

STATE OF NEW YORK
SUPREME COURT

COUNTY OF WESTCHESTER

ROBERT COX,

Index No. _____

Plaintiff,

-against-

VERIFIED PETITION

CITY OF NEW ROCHELLE and WILFREDO MELENDEZ,
in his official capacity as City Manager

Defendant(s).

For a Judgment Pursuant to Article 78 of the Civil Practice Law and Rules Petitioner Robert Cox, by and through himself, respectfully alleges:

PRELIMINARY STATEMENT

1. This is an Article 78 proceeding to compel the City of New Rochelle to comply with the New York Freedom of Information Law (Public Officers Law §§ 84–90) by immediately disclosing the complete, unredacted bid proposal submitted on October 29, 2025 by The Young Companies LLC in response to Bid No. 5820 (“Request for Master Redeveloper Proposal”).
 - 1.2. After terminating the RFP on November 13, 2025, Respondents lost any conceivable basis to withhold the document under POL § 87(2)(c). Respondents nevertheless continue to withhold and redact substantial portions of the Proposal, relying on vague, conclusory, and retroactive claims of “trade secret” protection that fail every requirement established by the Court of Appeals in Matter of Markowitz v. Serio, 11 NY3d 43 (2008) and Matter of Data Tree, LLC v. Romaine, 9 NY3d 454 (2007).

- 1.3. Respondents have also failed to provide the particularized justification for each redaction that is mandatory under controlling precedent, and there is evidence suggesting that the original public record may have been altered or returned to the private submitter for redaction — conduct that violates both FOIL and the Arts and Cultural Affairs Law.

PARTIES

4. Petitioner Robert Cox is a resident of the Republic of Ireland and the publisher of Talk of the Sound, a recognized news outlet covering New Rochelle. He is an “aggrieved person” within the meaning of POL § 89(4)(b) & (c).
- 4.5. Respondent City of New Rochelle is a public agency subject to FOIL.
- 4.6. Respondent Wilfredo Melendez is the City Manager and the designated appeals officer under POL § 89(4)(a).

JURISDICTION AND VENUE

7. This Court has jurisdiction pursuant to CPLR § 7804(b) and POL § 89(4)(b). Venue is proper in Westchester County pursuant to CPLR § 506(b).

FACTUAL ALLEGATIONS

8. On October 29, 2025, bids were due for Bid Number 5820, titled “Request for Master Redeveloper Proposal,” for the redevelopment of a public park in New Rochelle posted on the New Rochelle website on September 12, 2025 (Exhibit A)
- 8.9. The project generated significant public controversy, particularly regarding potential eminent domain implications (Exhibit B)
- 8.10. A single bid was submitted by The Young Companies LLC (hereinafter “The Young Companies”).

- 8.11. On October 30, 2025, Robert Cox submitted a FOIL request to the City for a complete, unredacted copy of The Young Companies' bid response (the "Proposal"), as well as any related correspondence or evaluations (Exhibit C)
- 8.12. On October 30, 2025, City Clerk Kim Jones acknowledged receipt of Cox's FOIL request to the City for a complete, unredacted copy of The Young Companies' bid response (the "Proposal"), as well as any related correspondence or evaluations and assigned the record request #25-153 (Exhibit D)
- 8.13. On October 30, 2025, Robert Cox also made a parallel informal request to City Manager Melendez to proactively release the Proposal on the City's website given the high level of public interest (Exhibit E).
- 8.14. The City denied both the formal FOIL request and the informal request (Exhibit F).
- 8.15. The City's denial cited exemptions under POL § 87(2)(c) (records that "would impair present or imminent contract awards or collective bargaining agreements") and related provisions (Exhibit F)
- 8.16. The City indicated that the Proposal would be revisited for release upon the award of the bid or termination of the RFP process (Exhibit F).
- 8.17. On November 13, 2025, City Manager Melendez publicly announced the termination of the RFP process (Exhibit G).
- 8.18. Upon termination of the RFP on November 13, 2025, any exemption under POL § 87(2)(c) ceased to apply.
- 8.19. On or about November 13, 2025, Robert Cox immediately renewed his FOIL request for the unredacted Proposal, emphasizing that no pending procurement existed to justify withholding (Exhibit H).
- 8.20. On November 21, 2025, upon learning that The Young Companies had requested the return of its bid response documents (Exhibit N), Robert Cox restated his demand for the Proposal (Exhibit J).

- 8.21. On November 21, 2025, Robert Cox submitted a new FOIL request for all emails, memoranda, or other records related to The Young Companies' request for return of the documents, including any communications between the City and The Young Companies regarding the Proposal's handling, redaction, or retention (Exhibit J).
- 8.22. Despite the termination, the City engaged in weeks of additional stonewalling in a series of email exchanges and provided no substantive response to the renewed request. Attached hereto as Exhibit I is a true and complete copy of email correspondence between myself (Robert Cox) and City Manager Melendez from October 31 2025 to December 3, 2025. printed from my email account attached hereto as Exhibit I.
- 8.23. On November 25, 2025, City Manager Melendez stated: "Proposals were requested to be returned by the requestor. They have been asked to redact items at the request of the FOIL. We are waiting on the redacted version." (Exhibit I, p. 31.) Cox replied moments later: "Are you telling me you returned the bid proposal documents? Are you telling me you are asking the developer to redact the documents and return redacted documents to you so you can then release them? If so, what is the timeline on this?" (Exhibit I, p. 41.) The City provided no clarification.
- 8.24. On December 2, 2025, Melendez offered a different explanation: "The proposal was received as per RFP solicitation... Developer requested proposal be returned... Original then returned. FOIL provided. Not manipulated in any way." (Exhibit I, p. 58.) Cox immediately responded that he did not understand the statement, that it failed to clarify the prior email, and requested a clearer version in complete sentences for accurate public reporting. (Exhibit I, p. 66.)
- 8.25. Later that day, Melendez provided yet another version: "To clarify the process, the City worked with the proposer to identify the portions they asserted to be trade secrets... The City has maintained a copy of the original, unredacted pro-

posal... At no point was the City's only copy of the proposal provided to the proposer or replaced by another version." (Exhibit I, p. 64) Cox replied: "This is quite obviously NOT what you said previously. I will note your new position on this matter in a subsequent article. I will be appealing every redaction soon." (Exhibit I, p. 64.) Melendez never addressed why the proposer would request a copy of its own submitted proposal as claimed in his December 2, 2025 email (Exhibit I, p. 64).

- 8.26. Notably, in the City's December 4, 2025 denial of Petitioner's administrative appeal (Exhibit N) was attached an email and letter from Cuddy + Feder (counsel for Bob Young LLC) requesting return of the proposal (not a copy) and unspecified "additional materials" a partial granting of Cox's FOIL on November 21, 2025 for all emails, memoranda, or other records related to The Young Companies' request for return of the documents, including any communications between the City and The Young Companies regarding the Proposal's handling, redaction, or retention (Exhibit J). There is no mention in the Cuddy + Feder email or letter of Bob Young LLC requesting a copy or doing so for the purpose of making redactions or identifying portions asserted to be trade secrets or working with the City to identify redactions.
- 8.27. Any such additional materials would have been responsive to Cox's FOIL requests, yet they were neither provided nor even acknowledged as existing.
- 8.28. These evolving and inconsistent explanations, coupled with the City's failure to promptly resolve Cox's inquiries or provide complete records, constitute continued constructive denial and delay in violation of FOIL.
- 8.29. On December 1, 2025, the City produced a heavily redacted version of the Proposal (Exhibit L).
- 8.30. The December 1, 2025 production raises serious concerns about the integrity of the original record.

- 8.31. The redacted production shows apparent alterations, including discrepancies in pagination suggesting a missing page around page 24, which contains the site map.
- 8.32. The redacted production includes modifications to the site map's legend that conveniently obscure areas implicated in the eminent domain controversy.
- 8.33. Statements in an email exchange by City officials appear to confirm that the City retains a copy of the original, unredacted version of the Proposal as submitted on October 29, 2025 (Exhibit M).
- 8.34. Despite retaining a copy of the original, the City has failed to produce it, instead providing a version with post-hoc redactions that were apparently directed by The Young Companies after the RFP was terminated (Exhibit L), consequently on December 3, 2025 Cox filed an appeal to the City Manager (Exhibit O) and a new FOIL request for all emails, memoranda, or other records related to The Young Companies' request for return of the documents, including any communications between the City and The Young Companies regarding the Proposal's handling, redaction, or retention (Exhibit J, p. 7)

EXHAUSTION OF ADMINISTRATIVE REMEDIES

35. By letter dated December 4, 2025 (Exhibit N), Respondents issued their final administrative determination denying Petitioner's appeal. Petitioner has exhausted all administrative remedies, and simultaneously acknowledged Cox's December 3, 2025 FOIL for all emails, memoranda, or other records related to The Young Companies' request for return of the documents (Exhibit J, p. 7) which remains pending at the time of this Petition.

AS AND FOR A FIRST CAUSE OF ACTION

(Violation of FOIL – Improper Withholding After Termination of Procurement)

35-40. Upon the November 13, 2025 termination of the RFP, any possible protection under POL § 87(2)(c) ceased to exist. Respondents' continued withholding and redaction of the Proposal is arbitrary, capricious, and contrary to law.

AS AND FOR A SECOND CAUSE OF ACTION

(Violation of FOIL – Trade-Secret Exemption Not Properly Invoked)

41–48. The Court of Appeals in *Markowitz v. Serio*, 11 NY3d 43 (2008) and the Appellate Division in *Verizon N.Y. v. Mills*, 60 AD3d 150 (3d Dept 2009) hold that the § 87(2)(d) trade-secret/commercial-harm exemption requires: (a) actual assertion of confidentiality by the submitter at the time of submission, (b) independent evaluation by the agency, and (c) particularized proof of substantial competitive injury.

49. Respondents have produced no evidence that The Young Companies designated any portion of the Proposal as confidential or trade secret at the time of submission on October 29, 2025.

50. Respondents' December 4 letter contains only boilerplate descriptions (“proprietary financial modeling,” “confidential business strategies”) that are legally insufficient under Data Tree and every subsequent appellate decision.

51. Allowing a bidder to designate material as confidential after the RFP is terminated constitutes an impermissible retroactive creation of an exemption.

AS AND FOR A THIRD CAUSE OF ACTION

(Failure to Provide Particularized Justification / Vaughn Index)

52-55. Respondents have failed to correlate a single redaction to a specific statutory exemption and factual basis, rendering judicial review impossible and violating the mandate of Data Tree, (9 NY3d at 464–465) and *Matter of Hofstra Univ. v. Nassau County Planning Commn.* (80 Misc 3d 781 [Sup Ct, Nassau County 2023]).

AS AND FOR A FOURTH CAUSE OF ACTION

(Evidence of Record Tampering / Improper Return to Private Party)

56–60. The discrepancies in pagination and sitemap legend between the original submission and the redacted version produced on December 1, 2025 (Exhibit L) combined with Respondents’ admission that The Young Companies requested return of the bid documents (Exhibit O), and admission in the Final Determination (Exhibit N) that the version provided to Cox on December 1, 2025 was altered, stating “Any pagination differences arise from formatting in the redacted reproduction”, raise a substantial question whether Respondents returned the only copy of the public record to the bidder or permitted the bidder to alter it — conduct that would violate Arts & Cultural Affairs Law §§ 57.05, 57.25 and the Local Government Records Retention Schedule (CO-2 & MU-1).

AS AND FOR A FIFTH CAUSE OF ACTION

(Violation of Mandatory Regulations – Failure to Transmit Appeal Denial to the Committee on Open Government)

61. The regulations promulgated by the Committee on Open Government expressly provide that “[a] copy of the written notice of denial of access to records on appeal, including the reasons for the denial, shall be sent to the Committee on Open Government at the same time that it is sent to the person who requested the records” (22 NYCRR § 214.9(e)).

62. Respondents’ December 4, 2025 appeal-denial letter (Exhibit N) contains no indication that a copy was simultaneously transmitted to the Committee on Open Government at coog@dos.ny.gov, nor has the Committee received or acknowledged receipt of the denial as of the date of this Petition.

63. This failure is not a mere technical oversight. The simultaneous-transmission requirement is mandatory and is designed to enable the Committee to exercise its statutory advisory function under Public Officers Law § 89(1)(b)(iii) and to maintain statewide oversight of agency compliance with FOIL.

64. By failing to comply with this unambiguous regulatory mandate, Respondents have acted in violation of lawful procedure, in excess of their jurisdiction, and in an arbitrary and capricious manner (see CPLR § 7803(3)).

65. This regulatory violation constitutes an independent ground for annulling the December 4, 2025 determination (Exhibit N) and further demonstrates that Respondents' continued withholding of the requested records lacks any reasonable basis in law.

AS AND FOR A SIXTH CAUSE OF ACTION

(Entitlement to Attorney's Fees and Costs)

66–69. Respondents had no reasonable basis in law for their initial denial under § 87(2)(c) after November 13, 2025, nor for their continued withholding thereafter. Petitioner has substantially prevailed and is entitled to reasonable attorney's fees and litigation costs pursuant to POL § 89(4)(c)(i) & (ii).

RELIEF REQUESTED

WHEREFORE, Petitioner respectfully prays that this Court enter judgment:

- a) Annulling and setting aside Respondents' December 4, 2025 determination in its entirety (Exhibit N);
- b) Directing Respondents to produce, within ten (10) days, the complete, unredacted Proposal as originally submitted on October 29, 2025;
- c) In the alternative, directing Respondents to produce the document to the Court for in camera inspection and thereafter ordering disclosure of all non-exempt portions;
- d) Directing Respondents to produce a proper particularized index correlating each redaction to a specific exemption and detailed factual basis;
- e) Directing production of all records responsive to Petitioner's November 21, 2025 request concerning the return/redaction of the Proposal (Exhibit J);

- f) Awarding Petitioner reasonable attorney’s fees, litigation costs, and disbursements pursuant to POL § 89(4)(c); and
- g) Granting such other and further relief as the Court deems just and proper.

Dated: December 12, 2025

Dublin, Ireland

Robert Cox, Petitioner pro se
Emmett House Apt. 1 Clyde Road
Dublin 4 | D04 PD65 Ireland
Email: robertcox@talkofthesound.com
Phone: +353 (89) 972 0669

VERIFICATION
STATE OF NEW YORK
COUNTY OF WESTCHESTER) ss.:

I affirm this 12 day of December, 2025, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.

Robert Cox



[Print in black ink to fill in the spaces next to the instructions.]

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

In the Matter of the Application of

ROBERT COX
[Fill in name(s)] Petitioner(s)

Index No.

NOTICE OF PETITION

-against-

CITY OF NEW ROCHELLE, WILFAGDA MECENAZ
[Fill in name(s)] Respondent(s) CITY MANAGER

PLEASE TAKE NOTICE that upon the verified petition(s) of ROBERT COX, [your name(s)], sworn to on Dec 12, 2025, [date the Verified Petition was signed by a notary public], and the attached exhibits, petitioner(s) will request this Court, at 9:30 AM on the 31 day of December, 2025, [return date] at the Courthouse, at 111 Dr. Martin Luther King Jr. Blvd., White Plains, N. Y., Courtroom _____, (or an IAS Part to be assigned) for a judgment, pursuant to Civil Practice Law and Rules Article 4, granting the following relief to the petitioner(s): [describe what you are asking the Court to do]

Annul respondent FOIL denial of Dec. 4, 2025; compel production of redacted proposal and related records (or in camera review) with proper Vaughn index; award fees and cost (PPL § 89(4)(c))

_____ and for such other and further relief as this Court may deem just and proper.

Dated: Dec 12, 2025, New York
[Date petition signed]

Respectfully submitted,
ROBERT COX
Emmett Hove Apt #1
Clyde Rd Dublin N.Y
+353 089 972 0669

Petitioner (s)
[Your name, address, telephone no.]

