informal committee to assess the benefits and costs of having this area as part of the village. I think the village, may be better off administering to the needs of single family homes. The dichotomy between the needs of a small city and single homes creates expenses in administration and services that should be reconsidered. Perhaps the neighboring towns that have apartment complexes should take over the area that is already developed.

This proposal aims to cut down on village hall, school, and other expenses that do not service the majority of the community. I would also look into what the correct size of our village hall vis-a-vis other similar communities without large apartment building. I have visited a few and the infrastructure is minimal.

3. **Police Rethink** - We should radically rethink our police force and infrastructure given the new technologies available.

4. **Stop the leasing of additional Parking Spaces to non-residents and elimination of the valet parking lease** - I would rather pay more for a parking space than have a crowded platform.

5. **Crosswalk for Church on corner of Post and Heathcote Road.** - Please have it expanded to at least 2x its width as the children crossing from the church to the parking lot cannot be easily seen when there is a back-up of cars at the light. This is a serious safety issue.

I will try to attend one of your coffee sessions that I think are an absolutely fantastic initiative.

Best regards,
Marlon PORTES
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