To: Respondent(s)
CITY OF NEW ROCHELLE
515 North Ave
New Rochelle NY 10801
[Name, address and telephone no.]

WILFAGDA MECENAZ
CITY MANAGER
CITY OF NEW ROCHELLE
515 North Ave
New Rochelle NY 10801



REQUEST FOR JUDICIAL INTERVENTION

UCS-840 (rev. 12/16/2024)

COURT, COUNTY OF

Index No: Date Index Issued: / /

CAPTION Enter the complete case caption. Do not use et al or et ano. If more space is needed, attach a caption rider sheet.

For Court Use Only:

IAS Entry Date

Robert Cyp

Plaintiff(s)/Petitioner(s)

Judge Assigned

-against-

CITY OF NEW ROCHELLER WILFREGO MELONDEZ (CITY MANAGER)

Defendant(s)/Respondent(s)

RJI Filed Date

NATURE OF ACTION OR PROCEEDING Check only one box and specify where indicated.

COMMERCIAL

- Business Entity (includes corporations, partnerships, LLCs, LLPs, etc.)
Contract
Insurance (where insurance company is a party, except arbitration)
UCC (includes sales and negotiable instruments)
Other Commercial (specify):

NOTE: For Commercial Division assignment requests pursuant to 22 NYCRR 202.70(d), complete and attach the COMMERCIAL DIVISION RJI ADDENDUM (UCS-840C).

TORTS

- Asbestos
Environmental (specify):
Medical, Dental or Podiatric Malpractice
Motor Vehicle
Products Liability (specify):
Other Negligence (specify):
Other Professional Malpractice (specify):
Other Tort (specify):

SPECIAL PROCEEDINGS

- Child-Parent Security Act (specify):
Assisted Reproduction
Surrogacy Agreement
CPLR Article 75 - Arbitration
CPLR Article 78 - Proceeding against a Body or Officer
Election Law
Extreme Risk Protection Order
MHL Article 9.60 - Kendra's Law
MHL Article 10 - Sex Offender Confinement (specify):
MHL Article 81 (Guardianship)
Other Mental Hygiene (specify):
Other Special Proceeding (specify):

MATRIMONIAL

- Contested
NOTE: If there are children under the age of 18, complete and attach the MATRIMONIAL RJI ADDENDUM (UCS-840M).
For Uncontested Matrimonial actions, use the Uncontested Divorce RJI (UD-13).

REAL PROPERTY Specify how many properties the application includes:

- Condemnation
Mortgage Foreclosure (specify): Residential Commercial
Property Address:
NOTE: For Mortgage Foreclosure actions involving a one to four-family, owner-occupied residential property or owner-occupied condominium, complete and attach the FORECLOSURE RJI ADDENDUM (UCS-840F).
Partition
NOTE: Complete and attach the PARTITION RJI ADDENDUM (UCS-840P).
Tax Certiorari (specify): Section: Block: Lot:
Tax Foreclosure
Other Real Property (specify):

OTHER MATTERS

- Certificate of Incorporation/Dissolution [see NOTE in COMMERCIAL section]
Emergency Medical Treatment
Habeas Corpus
Local Court Appeal
Mechanic's Lien
Name Change/Sex Designation Change
Pistol Permit Revocation Hearing
Sale or Finance of Religious/Not-for-Profit Property
Other (specify):

STATUS OF ACTION OR PROCEEDING Answer YES or NO for every question and enter additional information where indicated.

- Has a summons and complaint or summons with notice been filed? YES NO
Has a summons and complaint or summons with notice been served? YES NO
Is this action/proceeding being filed post-judgment? YES NO

NATURE OF JUDICIAL INTERVENTION Check one box only and enter additional information where indicated.

- Infant's Compromise
Extreme Risk Protection Order Application
Note of Issue/Certificate of Readiness
Notice of Medical, Dental or Podiatric Malpractice
Notice of Motion
Notice of Petition
Order to Show Cause
Other Ex Parte Application
Partition Settlement Conference
Request for Preliminary Conference
Residential Mortgage Foreclosure Settlement Conference
Waiver of Court Costs, Fees, and Expenses
Writ of Habeas Corpus
Other (specify):

Date Issue Joined: / /

Relief Requested:

Relief Requested:

Relief Requested:

Relief Requested:

Return Date: / /

Return Date: 12/31/2025

Return Date: / /

Annul respondents full denial of Dec 4 2025, complete production of unredacted proposed and related records (or in camera review) with proper Vaughn Index, award for all costs (POL 809(4)(c))

RELATED CASES					
List any related actions. For Matrimonial cases, list any related criminal or Family Court cases. If none, leave blank. If additional space is required, complete and attach the RJI ADDENDUM (UCS-840A).					
Case Title	Index/Case Number	Court	Judge (if assigned)	Relationship to instant case	
PARTIES					
For parties without an attorney, check the "Un-Rep" box and enter the party's address, phone number and email in the space provided. If additional space is required, complete and attach the RJI ADDENDUM (UCS-840A).					
Un-Rep	Parties	Attorneys and Unrepresented Litigants		Issue Joined	Insurance Carriers
	List parties in same order as listed in the caption and indicate roles (e.g., plaintiff, defendant, 3 rd party plaintiff, etc.)	For represented parties, provide attorney's name, firm name, address, phone and email. For unrepresented parties, provide party's address, phone and email.		For each defendant, indicate if issue has been joined.	For each defendant, indicate insurance carrier, if applicable.
<input checked="" type="checkbox"/>	Name: <i>ROBERT O'P</i> Role(s): <i>plaintiff</i>	<i>Emmett Hove Apt 1</i> <i>Clyde Road Dublin Ireland DOYPO65</i>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<i>---</i>
<input type="checkbox"/>	Name: <i>City of New Rochelle</i> Role(s):	<i>515 North Ave</i> <i>New Rochelle NY 10801</i>		<input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/>	Name: <i>Wilfred Melendez</i> Role(s):	<i>515 North Ave</i> <i>New Rochelle NY 10801</i>		<input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/>	Name: Role(s):			<input type="checkbox"/> YES <input type="checkbox"/> NO	
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I AFFIRM UNDER THE PENALTY OF PERJURY THAT, UPON INFORMATION AND BELIEF, THERE ARE NO OTHER RELATED ACTIONS OR PROCEEDINGS, EXCEPT AS NOTED ABOVE, NOR HAS A REQUEST FOR JUDICIAL INTERVENTION BEEN PREVIOUSLY FILED IN THIS ACTION OR PROCEEDING.

Dated: 12/12/2025



 Signature


 Print Name

Attorney Registration Number



REQUEST FOR JUDICIAL INTERVENTION

UCS-840 (rev. 12/16/2024)

COURT, COUNTY OF

Index No: Date Index Issued: / /

CAPTION Enter the complete case caption. Do not use et al or et ano. If more space is needed, attach a caption rider sheet.

For Court Use Only:

IAS Entry Date

Robert Cyp

Plaintiff(s)/Petitioner(s)

Judge Assigned

-against-

CITY OF NEW ROCHELLER
WILFREGO MELLENDEZ (CITY MANAGER)

Defendant(s)/Respondent(s)

RJI Filed Date

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TORTS
Asbestos
Environmental (specify):
Medical, Dental or Podiatric Malpractice
Motor Vehicle
Products Liability (specify):
Other Negligence (specify):
Other Professional Malpractice (specify):
Other Tort (specify):

SPECIAL PROCEEDINGS
Child-Parent Security Act (specify): Assisted Reproduction Surrogacy Agreement
CPLR Article 75 - Arbitration [see NOTE in COMMERCIAL section]
CPLR Article 78 - Proceeding against a Body or Officer
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Pistol Permit Revocation Hearing
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Other (specify):

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Infant's Compromise
Extreme Risk Protection Order Application
Note of Issue/Certificate of Readiness
Notice of Medical, Dental or Podiatric Malpractice Date Issue Joined: / /
Notice of Motion Relief Requested:
Notice of Petition Relief Requested:
Order to Show Cause Relief Requested:
Other Ex Parte Application Relief Requested:
Partition Settlement Conference
Request for Preliminary Conference
Residential Mortgage Foreclosure Settlement Conference
Waiver of Court Costs, Fees, and Expenses
Writ of Habeas Corpus
Other (specify):

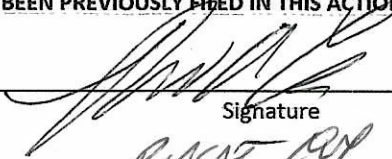
Return Date: / /
Return Date: 12/31/2025
Return Date: / /

Annul respondents full denial of Dec 4 2025, complete production of unredacted proposed and related records (or in camera review) with proper Vaughn Index, award for all costs (POL 589(4)(c))

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Un-Rep	Parties	Attorneys and Unrepresented Litigants		Issue Joined	Insurance Carriers
	List parties in same order as listed in the caption and indicate roles (e.g., plaintiff, defendant, 3 rd party plaintiff, etc.)	For represented parties, provide attorney's name, firm name, address, phone and email. For unrepresented parties, provide party's address, phone and email.		For each defendant, indicate if issue has been joined.	For each defendant, indicate insurance carrier, if applicable.
<input checked="" type="checkbox"/>	Name: ROBERT O'P Role(s): plaintiff	Emmett Hove Apt 1 Clyde Road Dublin Ireland DOYPO65		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	—
<input type="checkbox"/>	Name: City of New Rochelle Role(s):	515 NORTH AVE New Rochelle NY 10801		<input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/>	Name: Wilfred Melendez Role(s):	515 NORTH AVE New Rochelle NY 10801		<input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/>	Name: Role(s):			<input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/>	Name: Role(s):			<input type="checkbox"/> YES <input type="checkbox"/> NO	
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I AFFIRM UNDER THE PENALTY OF PERJURY THAT, UPON INFORMATION AND BELIEF, THERE ARE NO OTHER RELATED ACTIONS OR PROCEEDINGS, EXCEPT AS NOTED ABOVE, NOR HAS A REQUEST FOR JUDICIAL INTERVENTION BEEN PREVIOUSLY FILED IN THIS ACTION OR PROCEEDING.

Dated: 12/12/2025



Signature

Attorney Registration Number

ROBERT O'P

Print Name

Exhibit A

*Department of Finance
515 North Avenue
New Rochelle, NY 10801
(914) 654-2072*

Edward J. Ritter
Commissioner

Karin Conca
Purchasing Specialist



City of New Rochelle
New York

Request for Master Redeveloper Proposal (RFP)
City of New Rochelle, New York
A Portion of Flowers (City) Park

Specification No. 5820

Invitation for Redevelopment Proposals

TO POTENTIAL DEVELOPERS/REDEVELOPERS:

RE: City of New Rochelle / Request for Proposals (RFP) for Flowers (City) Park from Qualified Redevelopers in connection with a Public-Private Partnership.

Please be advised that firms are invited by the City of New Rochelle, Westchester County, New York (the “City”), to submit a redevelopment proposal for a portion of Flowers (City) Park shown on Exhibit A (“Project Area”). Enclosed is the RFP package and the materials needed to develop your submission.

As with all redevelopment projects in New York, financing tools offered by the State of New York and various federal programs may be available to enhance the financial benefits of this Project. Funding can be discussed further once a Redeveloper is selected by the City. The selected Redeveloper will be encouraged to apply for funding from all potential sources available, and the City will assist in that process at no cost to the chosen Redeveloper. However, the City is not making any representations or guarantees and the Redeveloper must be capable of completing the Project with its own financing.

The City will set the overall direction and framework, ensuring that all of the improvements of the selected Redeveloper align with established controls, regulatory requirements, and applicable State or other governmental standards. Within that framework, the Redeveloper’s unique vision will shape the experience. These improvements must not only comply, they must perform. The design should showcase iconic architecture, projecting a sense of quality, permanence, and purpose—something worthy of a premier sports and entertainment destination.

The City will not attempt to anticipate every possible design or land use solution. Rather, the redevelopment proposals received will be evaluated as to the manner in which they are anticipated to achieve the City’s objectives and the objective of the Public-Private Partnership envisioned by the City. The selected Redeveloper’s vision for the Project Area shall be in general conformance with all prevailing New York State and local laws (the “NY Redevelopment Laws”). The City and other governing bodies will review and, if acceptable, approve all proposed site and building plans in advance.

Interested Redevelopers are asked to submit their proposals for the City’s receipt no later than the submission deadline of **3:00 p.m. on October 29, 2025**, to the attention of Karin Conca, Purchasing Specialist.

The City will acknowledge each timely received response. Incomplete responses will be returned without consideration.

The City may interview proposed Redevelopers in its discretion. Prospective Redevelopers shall identify their proposed Project plan and expand upon their ability to complete the tasks, as requested by the City. The selected Redeveloper will be notified of the City’s decision, and will have the exclusive right, during a time period chosen by the City, to negotiate a mutually acceptable Memorandum of Understanding, Master Development Agreement, and/or

Condemnation Agreement (if applicable and as the case may be) (collectively, the “Redevelopment Agreement”) with the City.

The Redevelopment Agreement may require the Redeveloper to post required escrow funds to off-set the City’s professional costs related to the Project.

The City reserves the right to reject any and all proposals and is not obligated to enter into a Redevelopment Agreement if, in the City’s sole discretion, it is not in the best interest of the City.

The City shall endeavor to designate the areas surrounding the applicable portion of Flowers (City) Park as a public use project and may pursue a comprehensive plan that includes acquiring parcels necessary to complete the Project through its governmental powers, including as provided under Article 2 of the Eminent Domain Procedure Law (“EDPL”). The Redeveloper chosen by the City must be amenable to enter into a Condemnation Agreement with the City, the terms of which will be finalized at a later date.

A critical feature in any proposal will be the terms and conditions for redevelopment of the property.

INTRODUCTION/BACKGROUND/CORE PROJECT ELEMENTS

1. Introduction/Background

The City of New Rochelle is seeking an exceptional development partner to help reimagine approximately 20 acres in the heart of Flowers (City) Park into a world-class Community Sports Center of Excellence -- a destination that inspires athletic achievement, fuels community pride, and drives economic vitality. Bounded by East Street, East Place, Chatsworth Place, Fifth Avenue, and the Parkside Place Housing Complex, this signature site offers the rare opportunity to blend modern sports and recreation facilities with a treasured piece of the City’s history.

This partnership will be guided by a commitment to public benefit, consistent with the mission, goals, and objectives of Flowers (City) Park. All activities shall be compatible with the park’s natural, recreational, and historic resources, ensuring their protection and integration within ongoing management plans. The partnership must be designed to be self-sustaining, mindful of operational and maintenance impacts on the City’s resources, and respect the carrying capacity of the park’s facilities, landscapes, and historic elements.

Our vision is bold: a fully redeveloped public park featuring premier athletic fields, courts, playgrounds, bathrooms, and support amenities; vibrant concessionary retail; ample parking; and seamless year-round programming for residents of all ages. At its heart will stand the restored 1923 historic building, to be preserved, integrated, and celebrated as the architectural part of the project.

The City invites creative, forward-thinking teams to deliver a destination that not only elevates recreation but also strengthens New Rochelle’s place on the regional sports map. Partnerships with professional or semi-professional sports teams are strongly encouraged, offering the potential to amplify programming, inspire local youth, and energize our economy. Crucially, reasonable public access, use, and enjoyment shall remain a cornerstone of all partnership activities.

This is more than a redevelopment, it’s a once-in-a-generation chance to create a legacy for New Rochelle.

The proposed redevelopment plan should address the following core project elements:

2. Core Project Elements

- Design a modern, year-round accessible sports facility that reimagines new opportunities while replacing and enhancing existing, athletic fields, courts, playgrounds, water features, bathrooms, pavilions, picnic areas, and support amenities.
- Preserve and integrate the historic 1923 building as a central and celebrated element of the park’s design.
- Design an integrated retail and/or concession spaces to enhance the visitor experience while maintaining the park's character.
- Incorporate the design of a community center space that can serve as a hub for local community activities, provide spaces for recreation, meetings, and events in coordination with the proposed sports facility.

- Incorporate the design of a community pool.
- Devise a Continuity of Operations Plan to ensure uninterrupted recreational programming and community services during construction.
- Enhance and rehabilitate secondary park/field sites in New Rochelle to offset any loss of services during the park's redevelopment.

3. Infrastructure & Environmental Enhancements

- Design stormwater infrastructure improvements in coordination with the City's ongoing drainage and resiliency initiatives.
- Incorporate flood mitigation, sustainability, and resiliency upgrades throughout the site.
- Incorporate meaningful noise and light abatement measures with performance standards to be developed during the design phase and verified post construction, enhanced parking, and energy-efficient systems.
- Demonstrate a commitment to sustainability, including energy-efficient design, green building materials, stormwater management, renewable energy integration, and alignment with LEED, Passive House, or similar standards.

4. Operational Standards & Partnerships

- Devise an operation plan to co-manage the facility with the City of New Rochelle, at its highest standards of public service, programming and maintenance. Maintain a high level of recreational usage the park already exhibits.
- Explore and manage partnerships with professional sports teams to elevate community engagement and pride.
- Provide structured or integrated public parking to support visitors, including shoppers, diners, and stadium attendees.
- Include safe, supervised teen spaces with programming such as gaming, creative arts, and recreational activities.
- Submit detailed financial projections, capital investment plans, and operational budgets.
- Comply fully with all permitting, code, insurance, and regulatory requirements, at the Proposer's sole expense.
- Environmental Conditions/Utility Issue
- The selected Redeveloper will be responsible for completing all required SEQRA reviews and for any environmental remediation which may be necessary for the Project.

5. Dedicated Parkland and Redevelopment Requirements

- The Project Area encompasses dedicated public parkland as defined under New York State law. Flowers (City) Park is publicly owned and has been dedicated for park and recreational use. The City will retain ownership of the land. Accordingly, the following requirements apply to any proposed redevelopment:

- **Compliance with Legal Protections:** The selected Redeveloper must acknowledge that the site is dedicated parkland subject to protection under Article XIV, Section 2 of the New York State Constitution, New York State Parks Recreation and Historic Preservation Law, and applicable municipal laws. Any alteration, disposition, or change in use of the parkland must strictly comply with all legal requirements and procedural safeguards.
- **Approval Requirements:** Redevelopment plans must obtain all necessary approvals from relevant municipal bodies and New York State authorities, including but not limited to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), and any legislative approvals if required. The selected Redeveloper shall be responsible for preparing and submitting all documentation and applications to secure these approvals.
- **Preservation and Public Use:** Any redevelopment must preserve the public's use and access to the parkland consistent with its dedication. The project must enhance the recreational, natural, and historic values of the park and cannot reduce or restrict public access except as temporarily necessary for construction.
- **Environmental and Historic Compliance:** The selected Redeveloper must comply with all applicable environmental review requirements, including SEQRA, and must preserve and integrate historic resources within the park, including the 1923 historic building.
- **Restoration and Mitigation:** The selected Redeveloper shall ensure that any temporary disruptions to parkland or recreational facilities during construction are mitigated, and that the parkland is restored or improved to equal or better condition upon project completion.
- **Indemnification:** The selected Redeveloper shall indemnify and hold harmless the City of New Rochelle from any claims arising out of noncompliance with parkland dedication laws or failure to obtain required approvals.

The City's objective is to transform the Project Area into a state-of-the-art, comprehensive sports complex, replacing and enhancing existing athletic fields, courts, playgrounds, bathrooms, and support amenities with state-of-the-art facilities and infrastructure. The redevelopment must also preserve, restore, and integrate the historic 1923 building as a central element of the design.

In addition, the City invites proposers to consider and propose potential strategies for establishing affiliations with professional or semi-professional sports teams. Such partnerships, if feasible, could serve as a catalyst for enriching community programming, fostering civic pride, and driving local economic vitality. Proposers are encouraged to outline how these relationships might be pursued and integrated into the overall vision.

Proposers should demonstrate a clear, strategic approach across the following key areas:

- **Market Analysis and Feasibility:** Validate demand for the proposed facilities and refine the program scope based on market insights and community needs.
- **Design and Engineering:** Develop detailed plans and specifications for the sports complex, adhering to City standards and incorporating sustainable design principles.
- **Permitting and Regulatory Compliance:** Secure all necessary permits and approvals from local, state, and federal agencies.
- **Financing and Funding:** Present a viable financial strategy, operating budget, revenue projections, proposed public benefits, and long-term fiscal sustainability.

- **Construction:** Manage and the construction of the sports complex within the agreed-upon timeline and budget, using high-quality materials and practices.
- **Operation and Maintenance:** Develop a plan to co-manage operations, staffing, scheduling, and maintenance of the park and facilities in collaboration with the New Rochelle Parks and Recreation Department.
- **Marketing and Branding:** Develop and implement strategies to attract users, events, and sponsorships, fostering strong community engagement.
- **Community Engagement and Social Impact:** Demonstrate a commitment to creating equitable access and opportunities for all community members, including partnerships with local youth and sports organizations.
- **Sustainability Commitment.** Show a clear sustainability strategy through the use of energy-efficient systems, environmentally responsible materials, effective stormwater management, integration of renewable energy sources, and adherence to recognized green building standards.
- **Site Efficiency:** Maximize site utility with a well-organized physical layout of the Project Area and address barriers to redevelopment.
- **Neighborhood Impact Mitigation:** Minimize disruption through thoughtful light and sound planning, green space preservation, and streetscape improvements that enhance the public realm.
- **Economic Stabilization:** Strengthen the City's tax base by developing revenue generating uses, build investor confidence in the Project Area, and catalyze additional private investment in the surrounding areas.
- **Legal and Compliance:** Ability to comply with parkland dedications laws, environmental regulations, and municipal requirements.

REDEVELOPER SELECTION PROCESS

In order to achieve its redevelopment objectives hereunder, the City has established the following multi-phase process for selecting a qualified Redeveloper for the Project:

RFP: The City invites interested parties to submit their proposals in response to this RFP. Submissions must include financial and professional qualifications, relevant and in general, the Redeveloper's team members and the Redeveloper's vision and conceptual plan for the redevelopment of the Project Area.

Short List: The City will review and evaluate timely responses based on criteria set forth in this RFP. From this pool, the City will identify and shortlist those Redeveloper candidates deemed most qualified to advance the Project goals. Finalists may be asked to provide additional information or detail their proposals further. The finalist(s) will have four (4) weeks from the date of notification to submit any requested supplemental materials for evaluation.

Exclusive Negotiations: Following the evaluation of final submissions, the City intends to select a preferred Redeveloper and enter into a ninety (90) day exclusive negotiation period, memorialized by a Memorandum of Understanding (MOU). This period will allow for negotiation of a Redevelopment Agreement outlining the parties' respective rights, responsibilities, timelines, and financial commitments. During this exclusive period, the Redeveloper shall fund an initial escrow, in an amount to be determined by the City, to cover City expenses related to negotiation of the MOU and the Redevelopment Agreement, including consultant and legal fees. The escrow must be replenished once 90% of the initial amount has been expended. The City may, in its sole discretion, extend the exclusive negotiation period as necessary.

Redeveloper Designation: Upon successful completion of negotiations, the City and Redeveloper will execute a Redevelopment Agreement, at which point the selected entity will be formally designated as the Redeveloper of the Project.

Relinquishment of Redeveloper Designation: If parties are unable to reach agreement and finalize a Redevelopment Agreement within the time specified in the MOU, the City has the right, at its sole discretion and at no cost to the City, to terminate the negotiation process. In that instance, Redeveloper will relinquish its Redeveloper designation and must fulfill any outstanding obligations as set forth in the MOU.

PROPOSAL DUE DATE

Sealed proposals will be accepted up until **3:00 p.m. on October 29, 2025** in the Purchasing Office, City of New Rochelle City Hall, 515 North Avenue, New Rochelle, N.Y. 10801 and mailed to the attention of Karin Conca, Purchasing Specialist. **Please note "Spec # 5820" on your outside mail package.**

The City of New Rochelle is a sponsor of the Westchester Affirmative Action Equal Employment Agreement and strongly encourages all firms qualified and certified as Women/Minority Business Enterprises (W/MBE) to submit proposals.

PRE-PROPOSAL QUESTIONS

All questions must be submitted in writing via e-mail, **no later than noon, September 25, 2025** to **kconca@newrochelleny.gov**. The City will post the answers to the questions received on the City's website no later than 4:30 p.m., October 2, 2025.

The City reserves the right to amend the RFP based on questions and issues raised at any time prior to the RFP submission deadline.

GENERAL

The proposal, as presented, shall remain valid for a period of ninety (90) days from proposal due date.

No charge will be allowed for federal, state, municipal sales, and excise taxes from which the City is exempt. Exemption certificates, if required, will be forwarded.

Any deviations from the specifications are to be so noted and fully explained. Deviations will be analyzed, and if deemed to be in the best interests of the City, specification requirements may be waived.

It shall be the responsibility of each vendor to call to the attention of the City any apparent discrepancy in the specifications or any question of interpretation thereof. Failure to do so constitutes acceptance as written.

The City reserves the right to "revise" or "amend" the proposal specifications prior to the proposal due date by "written addenda".

ADDENDUMS

A Respondent, prior to submitting its response, shall check the City's website to see if any Addendum or Addenda has/have been issued for the RFP and, if so, the Respondent must establish in writing that they have received any and all Addendum or Addenda issued for the RFP. Exhibit D must be completed with all responses.

PROPOSAL FORMAT/SUBMISSION REQUIREMENTS

The proposal should address each item as listed in each section and numbered/labeled identical to this RFP. Proposals must include clear descriptions of the firm's capabilities to perform the requirements of the RFP and shall include the following:

Transmittal Letter - This letter should outline the firm's ability to provide the experience and scope of services requested. Please describe the company's size, management and ownership, including:

- Name
- Primary Address
- Primary Telephone Number
- Primary Fax Number
- Primary Email
- Name & Title of Primary Contact Individual
- Number of Employees
- Number of Years in Business
- Company's Legal Status
- Tax ID Number
- State under which the entity is organized.
- Awarded vendor must provide a copy of their New York State Certificate of Incorporation with bid response. Bidders not incorporated in New York State must produce a **Certificate to Do Business in the State of New York from the New York Secretary of State at time of bid submission.**

This letter must be signed by an officer who is authorized to bind the Consultant and state that the proposal is binding for 90 days from the submission deadline for proposals.

Staff Experience - Include a brief description of each key staff assigned to a typical project. Identify any sub-consultants proposed to serve on the project as well.

Project Approach / Requirements & Capabilities - Describe how the Consultant's approach will meet the particular needs of this RFP. Submit a detailed statement and applicable information on how you or your firm meets the requirements and/or qualifications. Include copy of all applicable licenses.

Work Samples - Include samples of work relevant to the Scope of Work(s) proposed.

References - Submit a list of at least two (2) references (including contact persons names and phone number) for which similar services have been provided. Your company must demonstrate that it has successfully completed services similar in scope to that requested in this proposal.

Vendor shall execute Exhibit **A**, Non-Collusive Bidding Certificate enclosed.

Vendor shall complete Exhibit **B**, Vendor Responsibility Form enclosed.

Vendor shall complete Exhibit **C**, Vendor Responsibility Questionnaire Form enclosed

Vendor shall complete Exhibit **D**, Acknowledge of Addenda

Vendor shall complete Exhibit **E**, Certification Under Executive Order No. 16 Prohibiting State Agencies and Authorities from Contracting with Businesses Conducting Business in Russia.

Has the firm been in bankruptcy, reorganization or receivership in the last 5 years? If so, please explain current status.

Has the firm/individual been disqualified or terminated from any public agency? If so, please explain under what circumstances this disqualification or termination occurred.

Proposals should be placed in a sealed envelope with the RFP **Spec No. 5820** and the name of the firm clearly labeled on the envelope. Sealed bids should be delivered to the Department of Finance Office of Purchasing. Please provide one (1) hard copy and one digital version of your proposal.

QUALIFICATION REQUIREMENTS

The following list is the minimum qualification requirements:

- A firm with at least five (5) years of experience providing similar services as described in this RFP.
- At least three (3) references from clients currently/previously served for which similar services have been provided. At least one (1) of the references must be from a similarly size Municipality. Please include:
 - Client organization's name.
 - Client organization's address.
 - Contact individual, title, project role, phone number and email address.
 - Project start and end dates.
 - Brief description of services provided.
 - Links/and or electronic files of any publicly-available deliverables or reports.
 - Dollar value of work.

or inaccurate descriptions or responses shall not be interpreted in favor of the bidder and shall be grounds for bid rejection.

This document is not an offer to contract but is an RFP as defined herein, to satisfy specific user requirements of the City of New Rochelle. Neither the issuance of the RFP, preparation and submission of a response, nor the subsequent receipt and evaluation of any response by the City of New Rochelle, will commit the City to award a contract to any vendor even if all the user requirements in the RFP are met. Only the execution of a written contract will obligate the City in accordance with the terms and conditions contained in such contract.

The City reserves the right to award this Request for Proposal through either the City of New Rochelle, New Rochelle Corporation for Local Development or the New Rochelle Industrial Development Agency.

AWARD CRITERIA

The City of New Rochelle reserves the right to award this RFP to the respondent who presents a proposal that best meets the requirements as listed herein and represents the most beneficial procurement as determined by the City. The award of a contract for the described services will be made by the City's RFP Evaluation Committee. If an agreement is not reached within a reasonable period, the City may pursue negotiations with the next ranked firm or reissue the RFP altogether.

Firms may be asked to meet with the Evaluation Committee and the City Council.

Proposals will be evaluated and scored on the basis of the following criteria:

EVALUATION CRITERIA	MAXIMUM POINTS
<p>Experience and Qualifications of the Proposer</p> <p>Consideration will be given to proposers demonstrating strong capabilities, experience and reputation in undertakings similar to those described in this RFP, and providing authoritative documentation of their financial soundness and stability.</p> <ul style="list-style-type: none"> • Demonstrated experience of the firm in projects of similar size, scope and complexity • Qualifications of key personnel in assignments of similar size, scope and complexity • Familiarity of the Project goals and understanding of the work to be completed. • The firm's proposed Project organization and financial responsibility, understanding of the Project and interview, if scheduled 	25
Project Approach & Understanding	25
<p>Proposal Completion</p> <p>Proposal responses will be evaluated on completeness, clarity/accuracy of the information requested, and proposal presentation</p>	10
<p>Financial Proposal</p> <ul style="list-style-type: none"> • Strength and credibility of the financing plan, including identified funding sources. 	20

<ul style="list-style-type: none"> Reasonableness and clarity of capital investment and operating budgets. Demonstrated ability to deliver without over-reliance on public subsidy. Long-term fiscal sustainability for the City and Redeveloper. 	
<p>Sustainability & Resilience</p> <ul style="list-style-type: none"> Integration of stormwater management, flood mitigation, and noise/light abatement strategies that directly reduce impacts on the City and immediately surrounding neighborhoods. Use of environmentally responsible materials and renewable energy systems that minimize the long-term operational footprint of the project. 	<p>20</p>

The City reserves the right to waive any minor deviation in proposal responses received when such waiver is in the best interests of the City, and reserves the right to modify any requirements, terms or conditions as outlined in this request for proposal (RFP) when such modification(s) is in the best interests of the City.

Proposals will only be accepted from thoroughly competent and experienced individuals or entities as determined solely by the City of New Rochelle. Respondents are responsible for submission of accurate, adequate and clear descriptions of the information requested. Omissions, vagueness or inaccurate descriptions or responses shall not be interpreted in favor of the bidder and shall be grounds for bid rejection.

This document is not an offer to contract but is an RFP as defined herein, to satisfy specific user requirements of the City of New Rochelle. Neither the issuance of the RFP, preparation and submission of a response, nor the subsequent receipt and evaluation of any response by the City of New Rochelle, will commit the City to award a contract to any vendor even if all the user requirements in the RFP are met. Only the execution of a written contract will obligate the City in accordance with the terms and conditions contained in such contract.

The City reserves the right to award this Request for Proposal through either the City of New Rochelle, New Rochelle Corporation for Local Development or the New Rochelle Industrial Development Agency.

PROPRIETY INFORMATION

The New York State Freedom of Information Law, Public Officers Law, Article 6, provides for public access to information. Public Officers Law, Section 87(d)(2) provides for exceptions to disclosure for records or portions thereof that are "trade secrets or are submitted to an agency by a commercial enterprise or derived from information obtained from a commercial enterprise and which if disclosed would cause substantial injury to the competitive position of the subject enterprise." Information that the proposer wishes to have treated as proprietary and confidential trade information should be identified and labeled "Confidential" or "Proprietary" on each page at the time of submittal. This information should include a written request to except it from disclosure, including a written statement of the reasons why the information should be excepted.

RIGHT TO REJECT PROPOSALS

This Request for Proposal (RFP) does not commit the City to award a contract, pay any cost incurred in the preparation of a proposal in response to this RFP or to procure or contract for services. The City intends to award a contract(s) on the basis of the best interest and advantage to the City and reserves the right to accept or reject any or all proposals received as a result of this RFP, to negotiate with any or all

qualified proposers or to cancel this RFP in part or in its entirety, if it is in the best interest of the City to do so.

CANCELLATION CLAUSES

Any violation of the terms, conditions, requirements and/or non-performance of the agreement resulting from this RFP shall result in immediate cancellation. The agreement may be cancelled by the City for any other reason(s) upon thirty (30) days written notice.

ASSIGNMENT

The awarded vendor shall not assign the contract or any part thereof without the written approval from the City.

LIABILITY REQUIREMENTS

The successful bidder shall supply and maintain insurance which defends, indemnifies and holds harmless the City of New Rochelle, its officers, employees and agents from and against any and all liability, damage claims, demands, costs, judgments, fees, attorney’s fees or loss arising directly out of acts or omissions hereunder by the bidder or third party under the direction or control of the bidder. The successful bidder must furnish the City with Certificate of Insurance and Endorsements prior to commencement of work. The required coverage shall not be less than the following:

Workers Compensation	Statutory Requirements
NY State Disability	Statutory Requirements
General Liability	\$2,000,000
Automobile Liability	\$1,000,000
“Contractual Liability”	Must be printed on Certificate
Errors & Omissions	\$1,000,000

The City of New Rochelle shall be named as an additional insured party for all general and excess liability coverage based on the contractual liability of the bidder. Such general and excess liability coverage shall be primary and non-contributory to any other coverage held by or available to the City of New Rochelle with respects to acts or omissions of the bidder.

NEW YORK LAW AND VENUE

The contract/agreement resulting from this RFP shall be construed under the laws of the State of New York. All claims, actions, proceedings, and lawsuits brought in connection with, arising out of, related to, or seeking enforcement of this contract/agreement shall be brought in the Supreme Court of the State of New York, Westchester County.

PROHIBITION ON COMMUNICATION

Cone of Silence, means a prohibition on any communication regarding a particular Request for Proposal (“RFP”), Request for Qualification (“RFQ”) or Request for Bid (“RFB”).

Pursuant to State Finance Law §139-j and §139-k, this solicitation includes and imposes certain restrictions on communications between the City and a Bidder during the procurement process. A Bidder is restricted from contacting, other than designated staff, from the earliest notice of intent to solicit offers through final award and approval of the Procurement Contract by the Designated Contracting Officer ("Restricted Period") unless it is a contact that is included among certain statutory exceptions set forth in State Finance Law §139-j(3)(a). City employees are required to obtain certain information when contacted during the Restricted Period. The designated staff contact is the Deputy Finance Commissioner or his/her representative, telephone (914) 654-2072. **Bidders responding to this RFP must familiarize themselves**

with these State Finance Law requirements and will be expected to affirm that they understand and agree to comply in their Proposal.

IRAN DIVESTMENT ACT

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to paragraph (b) of subdivision 3 of section 165-a of the state finance law.

**REQUEST FOR PROPOSAL
SPECIFICATION # 5820**

EXHIBIT A

NON-COLLUSIVE BIDDING CERTIFICATE

All terms, conditions and requirements as set forth in this Request for Proposal are acceptable as specified therein.
Yes _____ No _____

If "NO", please provide a detailed description and/or explanation of any deviation in your proposal from the specification detailed in the Request for Proposal with your proposal response.

By submission of this proposal, each bidder, and each person signing on behalf of any bidder, and in the case of a joint bid, each party thereto as to its own organization, under penalty of perjury, certifies that to the best of its knowledge and belief:

A. the prices in this proposal have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or any competitor; and

B. unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the bidder prior to the opening, directly or indirectly, to any other bidder or to any competitor; and

C. no attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

The bidder certifies that this proposal is made without any connection with any other person making a proposal for the same purpose, and is in all respects fair and without collusion or fraud, and that no elected official or other officer or employee or person whose salary is payable in whole or in part from the City of New Rochelle treasury is directly or indirectly interested therein, or in any portion of the profits thereof.

As an authorized representative of the identified company, I accept all the terms and conditions identified in Request for Proposal Spec. # except as identified.

Company Name and Address _____

Signature

Date

Name & Title

Phone Number

Email Address

**REQUEST FOR PROPOSAL
SPECIFICATION # 5820**

EXHIBIT B

**VENDOR RESPONSIBILITY FORM
STATEMENT OF UNDERSTANDING**

By signing in the space provided below, the undersigned certifies that the respondent (i) has read and understands and accepts the scope and requirements of this project and all of the attachments; (ii) has the capacity to execute this project; (iii) agrees to accept payment in accordance with the requirements of this Proposal and (iv) will, if its proposal is accepted, enter into a standard agreement with the City of New Rochelle.

The undersigned further stipulates that the information in this proposal is, to the best of knowledge and belief, true and accurate.

Name of Firm/Consultant

Signature of Partner or Corporate Officer

Date

Print Name

Title

Telephone / Fax #'s

EIN #

Address

E-mail Address

Website / URL

**REQUEST FOR PROPOSAL
SPECIFICATION # 5820**

EXHIBIT C

VENDOR RESPONSIBILITY QUESTIONNAIRE

Legal Name of Business **EIN**

Address of the Principal Place of Business/Exec. Office **NYS Vendor Identification Number**

Telephone/Fax **Email**

Website

Authorized Contact for this Questionnaire

Name **Telephone/Fax**

Title **Email**

List any other DBA, Trade Name, Other Identity, or EIN used in the last five (5) years, the state or county where filed, and the status (active or inactive) (if applicable):

Business Characteristics

- a. Business Entity Type: _____
- b. Was the Business Entity Formed in New York State? _____
- c. If no, indicate jurisdiction where Business Entity was formed: _____
- d. Is the Business Entity currently registered to do business in New York State with the Department of State? _____
- e. If no, explain why the Business Entity is not required to be registered in New York State.

- f. Does the Business Entity have a DUNS Number? If so, what is it? _____
- g. Is the Business Entity's principal place of business/Executive Office in New York State? If no, does the business entity maintain an office in New York State? _____
- h. Is the Business Entity a Minority or Women Owned Business (MWBE)? _____
- i. Identify current Key Employees of the Business Entity. Attach additional sheets, if necessary.

Contract History

- a. Has the Business Entity held any contracts with the City of New Rochelle and/or New York Stat governmental entities in the last three (3) years? If yes, attach a list including the agency name, contract amount, contract start date, contract end date and the contract description.

Integrity: Contract Award

Within the past five (5) years, has the business entity or affiliate:

- a. Been denied a contract or had a bid rejected based upon a finding of non-responsibility by a governmental entity? _____
- b. Been suspended, cancelled or terminated for cause on any government contract? _____
- c. Been subject to an administrative proceeding or civil action seeking specific performance or restitution in connection with any government contract? _____
- d. Entered into a formal monitoring agreement as a condition of a contract award? _____

*** For each “yes” answer, provide an explanation of the issue(s), the Business Entity involved, the relationship to the submitting Business Entity, the government entity involved, relevant dates and any remedial or corrective action(s) taken and the current status of the issue(s). Provide ansv below or attach additional sheets with numbered responses.

Certifications/Licenses

- a. Within the past five (5) years, has the Business Entity or any Affiliate had a revocation, suspensi or disbarment of any business or professional permit and/or license? _____

*** If “yes,” provide an explanation of the issue(s), the Business Entity involved, the relationshi to the submitting Business Entity, the government entity involved, relevant dates and any remedi or corrective action(s) taken and the current status of the issue(s). Provide answer below or attac additional sheets with numbered responses.

Legal Proceedings

Within the past five (5) years, has the business entity or affiliate:

- a. Been the subject of a civil complaint? _____
- b. Been the subject of a judgment or conviction for conduct constituting a crime? _____

- c. Received any OSHA citation and Notification of penalty containing a violation classified as serious or willful? _____
- d. Had any New York State Labor Law violation deemed willful? _____

Leadership Integrity

Within the past five (5) years, has any individual previously identified, any other Key Employees not previously identified or any individual having the authority to sign, execute or approve bids, proposals, contracts or supporting documentation within New York State been subject to:

- a. A sanction imposed relative to any business or professional permit and/or license? _____
- b. An investigation, whether open or closed, by any governmental entity for a civil or criminal violation for any business-related conduct? _____
- c. A conviction or judgment of any business-related conduct constituting a crime including, but not limited to, fraud, extortion, bribery, racketeering, price fixing, bid collusion or any crime related truthfulness? _____
- d. Misdemeanor or felony conviction for:
 - i. Any business-related activity, including, but not limited to, fraud, coercion, extortion, bribe or bribe-receiving, giving or accepting unlawful gratuities, immigration or tax fraud racketeering, mail fraud, wire fraud, price fixing or collusive bidding; or
 - ii. Any crime, whether or not business related, the underlying conduct of which related to truthfulness, including, but not limited to the filing of false documents or false sworn statements, perjury or larceny?

Company Name Date

Name of Bidder Title

Address / Telephone / Email

Signature of Bidder

**REQUEST FOR PROPOSAL
SPECIFICATION #5820**

EXHIBIT D

ACKNOWLEDGEMENT OF ADDENDA

I HEREBY ACKNOWLEDGE that I have received all of the following addenda and am informed of the contents thereof:

Addendum Numbers Received: _____
(Check the box next to each addendum received)

<u>Addendum Number</u>	Received By (Please Initial to Acknowledge Receipt of Addendum)
1	
2	
3	

Name of Entity: _____

Authorized Signature: _____

Print Name: _____

Date: _____

**REQUEST FOR PROPOSAL
SPECIFICATION # 5820**

EXHIBIT E

CERTIFICATION UNDER EXECUTIVE ORDER NO. 16
PROHIBITING STATE AGENCIES AND AUTHORITIES FROM CONTRACTING WITH
BUSINESSES CONDUCTING BUSINESS IN RUSSIA

Executive Order No. 16 provides that “all Affected State Entities are directed to refrain from entering into any new contract or renewing any existing contract with an entity conducting business operations in Russia.” The complete text of Executive Order No. 16 can be found [here](#).

The Executive Order remains in effect while sanctions imposed by the federal government are in effect. Accordingly, vendors who may be excluded from award because of current business operations in Russia are nevertheless encouraged to respond to solicitations to preserve their contracting opportunities in case the sanctions are lifted during a solicitation or even after award in the case of some solicitations.

As defined in Executive Order No. 16, an “entity conducting business operations in Russia” means an institution or company, wherever located, conducting any commercial activity in Russia or transacting business with the Russian Government or with commercial entities headquartered in Russia or with their principal place of business in Russia in the form of contracting, sales, purchasing, investment, or any business partnership.

Is Vendor an entity conducting business operations in Russia, as defined above? Please answer by checking one of the following boxes:

1. No, Vendor does not conduct business operations in Russia within the meaning of Executive Order No. 16.

2.a. Yes, Vendor conducts business operations in Russia within the meaning of Executive Order No. 16 but has taken steps to wind down business operations in Russia or is in the process of winding down business operations in Russia. (Please provide a detailed description of the wind down process and a schedule for completion.)

2.b. Yes, Vendor conducts business operations in Russia within the meaning of Executive Order No. 16 but only to the extent necessary to provide vital health and safety services within Russia or to comply with federal law, regulations, executive orders, or directives. (Please provide a detailed description of the services being provided or the relevant laws, regulations, etc.)

3. Yes, Vendor conducts business operations in Russia within the meaning of Executive Order No. 16.

The undersigned certifies under penalties of perjury that they are knowledgeable about the Vendor’s business and operations and that the answer provided herein is true to the best of their knowledge and belief.

Vendor Name (Legal Entity): _____

By (Signature): _____

Name: _____

Title: _____

Date: _____

Guidelines for Executive Order No. 16
Prohibiting State Agencies and Authorities from Contracting with
Businesses Conducting Business in Russia

On March 17, 2022, Governor Kathy Hochul issued Executive Order No. 16, which states: “All Affected State Entities are directed to refrain from entering into any new contract or renewing any existing contract with an entity conducting business operations in Russia.” In addition, Executive Order No. 16 directs the Office of General Services (“OGS”) to establish these guidelines for compliance with Executive Order No. 16 by Affected State Entities.

On March 24, 2022, the United States, in coordination with the European Union and the Group of Seven (G-7), imposed sanctions on an additional 400 Russian individuals and entities. The federal sanctions include efforts to block moves by Russian entities and individuals to evade the sanctions imposed or to use international reserves.

While the federal sanctions seek to target specific entities and individuals within Russia, Executive Order No. 16 is intended to ensure that New York State is not entering into contracts with entities conducting business in Russia and thereby indirectly supporting Russia’s unjustified war against the Ukrainian people.

I. Guidance

In order to comply with Executive Order No. 16, Affected State Entities must obtain a certification from bidders as part of a solicitation for a new contract or extension of an existing contract. Ideally, the certification will be among the documents that bidders must return with their bid. In the case of procurements that are currently in process, Affected State Entities should obtain the certification on or before the date the contract is signed by the awardee.

In addition, when an existing contract is being assigned to a new vendor, the Affected State Entity must obtain a certification from the new vendor as part of the process of consenting to the assignment of the contract. With respect to purchases (including mini-bids, RFQs, or task orders) from a centralized contract established by OGS, there is no need to request a certification from the vendor because OGS shall take responsibility for obtaining any necessary certifications from vendors on centralized contracts.

As used herein, the term “vendor” is intended to encompass bidders prior to contract award, contractors who have received a contract award, and contract assignees.

II. Certification

Affected State Entities shall use the certification form attached to these guidelines. The certification form asks whether the vendor is an “entity conducting business operations in Russia” and provides four possible responses, which are certified under penalties of perjury. In keeping with the language in the Executive Order, the question should be answered by and on behalf of the specific entity that is the counterparty to the contract with the Affected State Entity; the question is not intended to encompass the operations of affiliates of the entity.

The Affected State Entity should first confirm that the vendor is not on the federal sanctions list at <https://sanctionssearch.ofac.treas.gov/>. If the vendor is on the federal sanctions list, the Affected State Entity may not award the contract to the vendor. There is no waiver process.

As long as the vendor is not on the federal sanctions list, the Affected State Entity should review the vendor’s completed certification. The certification form has four possible answers. Answer No. 1 is “No.” Answers 2.a. and 2.b. are each a qualified “Yes.” Answer No. 3 is an unqualified “Yes.”

If the vendor checks Answer No. 1, the Affected State Entity may proceed with the contract award in the usual manner and must include the vendor's certification in the procurement record.

If the vendor checks Answer No. 3, the vendor should be disqualified from contract award unless there are good grounds to exempt the vendor from disqualification, as set forth below. If the Affected State Entity disqualifies a vendor based on the response on the certification, the vendor should be advised that it will not be awarded the contract because it has failed to meet necessary qualifications required by Executive Order No. 16. The certification and the non-award letter must be included in the procurement record.

If the vendor checks Answers No. 2.a. or 2.b., the Affected State Entity should carefully review the materials provided by the vendor that explain how the vendor's operations in Russia are limited. The Affected State Entity's review may prompt follow-up questions, and the vendor should be given a reasonable opportunity to respond to such questions or provide additional materials.

If after careful review, the Affected State Entity determines that the vendor has made good faith efforts to limit its business operations in Russia to the extent practicable, and determines that any remaining operations are not contributing in any significant way to the unjustified war in Ukraine by Russia, then the Affected State Entity may proceed with the contract award in the usual manner. The Affected State Entity's written determination, together with the vendor's certification and the related materials provided by the vendor, must be included in the procurement record.

On the other hand, if the Affected State Entity determines that the vendor's remaining operations in Russia are contributing to the unjustified war in Ukraine by Russia, the vendor should be disqualified from contract award unless there are good grounds to exempt the vendor from disqualification, as set forth below. If the vendor is disqualified, the vendor should be advised that it will not be awarded the contract because it has failed to meet necessary qualifications required by Executive Order No. 16. The Affected State Entity's written determination, together with the vendor's certification and the related materials provided by the vendor, must be included in the procurement record.

III. Exemptions Pursuant to Executive Order No. 16 "an Affected State Entity may contract with an entity conducting business operations in Russia provided that the head of the Affected State Entity makes a determination in writing that the investment or contract is necessary for the Affected State Entity to perform its functions and that no suitable investment or contractual alternative exists."

If an Affected State Entity believes an exemption is warranted, it must prepare a written determination that includes, at a minimum, the following: (1) a detailed explanation as to why the contract or investment with the particular entity is necessary for the Affected State Entity to perform its critical functions and (2) an explanation that there are no suitable alternatives to the contract or investment, which should describe what alternatives were considered and why the alternatives were not suitable. Other factors affecting the decision to grant an exemption may also be included.

In addition, if the vendor has checked Answers No. 2.a. or 2.b., the Affected State Entity may want to take account of the facts provided by the vendor to further support the exemption.

Finally, the written determination of an exemption must be signed by the head of the Affected State Entity or a person designated to act in the place of the head of the Affected State Entity. Both the vendor's certification and the written determination must be included in the procurement record

Exhibit A - Project Area



FLOWERS PARK REDEVELOPMENT RFP

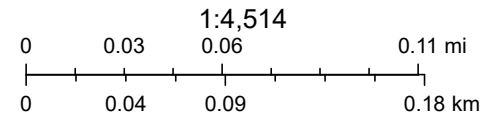


Exhibit B

New Rochelle City (Flowers Park) RFP Controversy Media Coverage

WCBS-TV: Possible redevelopment of a New Rochelle park is prompting significant community outcry (Video)

<https://www.cbsnews.com/newyork/video/possible-redevelopment-of-a-new-rochelle-park-is-prompting-significant-community-outcry/>



FOX5-TV: Parents rally to stop sale of beloved New Rochelle athletic fields (Video)

<https://www.fox5ny.com/video/1737471>



The screenshot shows a mobile browser interface for FOX 5 New York. At the top, the FOX 5 logo and 'NEW YORK' are displayed on a dark blue background. To the right is a red 'Watch Live' button and a menu icon. Below the header is a video player showing a woman in a purple hoodie speaking to a FOX 5 microphone. A small FOX 5 logo and weather/time information (5:32 57°) are in the bottom left of the video frame.

Parents rally to stop sale of beloved New Rochelle athletic fields

In New Rochelle, outrage is growing as city officials consider selling two longtime public athletic fields to a private developer. Parents, coaches, and residents gathered at Flowers Park, one of the sites in question, to demand the city halt what they call a “profit over community” plan. FOX 5 NY’s Richard Giacovis has the details.

Posted November 7, 2025

Lohud: Why are some New Rochelle residents upset about development at Flowers Park? An explainer (\$ excerpts from paywalled article)

<https://eu.lohud.com/story/news/local/westchester/new-rochelle/2025/11/10/new-rochelle-ny-residents-rankled-over-flowers-park-development-why/86983669007/>

Why are some New Rochelle residents upset about development at Flowers Park? An explainer

Samantha Antrum, Rockland/Westchester Journal News
Published 10:31 p.m. Ireland Time November 10, 2025
Updated 10:31 p.m. Ireland Time November 10, 2025

New Rochelle's Brud Flowers City Park is currently at the center of debate between residents and the city of New Rochelle after the city sent out a [Request For Proposal \(RFP\)](#) to developers to redevelop the park.

Flowers Park, also known as Flowers City Park or City Park, is located on 5th Avenue in New Rochelle, and [is home to](#) several sports leagues, including soccer and football. It has a skate park and houses the Joseph F. Fosina Field, a natural turf field, and Skidelsky Field Complex, an artificial turf field.

Residents aren't happy about Flowers Park redevelopment planning

But residents of New Rochelle are worried. Community members spent nearly two hours voicing their concerns to city council during a public comment period at a [Committee of the Whole meeting on Oct. 15](#). They're skeptical about the possibility of a public-private partnership with a developer, and they're concerned that entering into one could impact youth sports and public access.

"If City Park is taken away for a development...for developing something that is going to be private, what's going to happen to our kids?" Troy Bilyeu, manager of Westchester Flames Soccer Club, which plays in Flowers Park, said during the Oct. 15 meeting.

Council Member Albert Tarantino, who represents District 2, and Council Member David Peters, who represents District 3, also expressed dissatisfaction with the RFP process at the Oct. 21 city council meeting.

"To me, it's very, very discouraging because the level of transparency on putting an RFP out, it was minimal at best," Tarantino said during the meeting.


He also expressed concern that fees for sports leagues that currently use Flowers Park will become unaffordable, among other concerns.

"The question here was the process," Peters said.

New Rochelle residents created a now closed [Change.org petition](#), titled "Stop the Takeover, Restore the People's Voice, Protect Flowers Park." It demanded full transparency for the RFP process, along with a moratorium on the RFP until a "transparent and inclusive community engagement process is completed."

STOP THE TAKEOVER, RESTORE THE PEOPLE'S VOICE , PROTECT FLOWERS PARK

<https://www.change.org/p/stop-the-takeover-restore-the-people-s-voice-protect-flowers-park>

change.org Start a petition 

STOP THE TAKEOVER, RESTORE THE PEOPLE'S VOICE , PROTECT FLOWERS PARK

 **Victory**

This petition made change with 2,368 supporters!

Share this petition

News12: Community weighs in on potential redevelopment proposal at historic New Rochelle park (Video)

<https://westchester.news12.com/community-weighs-in-on-potential-redevelopment-proposal-at-historic-new-rochelle-park>

Community weighs in on potential redevelopment proposal at historic New Rochelle park

Melanie Palmer • Nov 13, 2025 at 3:12 AM •

Updated 29 days ago

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Talk of the Sound: Outcry Builds Over Private Developer Plans for New Rochelle's Flowers Park

<https://talkofthesound.com/2025/11/13/outcry-builds-over-private-developer-plans-for-new-rochelles-flowers-park/>



Outcry Builds Over Private Developer Plans for New Rochelle's Flowers Park

Written By: Robert Cox

NEW ROCHELLE, NY (November 13, 2025) — Forty people spoke out against a proposed public-private partnership for Flowers Park during a meeting last night at New Rochelle City Hall, with zero speakers in support.

New Rochelle Has Spoken: Hands Off Flowers Park

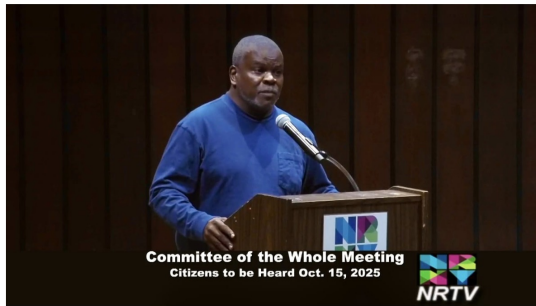
<https://www.robertcox.ie/new-rochelle-has-spoken-hands-off-flowers-park/>



New Rochelle Has Spoken: Hands Off Flowers Park



Robert Cox
16 Oct 2025 — 4 min read



Earl Bradshaw of YTL was overcome with emotion as he addressed the City Council on October 15, 2025

NEW ROCHELLE, NY (October 16, 2025) — Last night's Citizens to be Heard session ran for 1 hour and 50 minutes, with almost all of it focused on one topic, an RFP to turn over control of Flowers Park to a Master Developer. More than two dozen people (28) spoke on the topic with not a single one expressing support.

New Rochelle Citizens to be Heard: Flowers Park 10-15-2025 (46 minutes of excerpts)

<https://vimeo.com/1127827466>



New Rochelle Citizens to be Heard: Flowers Park 11-12-2025 (26 minutes of excerpts)

<https://vimeo.com/1136549082>



FOIL: Flowers Park RFP bids

Exhibit C

From: Robert Cox
robertcox@talkofthesound.com

To: Jones, Kim
kjones@newrochelleny.gov



On: Wednesday 29 October 2025 at 20:05:48

Kim

Hi. It's now past the deadline and since everyone last week went on and about transparency and public engagement...

This is a public records request.

I would like to obtain the following records:

All of the bids submitted per the Flowers Park RFP bids

I would like the fulfillment of my request to adhere to the new standards required under recent amendments to the New York State Freedom of Information Law which were intended to bring FOIL into the digital era.

Whenever and wherever possible I would like records provided pertaining to my records request to be converted to and delivered in standard, cross-platform, non-proprietary electronic/digital formats. For paper records that must be duplicated, I would like them duplicated by scanning not photocopying and saved in Adobe Acrobat PDF (i.e., pdf). For audio records, I would like them exported/saved into a standard audio format (i.e., .mp3). For video records, I would like them exported/saved into standard video format (i.e., .mp4). For electronic database records, I would like them converted into Microsoft Excel (i.e., .xls) I would like all communications including the delivery of documents to take place via email as much as is possible based on the nature and size of the available records. Other online digital delivery methods such as Dropbox are also acceptable.

The New York State Committee on Open Government has issued numerous advisory opinions to the effect that an agency can not require that a request be made on a prescribed form. The Freedom of Information Law, §89(3), as well as the regulations promulgated by the Committee (§1401.5), require that an agency respond to a request that reasonably describes the record sought within five business days of the receipt of a request. As such, neither the Law nor the regulations refer to, require or authorize the use of standard forms. Accordingly, it has consistently been advised that any written request that reasonably describes the records

I willing to pay any necessary, required statutory costs but for any costs that exceed \$20.00 I would like prior notification of the estimated cost to comply with this records request so I do not get any big surprises. I am willing to entertain any reasonable request to tailor or narrow my request to make compliance easier. I can be charged for the time required to "prepare" records at the lowest hourly rate for the lowest-paid person capable of doing the work but I cannot be charged for "search" time or for any costs related to work done by a machine (e.g., a machine that scans and converts paper documents to PDF files, exporting a digital video file from a video surveillance system, duplicating an audio cassette recording, burning files onto a CD) or for any costs not specified under the statute.

I would like the Records Access Officer to certify that the records are genuine.

Robert Cox
Publisher and Managing Editor
Talk of the Sound
<http://www.talkofthesound.com>
Words in Edgewise
<http://www.robertcox.ie>

CONTACT INFO

Robert Cox
+353 (89) 972 0669

(If you are not in Europe, look me up in WhatsApp)
Email: robertcox@talkofthesound.com

Follow us on Twitter at www.twitter.com/talkofthesound
Like us on Facebook at facebook.com/TalkoftheSound

Register for a Basic or Premium account for Words in Edgewise at robertcox.ie

Your City of New Rochelle, NY public records request #25-153 has been submitted.

From: City of New Rochelle NY Public Records
messages@nextrequest.com

To: robertcox@talkofthesound.com
robertcox@talkofthesound.com

On: Thursday 30 October 2025 at 12:40:01

Exhibit D

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request. --

City of New Rochelle, NY Public Records

Your record request #25-153 has been submitted successfully.

The due date for your request may be later than usual because the office is closed on:

- November 11: Veterans Day

View Request 25-153

<https://cityofnewrochelleny.nextrequest.com/requests/25-153>

As the requester, you can always see the status of your request by signing into the City of New Rochelle, NY [portal](#).

If you haven't already signed in, you may need to [activate or setup your account](#) to get started. Once your account is activated, you can communicate directly with the City of New Rochelle, NY through NextRequest.



NextRequest

FILED: WESTCHESTER COUNTY CLERK 12/14/2025 02:43 AM

INDEX NO. 77188/2025

NYSCEF DOC. NO. 7

RECEIVED NYSCEF: 12/14/2025

Request for Immediate Release of Flowers Park RFP Bid Documents

From: Robert Cox
robertcox@talkofthesound.com

To: Will Melendez
wmelende@newrochelleny.com

Cc: Tarantino, Albert
ataranti@newrochelleny.com
dpeters@newrochelleny.com
dpeters@newrochelleny.com
Martha Lopez-Hanratty
mlopez@newrochelleny.com
+5 more

Exhibit E



On: Thursday 30 October 2025 at 7:52:31

Dear City Manager,

The deadline for submitting bids on the Flowers Park RFP has now passed. I am writing to request copies of all bid documents received. I submitted a FOIL request yesterday. However, given the strong emphasis you, the Mayor, and Council members placed last week on transparency, public engagement, and the significant public interest in this project, I ask that you either provide the bid documents to me immediately or direct staff to post them on the city website without delay. This would allow equal and simultaneous access for all interested parties.

Thank you for your prompt attention to this matter.

Kind regards

Robert Cox
Talk of the Sound

RE: Request for Immediate Release of Flowers Park RFP Bid Documents

Exhibit F

From: Melendez, Wilfredo
wmelende@newrochelleny.gov

To: Robert Cox
robertcox@talkofthesound.com

Cc: Tarantino, Albert
ataranti@newrochelleny.gov
Peters, David
dpeters@newrochelleny.gov
Lopez-Hanratty, Martha
mlopez@newrochelleny.gov
+5 more

On: Friday 31 October 2025 at 13:36:58

Mr. Cox,

Please note that the requested bid proposals are not available for release at this time under POL. Since the City has not yet made an award, sharing the bid materials at this stage could affect the fairness of the ongoing process and the City's ability to get the best value for the public. Once the selection process is complete, extensive public outreach of the proposal selected to be advanced, will be made. Once the procurement process is complete, we'll be happy to revisit your request and provide the records as appropriate.

Sincerely,

Wilfredo Melendez, P.E.

City Manager

City of New Rochelle

515 North Avenue

New Rochelle, NY 10801

(914) 654-2145 Office

wmelende@newrochelleny.gov

From: Robert Cox <robertcox@talkofthesound.com>

Sent: Thursday, October 30, 2025 3:53 AM

To: Melendez, Wilfredo <wmelende@newrochelleny.gov>

Cc: Tarantino, Albert <ataranti@newrochelleny.gov>; Peters, David <dpeters@newrochelleny.gov>; Lopez-Hanratty, Martha <mlopez@newrochelleny.gov>; Stern, Matthew <mstern@newrochelleny.gov>; Kaye, Sara <skaye@newrochelleny.gov>; Osinloye, Shane <sosinloy@newrochelleny.gov>; Ramos Herbert, Yadira <ramosherbert@newrochelleny.gov>; Jones, Kim <kjones@newrochelleny.gov>

This email was sent to your .com address. Please make the sender aware that your email has changed to .gov

EXTERNAL SENDER: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe. If unsure, contact IT for guidance.

Dear City Manager,

The deadline for submitting bids on the Flowers Park RFP has now passed. I am writing to request copies of all bid documents received. I submitted a FOIL request yesterday. However, given the strong emphasis you, the Mayor, and Council members placed last week on transparency, public engagement, and the significant public interest in this project, I ask that you either provide the bid documents to me immediately or direct staff to post them on the city website without delay. This would allow equal and simultaneous access for all interested parties.

Thank you for your prompt attention to this matter.

Kind regards

Robert Cox
Talk of the Sound

Exhibit G



City News

Posted on: November 13, 2025 | Last Modified on: November 13, 2025

Statement on Flowers (City) Park RFP

The City of New Rochelle remains committed to transparency, responsiveness, and collaboration with our residents. Our intention has always been to enhance Flowers Park and give back to the community by creating a space that inspires connection, recreation, and pride for generations to come.

In keeping with these values, the City is withdrawing the Request for Proposals (RFP) for potential improvements to Flowers Park. This decision reflects our commitment to listening to the community and responding thoughtfully to residents' feedback.

While the initial RFP process did not yield the results we had hoped for, we remain attentive to the park's long-term needs. The City continues to explore opportunities to strengthen Flowers Park's facilities — from enhancing athletic fields and expanding programming to addressing sustainability and resiliency challenges — ensuring it remains a vibrant and accessible space for everyone.

We are deeply grateful to all residents who have shared their feedback throughout this process. Community voices are the foundation of New Rochelle's progress, and we look

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- [Community News](#)
- [NRPD Press Releases](#)
- [2025 - Placeholder](#)

forward to continuing all dialogue in a transparent and collaborative way.

Wilfredo Melendez, P.E.
City Manager
City of New Rochelle

← [Previous](#)

[Next](#) ⇒

[61st Annual New Rochelle Thanksgiving Parade- Saturday, November 22](#)

[Veterans Resource Fair at City Hall- November 12](#)

Other News in City News

Free 2-Hour Holiday Parking Downtown in December



Posted on: December 4, 2025

New Rochelle Youth Bureau Announces Youth Holiday Market Featuring Teen Entrepreneurs



Posted on: December 3, 2025

Looking for an answer?

City of New Rochelle Launches THRIVE Non-Profit Grant Program to Strengthen Community Services

Posted on: December 1, 2025

Moody's Ratings Assigns MIG1 to City's Notes, Affirming Aa2 Rating



Posted on: November 26, 2025

City of New Rochelle Announces Holiday Food and Coat Drive



Posted on: November 24, 2025

Annual New Rochelle Holiday Market Returns, Bringing Together Community and Seasonal Spirit



Posted on: November 21, 2025

**61st Annual New Rochelle Thanksgiving Parade
Saturday, November 22nd at 10 AM**

Posted on: November 21, 2025



**New Traffic Pattern on North Avenue Bridge
Starts November 19**

Posted on: November 17, 2025



**“Planting the Future: Tree by Tree” Event
Kicks off Fall Tree Planting Initiative in
New Rochelle**

Posted on: November 14, 2025



**Westchester Municipal Consortium Achieves Major
Accomplishments in Con Edison Rate Case Settlement**

Posted on: November 14, 2025

**City of New Rochelle
Adopts Vacant
Storefront Registry to
Strengthen Commercial Corridors**

Posted on: November 14, 2025



Vacant Storefront Registry



**61st Annual New Rochelle Thanksgiving
Parade- Saturday, November 22**

Posted on: November 14, 2025



**Veterans Resource Fair at City Hall-
November 12**

Posted on: November 5, 2025



**Applications Open for Ecology and
Natural Resources Advisory
Committee (ENRAC)**

Posted on: November 4, 2025



2026 Proposed Budget Released

Posted on: November 3, 2025



Halfway to Earth Day Festival- October 22

Posted on: October 22, 2025



Statement on Flowers (City) Park RFP

Posted on: October 17, 2025

Fall Leaf Collection Underway

Posted on: October 16, 2025



Youth Bureau Launches "Empower You" Program to Help Young Adults Prepare for the Workforce

Posted on: October 15, 2025



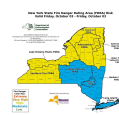
City of New Rochelle to Host Italian American Heritage Month Recognition Event

Posted on: October 8, 2025



Due to Increased Fire Risk, Governor Hochul Implements Temporary Statewide Burn Ban

Posted on: October 3, 2025



Downtown Overnight Paving Begins October 7

Posted on: October 3, 2025



City of New Rochelle to Host German American Heritage Recognition Event

Posted on: September 26, 2025



ENRAC Auxiliary Youth Board Members Sworn In

Posted on: September 26, 2025



Posted on: September 26, 2025

New Rochelle Parks Department Launches New Views & Brews Fall Fundraiser Event at Hudson Park

Posted on: September 24, 2025



New Traffic Regulations Adopted Surrounding Elementary Schools

Posted on: September 19, 2025

New "Mobile NR" App and Web Portal Help Residents Access City Hall 24/7

Posted on: July 9, 2025

September is Preparedness Month

Posted on: September 5, 2025

Date Change for School and Library Tax Collection

Posted on: April 7, 2025

New Rochelle Street Fair- Saturday, September 13

Posted on: September 2, 2025

Presentation and Public Hearing Sept. 9 for Quaker Ridge Road Complete Streets Project

Posted on: September 2, 2025

Applications Now Available for Fall Youth Employment Program

Posted on: September 8, 2025

9/11 Remembrances

Posted on: September 2, 2025

Applications Now Available for New Rochelle Youth Bureau Youth Council

Posted on: September 2, 2025

City of New Rochelle to Host Hispanic Heritage Month Event

Posted on: August 27, 2025

Labor Day Holiday Reminders

Posted on: September 1, 2025

Jazz Under the Stars Illuminates Anderson Plaza with Weekly Live Music Series

Posted on: August 15, 2025

TRAFFIC ADVISORY: Burling Lane Changes to One-Way Westbound

Posted on: August 14, 2025

Vendor Application Deadline Extended to 8/22 for New Rochelle Street Fair

Posted on: August 8, 2025

Taste of Horton

Posted on: August 22, 2025

Applications Open for African American Advisory Committee

Posted on: August 5, 2025

Register Now for the Backpack Giveaway!

Posted on: July 22, 2025

New Assessment Calendar Dates

Posted on: July 17, 2025

New Ro Alert- Flood Watch

Posted on: July 31, 2025

NRPD Invites the Community to National Night Out at Police Headquarters, Tuesday August 5th

Posted on: July 22, 2025

Join our Veterans Advisory Committee- Application Deadline Extended to 8/1

Posted on: June 27, 2025

Cooling Centers Activated Monday, July 28th to Wednesday, July 30th

Posted on: July 28, 2025

Cooling Centers Activated Friday, July 25th

Posted on: July 24, 2025 | Last Modified on: July 24, 2025

All Welcome to "Taste of Leroy"- Saturday, July 26

Posted on: July 22, 2025

New Rochelle Heats Up for Summer with New Events, Streetscape Improvements, and Retail Development

Posted on: July 15, 2025

Cooling Centers Activated July 16-17

Posted on: July 16, 2025

City of New Rochelle to Host French American Heritage Month Event

Posted on: July 3, 2025

Posted on: July 8, 2025

Neil K. Reynolds Sworn in as New Rochelle Police Commissioner

Posted on: June 30, 2025

City Activates Cooling Centers for Tuesday, July 8

Posted on: July 7, 2025

The 2025 Citywide Backpack Giveaway Supply Drive is ON!

Posted on: June 26, 2025

July 4th "Spark the Sound" Independence Day Fireworks

Posted on: June 27, 2025

Neil Reynolds Appointed as New Rochelle Police Commissioner

Posted on: June 23, 2025

City of New Rochelle Activates Cooling Centers Amid Extreme Heat Event

Posted on: June 23, 2025

Extreme Heat Warning in Effect- Take Precautions

Posted on: June 22, 2025

City of New Rochelle Announces Local Law to Support Deployed Military Personnel

Posted on: June 20, 2025

City of New Rochelle to Host Juneteenth Recognition

Posted on: June 12, 2025

Downtown Summer Sizzle Concert Series Returns To New Rochelle

Posted on: June 6, 2025

First Recipients of its \$2.25M Retail Tenant Improvement Fund Announced

Posted on: May 30, 2025

Waterfront Parks open Memorial Day weekend

Posted on: May 23, 2025

TRAVEL ADVISORY: Overnight construction on North Ave Bridge starts 5/27

Posted on: May 21, 2025

Memorial Day Events

Posted on: May 16, 2025

City of New Rochelle Celebrates Ribbon-Cutting of Inaugural Downtown Recreation Center

Posted on: May 16, 2025

NRPD Dedicates Marine 2 Patrol Boat in Honor of P.O. Kathleen O'Connor-Funigiello

Posted on: May 16, 2025

Mayor Ramos-Herbert Delivers Second State of the City Address

Posted on: May 8, 2025

Avian Flu

Posted on: February 14, 2025

POSTED ON: FEBRUARY 14, 2025

Help Improve CircuitNR!

Posted on: May 6, 2025

City of New Rochelle to Host Haitian-American Heritage Month Event

Posted on: May 5, 2025

TagNR Community Tag Sale- RESCHEDULED TO MAY 10

Posted on: April 11, 2025

State of the City

Posted on: April 17, 2025

City of New Rochelle Unveils Updated GreenNR Plan, Advancing Strategies for Climate Resilience and Ad

Posted on: April 18, 2025

Spring Neighborhood Meetings Feature City Leaders, Municipal Departments

Posted on: April 10, 2025

New Members Sought for Inaugural Youth Justice Advisory Committee

Posted on: April 11, 2025

Free smoke alarms available for residents of New Rochelle

Posted on: April 10, 2025

City Launches 2025 Workforce Development Programming

Posted on: March 27, 2025

City Awarded Five NYS Department of Environmental Conservation Grants

Posted on: March 8, 2025

City of New Rochelle to Host Sustainability Community Events During Earth Week and Beyond

Posted on: April 22, 2025

City of New Rochelle to Host Jewish-American Heritage Month Event

Posted on: April 21, 2025 | Last Modified on: April 21, 2025

City of New Rochelle to Host Arab-American Heritage Month Event

Posted on: April 8, 2025

New Rochelle City Hall Hosts Dual Housing Educational Events

Posted on: April 8, 2025

Opposing Con Edison Proposed Rate Increases

Posted on: April 4, 2025

Apply Now for Zoning Board of Appeals Vacancy

Posted on: March 22, 2025

Applications Sought for Telecommunications and Cable Advisory Committee

Posted on: March 22, 2025

2025 Parks Cleanup Weekend- April 26-27

Posted on: March 28, 2025

Senior residents celebrated at "HerStory"

Women's History Month event

Posted on: March 28, 2025

City of New Rochelle to Host "LINCing Futures"

Posted on: March 14, 2025

City of New Rochelle to Host Greek-American Heritage Month Event

Posted on: March 18, 2025

City of New Rochelle Launches 2025 Workforce Development Initiative; Upcoming Open House Event

Posted on: March 19, 2025

North Ave Bridge Project- Overnight Demolition starts Wedns. March 12

Posted on: March 7, 2025

RXR and the City of New Rochelle Host Poem Dedication Ceremony in Downtown New Rochelle

Posted on: March 6, 2025

New Rochelle City Manager Unveils 2025 Work Plan

Posted on: February 26, 2025

City of New Rochelle to Host Irish-American Heritage Month Event

Posted on: March 6, 2025

Parks and Recreation Department Informational Sessions for Summer Camps Programs

Posted on: February 18, 2025 | Last Modified on: February 28, 2025

Applications Now Available for Youth Summer Employment Programs

Posted on: February 18, 2025

2025 Parks & Recreation Summer Day Camps

Posted on: February 24, 2025

**Parks and Recreation Summer 2025
Employment Opportunities Now Available**

Posted on: February 28, 2025

**City Honors Kelly Johnson Jr. for
Outstanding Service at Black History
Month Recognition Event**

Posted on: February 25, 2025

**Applications Now Open for Citizen Complaint
Review Board**

Posted on: February 14, 2025

Skate at Lincoln Returns!

Posted on: February 12, 2025

Black History Month Recognition

Posted on: February 14, 2025

**Registration Begins for 2025 Citizen Police
Academy**

Posted on: February 4, 2025

Champions of Change Awards Ceremony

Posted on: February 11, 2025 | Last Modified on: February 14,
2025

**City of New Rochelle Approves
Transformative Mixed-Use Waterfront**

Development Project

Posted on: February 10, 2025

The City of New Rochelle Hosts Second Annual Lunar New Year Celebration - New Date 3/1/2025

Posted on: February 6, 2025 | Last Modified on: February 20, 2025

"Coffee with the Mayor" monthly series launches in January

Posted on: January 23, 2025

Applications Sought for Planning Board

Posted on: January 17, 2025

New Rochelle Job Fair at City Hall, Wednesday, January 22

Posted on: January 9, 2025

Parks & Rec Invites You to Tailgate!

Posted on: January 13, 2025

North Avenue Bridge- Phase 2 Construction begins Jan 7

Posted on: December 13, 2024

Alternate Side Parking Restrictions Suspended For Winter Months

Posted on: December 30, 2024

NewRoAlert: January storm

Posted on: January 19, 2025

Re: RE: RE: Statement on flowers park

From: Robert Cox
robertcox@talkofthesound.com

To: Jones, Kim
kjones@newrochelleny.gov

On: Tuesday 18 November 2025 at 15:56:30

Exhibit H

I did, remember?

But if it helps

This is a public records request.

I would like to obtain the following records:

All documents related to the flowers, Park, RFP, including any bid proposals and related materials.

I would like the fulfillment of my request to adhere to the new standards required under recent amendments to the New York State Freedom of Information Law which were intended to bring FOIL into the digital era.

Whenever and wherever possible I would like records provided pertaining to my records request to be converted to and delivered in standard, cross-platform, non-proprietary electronic/digital formats. For paper records that must be duplicated, I would like them duplicated by scanning not photocopying and saved in Adobe Acrobat PDF (i.e., pdf). For audio records, I would like them exported/saved into a standard audio format (i.e., .mp3). For video records, I would like them exported/saved into standard video format (i.e., .mp4). For electronic database records, I would like them converted into Microsoft Excel (i.e., .xls) I would like all communications including the delivery of documents to take place via email as much as is possible based on the nature and size of the available records. Other online digital delivery methods such as Dropbox are also acceptable.

The New York State Committee on Open Government has issued numerous advisory opinions to the effect that an agency can not require that a request be made on a prescribed form. The Freedom of Information Law, §89(3), as well as the regulations promulgated by the Committee (§1401.5), require that an agency respond to a request that reasonably describes the record sought within five business days of the receipt of a request. As such, neither the Law nor the regulations refer to, require or authorize the use of standard forms. Accordingly, it has consistently been advised that any written request that reasonably describes the records sought should suffice.

I willing to pay any necessary, required statutory costs but for any costs that exceed \$20.00 I would like prior notification of the estimated cost to comply with this records request so I do not get any big surprises. I am willing to entertain any reasonable request to tailor or

narrow my request to make compliance easier. I can be charged for the time required to "prepare" records at the lowest hourly rate for the lowest-paid person capable of doing the work but I cannot be charged for "search" time or for any costs related to work done by a machine (e.g., a machine that scans and converts paper documents to PDF files, exporting a digital video file from a video surveillance system, duplicating an audio cassette recording, burning files onto a CD) or for any costs not specified under the statute.

I would like the Records Access Officer to certify that the records are genuine.

Robert Cox
Publisher and Managing Editor
Talk of the Sound
<http://www.talkofthesound.com>
Words in Edgewise
<http://www.robertcox.ie>

CONTACT INFO

Robert Cox
+353 (89) 972 0669

(If you are not in Europe, look me up in WhatsApp)
Email: robertcox@talkofthesound.com

Follow us on Twitter at www.twitter.com/talkofthesound
Like us on Facebook at facebook.com/TalkoftheSound

Register for a Basic or Premium account for Words in Edgewise at robertcox.ie

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

On Tuesday, 11/18/25 at 15:25 Jones, Kim <kjones@newrochelleny.gov> wrote:

I apologize for the delay.

Is it possible to foil this request.

Thank you very much.

From: Robert Cox <robertcox@talkofthesound.com>

Sent: Tuesday, November 18, 2025 8:20 AM

To: Melendez, Wilfredo <wmelende@newrochelleny.gov>; Jones, Kim <kjones@newrochelleny.gov>

Subject: Re: RE: Statement on flowers park

EXTERNAL SENDER: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe. If unsure, contact IT for guidance.

I return home tomorrow and was hoping to write up a story based on the bid documents.

Can you please send them no later than tomorrow morning your time?

Thank you

Bob Cox

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

On Friday, 11/14/25 at 17:47 Robert Cox <robertcox@talkofthesound.com> wrote:

Hi

Hate to be a nudge but I am traveling next week and would like to post the Flowers Park bid docs today.

Can I get them?

Bob Cox

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

On Thursday, 11/13/25 at 21:33 Robert Cox <robertcox@talkofthesound.com> wrote:

Got it. Thanks.

For good orders sake, can you send along the bid proposal (redacted for confidential/proprietary as appropriate),

Bob Cox

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

On Thursday, 11/13/25 at 21:22 Melendez, Wilfredo <wmelende@newrochelleny.gov> wrote:

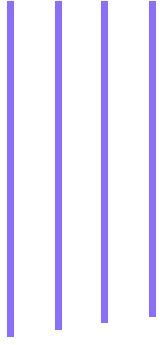
Yes. I informed council early this morning on my intentions. Posting a statement now.

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Thursday, November 13, 2025 3:46 PM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>
Subject: Statement on flowers park

EXTERNAL SENDER: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe. If unsure, contact IT for guidance.

I saw Matt's statement and published it

Now I hear you have a statement



Can I get a copy?

Bob Cox

Request for Immediate Release of Flowers Park RFP Bid Documents

From: Robert Cox
 robertcox@talkofthesound.com

To: Melendez, Wilfredo
 wmelende@newrochelleny.gov

Cc: Tarantino, Albert
 ataranti@newrochelleny.gov
 Peters, David
 dpeters@newrochelleny.gov
 Lopez-Hanratty, Martha
 mlopez@newrochelleny.gov
 +5 more

Exhibit I

On: Friday 31 October 2025 at 14:06:15

Thank you.

I will wait until there is a bid award and follow up.

Kind regards

Robert Cox
 Talk of the Sound

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

On Friday, 10/31/25 at 13:36 Melendez, Wilfredo <wmelende@newrochelleny.gov> wrote:

Mr. Cox,

Please note that the requested bid proposals are not available for release at this time under POL. Since the City has not yet made an award, sharing the bid materials at this stage could affect the fairness of the ongoing process and the City's ability to get the best value for the public. Once the selection process is complete, extensive public outreach of the proposal selected to be advanced, will be made. Once the procurement process is complete, we'll be happy to revisit your request and provide the records as appropriate.

Sincerely,

Wilfredo Melendez, P.E.

City Manager

515 North Avenue

New Rochelle, NY 10801

(914) 654-2145 Office

wmelende@newrochelleny.gov

From: Robert Cox <robertcox@talkofthesound.com>

Sent: Thursday, October 30, 2025 3:53 AM

To: Melendez, Wilfredo <wmelende@newrochelleny.gov>

Cc: Tarantino, Albert <ataranti@newrochelleny.gov>; Peters, David

<dpeters@newrochelleny.gov>; Lopez-Hanratty, Martha <mlopez@newrochelleny.gov>;

Stern, Matthew <mstern@newrochelleny.gov>; Kaye, Sara <skaye@newrochelleny.gov>;

Osinloye, Shane <sosinloy@newrochelleny.gov>; Ramos Herbert, Yadira

<yramosherbert@newrochelleny.gov>; Jones, Kim <kjones@newrochelleny.gov>

Subject: Request for Immediate Release of Flowers Park RFP Bid Documents

This email was sent to your .com address. Please make the sender aware that your email has changed to .gov

EXTERNAL SENDER: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe. If unsure, contact IT for guidance.

The deadline for submitting bids on the Flowers Park RFP has now passed. I am writing to request copies of all bid documents received. I submitted a FOIL request yesterday. However, given the strong emphasis you, the Mayor, and Council members placed last week on transparency, public engagement, and the significant public interest in this project, I ask that you either provide the bid documents to me immediately or direct staff to post them on the city website without delay. This would allow equal and simultaneous access for all interested parties.

Thank you for your prompt attention to this matter.

Kind regards

Robert Cox

Talk of the Sound

Re: RE: Statement on flowers park

From: Robert Cox
robertcox@talkofthesound.com

To: Melendez, Wilfredo
wmelende@newrochelleny.gov

On: Thursday 13 November 2025 at 21:33:43

Got it. Thanks.

For good orders sake, can you send along the bid proposal (redacted for confidential/proprietary as appropriate),

Bob Cox

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

On Thursday, 11/13/25 at 21:22 Melendez, Wilfredo <wmelende@newrochelleny.gov> wrote:

Yes. I informed council early this morning on my intentions. Posting a statement now.

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Thursday, November 13, 2025 3:46 PM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>
Subject: Statement on flowers park

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I saw Matt's statement and published it

Now I hear you have a statement

Can I get a copy?

Bob Cox

Re: RE: Request for Immediate Release of Flowers Park RFP Bid Documents

From: Robert Cox
robertcox@talkofthesound.com

To: Melendez, Wilfredo
wmelende@newrochelleny.gov

Cc: Tarantino, Albert
ataranti@newrochelleny.gov
Peters, David
dpeters@newrochelleny.gov
Lopez-Hanratty, Martha
mlopez@newrochelleny.gov
+5 more

On: Wednesday 12 November 2025 at 9:38:05

Dear Mr. Melendez,

Thank you for your prompt response to my request for the bid proposal submitted in response to the Flowers Park RFP (Specification No. 5820). Although the Freedom of Information Law (FOIL) provides that agencies may withhold certain records under exemptions like §87(2)(c), it does not *require* such withholding, leaving the decision to the agency's discretion.

I understand the City's concerns regarding the ongoing procurement process and the potential implications under the Public Officers Law. To address those concerns, I am happy to accept a redacted version of the proposal at this time. Specifically, I agree that any sections marked as "Confidential" or "Proprietary" by the bidder—as permitted in the RFP—can be withheld or redacted to protect sensitive information, such as trade secrets or financial details that could cause competitive harm.

However, non-proprietary elements, including site plans, conceptual designs, project timelines, and other descriptive materials that outline the proposed redevelopment, should be releasable without impairing the process, especially given that only one proposal was received.

Releasing a redacted version now would promote transparency and allow for informed public input during the evaluation phase, aligning with the City's stated commitment to community engagement on this significant park project.

I kindly ask that you reconsider and provide such a redacted copy, or if a denial is maintained, please provide a detailed explanation of why even redacted materials cannot be shared at this stage.

Thank you for your attention to this matter. I look forward to your reply.

Sincerely,
Robert Cox
Talk of the Sound

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

On Friday, 10/31/25 at 13:36 Melendez, Wilfredo <wmelende@newrochelleny.gov> wrote:

Mr. Cox,

Please note that the requested bid proposals are not available for release at this time under POL. Since the City has not yet made an award, sharing the bid materials at this stage could affect the fairness of the ongoing process and the City's ability to get the best value for the public. Once the selection process is complete, extensive public outreach of the proposal selected to be advanced, will be made. Once the procurement process is complete, we'll be happy to revisit your request and provide the records as appropriate.

Sincerely,

Wilfredo Melendez, P.E.

City Manager

City of New Rochelle

515 North Avenue

New Rochelle, NY 10801

(914) 654-2145 Office

wmelende@newrochelleny.gov

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Thursday, October 30, 2025 3:53 AM
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Cc: Tarantino, Albert <ataranti@newrochelleny.gov>; Peters, David <dpeters@newrochelleny.gov>; Lopez-Hanratty, Martha <mlopez@newrochelleny.gov>; Stern, Matthew <mstern@newrochelleny.gov>; Kaye, Sara <skaye@newrochelleny.gov>; Osinloye, Shane <sosinloy@newrochelleny.gov>; Ramos Herbert, Yadira <yramosherbert@newrochelleny.gov>; Jones, Kim <kjones@newrochelleny.gov>
Subject: Request for Immediate Release of Flowers Park RFP Bid Documents

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Dear City Manager,

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Thank you for your prompt attention to this matter.

Kind regards

Talk of the Sound

Statement on flowers park

From: **Robert Cox**
robertcox@talkofthesound.com

To: **Melendez, Wilfredo**
wmelende@newrochelleny.gov

On: **Thursday 13 November 2025 at 20:45:38**

I saw Matt's statement and published it

Now I hear you have a statement

Can I get a copy?

Bob Cox

RE: Statement on flowers park

From: Melendez, Wilfredo
wmelende@newrochelleny.gov

To: Robert Cox
robertcox@talkofthesound.com

On: Thursday 13 November 2025 at 21:22:45

Yes. I informed council early this morning on my intentions. Posting a statement now.

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Thursday, November 13, 2025 3:46 PM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>
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From: Robert Cox
robertcox@talkofthesound.com

To: Melendez, Wilfredo
wmelende@newrochelleny.gov
Jones, Kim
kjones@newrochelleny.gov

On: Friday 14 November 2025 at 16:47:17

Hi

Hate to be a nudge but I am traveling next week and would like to post the Flowers Park bid docs today.

Can I get them?

Bob Cox

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

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RE: RE: Statement on flowers park

From: Jones, Kim
kjones@newrochelleny.gov

To: Robert Cox
robertcox@talkofthesound.com

On: Tuesday 18 November 2025 at 14:25:05

I apologize for the delay.

Is it possible to foil this request.

Thank you very much.

From: Robert Cox <robertcox@talkofthesound.com>

Sent: Tuesday, November 18, 2025 8:20 AM

To: Melendez, Wilfredo <wmelende@newrochelleny.gov>; Jones, Kim <kjones@newrochelleny.gov>

Subject: Re: RE: Statement on flowers park

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Sent: Thursday, November 13, 2025 3:46 PM

To: Melendez, Wilfredo <wmelende@newrochelleny.gov>

Subject: Statement on flowers park

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robertcox@talkofthesound.com

To: Melendez, Wilfredo
wmelende@newrochelleny.gov
Jones, Kim
kjones@newrochelleny.gov

On: Tuesday 18 November 2025 at 13:19:33

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Tarantino, Albert
 ataranti@newrochelleny.com
dpeters@newrochelleny.com
 dpeters@newrochelleny.com
 +5 more



On: Friday 21 November 2025 at 6:14:20

Dear City Manager,

This response is not the records or even a commitment to produce the records but merely the promise of a "response". Past being prologue, it presupposes that the response might well be to continue to withhold the records.

I have waited patiently for the records to no avail. I complied with every request. As previously indicated, I have to draw a line under this at some point and did so with yesterday's deadline. That deadline has now passed.

There have four discussion items on this matter. 68 citizens addressed council at CTBH. There have been numerous media reports. There is no question but that the the bid proposal documents are a matter of great public interest.

Among the words used most often have been "public engagement" and "transparency". The failure to make public the bid proposal documents— which were inarguably public records the moment you pulled the RFP more than a week ago — is neither.

There is no need for a FOIL request for you to release these public records. You have had the authority to do so all along but certainly since last Thursday as there is no legal basis to withhold them.

As previously stated, I will proceed with publishing an article today about the bid proposal documents. I had hoped it would be about the documents themselves not your repeated stonewalling of their release but so be it.

Thank you.

Robert Cox
Talk of the Sound

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To: Robert Cox
robertcox@talkofthesound.com

Cc: Jones, Kim
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On: Tuesday 25 November 2025 at 13:23:57

Mr. Cox,

Proposals were requested to be returned by the requestor. They have been asked to redact items at the request of the FOIL. We are waiting on the redacted version.

Thanks much
Great Thanksgiving!

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Tuesday, November 25, 2025 3:28 AM
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Sent: Thursday, November 13, 2025 3:46 PM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>
Subject: Statement on flowers park

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Bob Cox

Re: RE: RE: Statement on flowers park

From: Robert Cox
robertcox@talkofthesound.com
To: Melendez, Wilfredo
wmelende@newrochelleny.gov
Cc: Jones, Kim
kjones@newrochelleny.gov



On: Tuesday 25 November 2025 at 13:50:00

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On: Monday 1 December 2025 at 16:50:20

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My questions below remain so please address them.

I want to explain to readers what exactly they are looking at as my understanding is that the city gave these docs to bob young and his representatives, then they made the redactions and submitted the document I received to the city and the clerk sent it to me.

So this raises a number of questions I'm hoping you can answer. The biggest one is chain of custody if you gave Bob Young the original bid document and then he substituted it for with some other document. How would you know that? Also how would you know that the reductions that were made by Bob Young and his people are allowed under the law. If they have the original, then the city has no way to compare and evaluate what they got back there's quite a few reductions. I would certainly plan on appealing each of them, so I'm gonna win an explanation since one was not provided as to why each section was redacted which I'm entitled to under an appeal, but I'm not really clear how you would know why something was redacted if you didn't do the redacting and all you have now is the redacted version of the original from Bob Young. All of this is probably a reason why to my understanding what was done here is in violation of New York State freedom of information law and the public records requirements under the state of New York. I just don't think you can give the originals of a document to an outside party because you don't know if the reductions are legitimate and be you don't know if what they gave you back is actually the document that they submitted on October 29. I feel like I need to explain to my readers that they can't really trust this document for the reasons above, and so there should be an effort to continue to continue to press for the proper handling of this document if that's even possible now if you've given away the original and then it's changed or altered. There'd be no way to know that so what assurance is can I have the public have that what I received today is not been manipulated along these lines or others. This is dictated not read so please excuse the typos.

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On: Tuesday 2 December 2025 at 15:37:19

The proposal was received as per RFP solicitation. Hard copies were distributed to internal technical staff to begin their review. The RFP was then withdrawn. Developer requested proposal be returned. Developer was informed of FOIL and exemptions did not apply, however can redacted information not relevant to substance of project or propriety information, subject to review. Redactions reviewed by City. Original then returned. FOIL provided. Not manipulated in any way. RFP scope requirements versus proposal should be focus.

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To: Melendez, Wilfredo
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On: Tuesday 2 December 2025 at 16:17:41

Thank you.

This is quite obviously NOT what you said previously. I will note your new position on this matter in a subsequent article.

I will be appealing every redaction soon.

Thanks

Bob Cox

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

On Tuesday, 12/02/25 at 16:13 Melendez, Wilfredo <wmelende@newrochelleny.gov> wrote:

Mr. Cox,

To clarify the process, the City worked with the proposer to identify the portions they asserted to be trade secrets or proprietary commercial information, which are exempt from disclosure under FOIL. The City then reviewed those requested redactions and made the final determination as to what should be withheld. The City has maintained a copy of the original, unredacted proposal in its files in compliance with all public-record obligations and procurement-retention requirements. At no point was the City's only copy of the proposal provided to the proposer or replaced by another version. The redacted version you received reflects the City's FOIL determination based on the exemptions asserted and the City's review of them. To the extent you disagree with any of the redactions, you may pursue a FOIL appeal as you indicated you intend to do, and the appeal officer will review.

Sincerely,

Wilfredo Melendez, P.E.

City Manager

City of New Rochelle

515 North Avenue

New Rochelle, NY 10801

(914) 654-2145 Office

wmelende@newrochelleny.gov

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For my part, I think you are getting bad advice from anyone telling you it's a good idea to obstruct or slow walk my request.

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robertcox@talkofthesound.com

To: Melendez, Wilfredo
wmelende@newrochelleny.gov

Cc: Jones, Kim
kjones@newrochelleny.gov

On: Tuesday 2 December 2025 at 22:00:39

No. The emails where Bob Young or his reps are requesting the RFP Response he submitted.

You just said it was requested and there was back and forth so those emails

Bob Cox

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

On Tuesday, 12/02/25 at 19:47 Melendez, Wilfredo <wmelende@newrochelleny.gov> wrote:

Robert,

RFP scope requirements?

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Tuesday, December 2, 2025 2:32 PM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>
Cc: Jones, Kim <kjones@newrochelleny.gov>
Subject: Re: FOIL: return of spec 5820

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Will

This FOIL request was not acknowledged within 5 days. I can appeal and you would have 10 days to grant or deny my request. As always, I would rather you just produce the records. As a courtesy, please send all records from 11/21/25 to today. If you do not wish to do that I will make an appeal tomorrow along with an additional FOIL to cover the balance of related records.

Kind regards

Robert Cox

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On Friday, 11/21/25 at 15:15 Robert Cox <robertcox@talkofthesound.com> wrote:

Dear City Manager,

There is no question that the bid proposal for the Flowers Park RFP is a public record. You have made various public and private (to me) statements in this regard. And yet you are stonewalling me.

My FOIL for those records remains but I would also like to make a new FOIL request here to address the point that no submissions for "spec 5820" or any other RFP can be returned to the bidder or his representatives for any reason as once submitted they are a public record.

This is a public records request.

I would like to obtain the following records:

All emails sent or received this week that reference the return of spec 5820.

I would like the fulfillment of my request to adhere to the new standards required under recent amendments to the New York State Freedom of Information Law which were intended to bring FOIL into the digital era.

Whenever and wherever possible I would like records provided pertaining to my records request to be converted to and delivered in standard, cross-platform, non-proprietary electronic/digital formats. For paper records that must be duplicated, I would like them duplicated by scanning not photocopying and saved in Adobe Acrobat PDF (i.e., pdf). For audio records, I would like them exported/saved into a standard audio format (i.e., .mp3). For video records, I would like them exported/saved into standard video format (i.e., .mp4). For electronic database records, I would like them converted into Microsoft Excel (i.e., .xls) I would like all communications including the delivery of documents to take place via email as much as is possible based on the nature and size of the available records. Other online digital delivery methods such as Dropbox are also acceptable.

The New York State Committee on Open Government has issued numerous advisory opinions to the effect that an agency can not require that a request be made on a prescribed form. The Freedom of Information Law, §89(3), as well as the regulations promulgated by the Committee (§1401.5), require that an agency respond to a request that reasonably describes the record sought within five business days of the receipt of a request. As such, neither the Law nor the regulations refer to, require or authorize the use of standard forms. Accordingly, it has consistently been advised that any written request that reasonably describes the records sought should suffice.

I am willing to pay any necessary, required statutory costs but for any costs that exceed \$20.00 I would like prior notification of the estimated cost to comply with this records request so I do not get any big surprises. I am willing to entertain any reasonable request to tailor or narrow my request to make compliance easier. I can be charged for the time required to "prepare" records at the lowest hourly rate for the lowest-paid person capable of doing the work but I cannot be charged for "search" time or for any costs related to work done by a machine (e.g., a machine that scans and converts paper documents to PDF files, exporting a digital video file from a video surveillance system, duplicating an audio cassette recording, burning files onto a CD) or for any costs not specified under the statute.

I would like the Records Access Officer to certify that the records are genuine.

Robert Cox

Publisher and Managing Editor

Talk of the Sound

<http://www.talkofthesound.com>

Words in Edgewise

<http://www.robertcox.ie>

CONTACT INFO

Robert Cox

+353 (89) 972 0669

(If you are not in Europe, look me up in WhatsApp)

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Follow us on Twitter at www.twitter.com/talkofthesound

Like us on Facebook at facebook.com/TalkoftheSound

Register for a Basic or Premium account for Words in Edgewise at robertcox.ie

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On Friday, 11/21/25 at 06:14 Robert Cox <robertcox@talkofthesound.com> wrote:

Dear City Manager,

This response is not the records or even a commitment to produce the records but merely the promise of a "response". Past being prologue, it presupposes that the response might well be to continue to withhold the records.

I have waited patiently for the records to no avail. I complied with every request. As previously indicated, I have to draw a line under this at some point and did so with yesterday's deadline. That deadline has now passed.

There have four discussion items on this matter. 68 citizens addressed council at CTBH. There have been numerous media reports. There is no question but that the the bid proposal documents are a matter of great public interest.

Among the words used most often have been "public engagement" and "transparency". The failure to make public the bid proposal documents—which were inarguably public records the moment you pulled the RFP more than a week ago — is neither.

There is no need for a FOIL request for you to release these public records. You have had the authority to do so all along but certainly since last Thursday as there is no legal basis to withhold them.

As previously stated, I will proceed with publishing an article today about the bid proposal documents. I had hoped it would be about the documents themselves not your repeated stonewalling of their release but so be it.

Thank you.

Robert Cox

Talk of the Sound

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On Thursday, 11/20/25 at 17:26 Melendez, Wilfredo
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Foil response forth coming.

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Sent: Thursday, November 20, 2025 4:40:09 AM

To: Melendez, Wilfredo <wmelende@newrochelleny.gov>; Jones, Kim
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Subject: Re: RE: Statement on flowers park

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Will

I have been under the impression that you intended to make the bid proposal documents available to me (or otherwise make them public so I could download them) based on my initial request after the RFP deadline on 10/29. I also made a FOIL request through the Clerk. And when asked to re-submit a FOIL request after you pulled the RFP I did so despite my belief your initial response obviated the need to do so. I still have no indication that there is some good reason for not providing the bid proposal documents so am left to conclude that despite your past statements to me and your public statements about "transparency" and two FOIL requests, you do not want the public to see the bid proposal documents.

Under POL, which you previously cited, there is no longer a basis to withhold bid documents for an RFP that is closed or awarded.

I would prefer to just get the records and publish them but in the event I do not have them by noon your time (my end of day) I will publish a story about your not producing the records despite your past statements to me, your public statements and your obligations under FOIL. Of course, I will continue to expect the records.

Thanks

Robert Cox

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Can you please send them no later than tomorrow morning your time?

Thank you

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Can I get them?

Bob Cox

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On Thursday, 11/13/25 at 21:33 Robert Cox <robertcox@talkofthesound.com> wrote:

Got it. Thanks.

For good orders sake, can you send along the bid proposal (redacted for confidential/proprietary as appropriate),

Bob Cox

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

On Thursday, 11/13/25 at 21:22 Melendez, Wilfredo

Yes. I informed council early this morning on my intentions. Posting a statement now.

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Thursday, November 13, 2025 3:46 PM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>
Subject: Statement on flowers park

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I saw Matt's statement and published it

Now I hear you have a statement

Can I get a copy?

Bob Cox

RE: RE: RE: RE: Statement on flowers park

From: Melendez, Wilfredo
wmelende@newrochelleny.gov

To: Robert Cox
robertcox@talkofthesound.com

On: Tuesday 2 December 2025 at 16:13:09

Mr. Cox,

To clarify the process, the City worked with the proposer to identify the portions they asserted to be trade secrets or proprietary commercial information, which are exempt from disclosure under FOIL. The City then reviewed those requested redactions and made the final determination as to what should be withheld. The City has maintained a copy of the original, unredacted proposal in its files in compliance with all public-record obligations and procurement-retention requirements. At no point was the City's only copy of the proposal provided to the proposer or replaced by another version. The redacted version you received reflects the City's FOIL determination based on the exemptions asserted and the City's review of them. To the extent you disagree with any of the redactions, you may pursue a FOIL appeal as you indicated you intend to do, and the appeal officer will review.

Sincerely,

Wilfredo Melendez, P.E.

City Manager

City of New Rochelle

515 North Avenue

New Rochelle, NY 10801

(914) 654-2145 Office

wmelende@newrochelleny.gov

From: Robert Cox <robertcox@talkofthesound.com>

Sent: Tuesday, December 2, 2025 11:02 AM

To: Melendez, Wilfredo <wmelende@newrochelleny.gov>

Subject: Re: RE: RE: RE: Statement on flowers park

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Will,

I am familiar with the subject matter and I do not understand this statement (or your previous statement). You did not clarify your previous statement. It would be helpful if you would clarify both statements.

Regardless, before I include this statement in an article, I want to make sure I represent the City's position accurately and in a way that readers can easily understand. The current statement contains several

Would it be possible for you to provide a clearer, more complete version (preferably in full sentences) that I can quote directly?

Thank you

Robert Cox

PS, on a personal note, I find it sad to think it was not that long ago that I could just pick up the phone and speak with Chuck (and briefly Kathleen). It's too bad that you have chosen a different path as my preference is always to achieve clarity for my readers. You have made that extremely difficult (impossible really). I think you should care about helping me understand you as I have more readers in 5 minutes than you can reach in a month. That said, I have been doing this for a long time. People like you come and go. I remain. If you change your mind my mobile phone is in every email signature

Robert Cox
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I welcome tips from readers. That said, I get a lot of tips, sometimes about information I already have and sometimes about information I cannot independently verify. If you submit a news tip and want a follow up you will need to either provide a way for me to reply to you or you will need to follow up directly with me

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

On Tuesday, 12/02/25 at 15:37 Melendez, Wilfredo <wmelende@newrochelleny.gov> wrote:

The proposal was received as per RFP solicitation. Hard copies were distributed to internal technical staff to begin their review. The RFP was then withdrawn. Developer requested proposal be returned. Developer was informed of FOIL and exemptions did not apply, however can redacted information not relevant to substance of project or propriety information, subject to review. Redactions reviewed by City. Original then returned. FOIL provided. Not manipulated in any way. RFP scope requirements versus proposal should be focus.

Thanks Will

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Monday, December 1, 2025 11:50 AM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>
Cc: Jones, Kim <kjones@newrochelleny.gov>
Subject: Re: RE: RE: Statement on flowers park

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I received a document in reply to my FOIL on Flowers Park RFP.

My questions below remain so please address them.

I want to explain to readers what exactly they are looking at as my understanding is that the city gave these docs to bob young and his representatives, then they made the redactions and submitted the document I received to the city and the clerk sent it to me.

So this raises a number of questions I'm hoping you can answer. The biggest one is chain of custody if you gave Bob Young the original bid document and then he substituted it for with some other document. How would you know that? Also how would you know that the reductions that were made by Bob Young and his people are allowed under the law. If they have the original, then the city has no way to compare and evaluate what they got back there's quite a few reductions. I would certainly plan on appealing each of them, so I'm gonna win an explanation since one was not provided as to why each section was redacted which I'm entitled to under an appeal, but I'm not really clear how you would know why something was redacted if you didn't do the redacting and all you have now is the redacted version of the original from Bob Young. All of this is probably a reason why to my understanding what was done here is in violation of New York State freedom of information law and the public records requirements under the state of New York. I just don't think you can give the originals of a document to an outside party because you don't know if the reductions are legitimate and be you don't know if what they gave you back is actually the document that they submitted on October 29. I feel like I need to explain to my readers that they can't really trust this document for the reasons above, and so there should be an effort to continue to continue to press for the proper handling of this document if that's even possible now if you've given away the original and then it's changed or altered. There'd be no way to know that so what assurance is

can I have the public have that what I received today is not been manipulated along these lines or others. This is dictated not read so please excuse the typos.

Bob Cox

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

On Tuesday, 11/25/25 at 13:50 Robert Cox <robertcox@talkofthesound.com> wrote:

Are you telling me you returned the bid proposal documents?

Are you telling me you are asking the developer to redact the documents and return redacted documents to you so you can then release them?

If so, what is the timeline on this?

Bob Cox

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

On Tuesday, 11/25/25 at 13:23 Melendez, Wilfredo <wmelende@newrochelleny.gov> wrote:

Mr. Cox,

Proposals were requested to be returned by the requestor. They have been asked to redact items at the request of the FOIL. We are waiting on the redacted version.

Thanks much
Great Thanksgiving!

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Tuesday, November 25, 2025 3:28 AM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>
Cc: Jones, Kim <kjones@newrochelleny.gov>
Subject: Re: RE: Statement on flowers park

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City Manager Melendez

I would greatly prefer to just get the records without having to make a public issue of your not producing the records despite your past statements to me personally but also your past public statements at city council meetings where you repeatedly used the word "transparency".

Although I was prepared to run a story on the stonewalling on Friday I decided to give it until end of day on Monday.

You have offered no explanation for the delay so I am left to conclude you do not intend to produce the records I seek. If that is not the case I would appreciate your telling me

that, giving a detailed explanation of the delay and a date certain when you will provide me the records (or publish them on the city website where I can download them).

For my part, I think you are getting bad advice from anyone telling you it's a good idea to obstruct or slow walk my request.

Thanks

Robert Cox
+353 (89) 972 0669

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Will

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Under POL, which you previously cited, there is no longer a basis to withhold bid documents for an RFP that is closed or awarded.

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Thanks

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Can I get them?

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I saw Matt's statement and published it

Now I hear you have a statement

Can I get a copy?

Bob Cox

RE: FOIL: return of spec 5820

From: Melendez, Wilfredo
wmelende@newrochelleny.gov

To: Robert Cox
robertcox@talkofthesound.com

Cc: Jones, Kim
kjones@newrochelleny.gov

On: Tuesday 2 December 2025 at 19:47:51

Robert,

RFP scope requirements?

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Tuesday, December 2, 2025 2:32 PM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>
Cc: Jones, Kim <kjones@newrochelleny.gov>
Subject: Re: FOIL: return of spec 5820

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Will

This FOIL request was not acknowledged within 5 days. I can appeal and you would have 10 days to grant or deny my request. As always, I would rather you just produce the records. As a courtesy, please send all records from 11/21/25 to today. If you do not wish to do that I will make an appeal tomorrow along with an additional FOIL to cover the balance of related records.

Kind regards

Robert Cox
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On Friday, 11/21/25 at 15:15 Robert Cox <robertcox@talkofthesound.com> wrote:

Dear City Manager,

There is no question that the bid proposal for the Flowers Park RFP is a public record. You have made various public and private (to me) statements in this regard. And yet you are stonewalling me.

My FOIL for those records remains but I would also like to make a new FOIL request here to address the point that no submissions for "spec 5820" or any other RFP can be returned to the bidder or his representatives for any reason as once submitted they are a public record.

This is a public records request.

I would like to obtain the following records:

All emails sent or received this week that reference the return of spec 5820.

I would like the fulfillment of my request to adhere to the new standards required under recent amendments to the New York State Freedom of Information Law which were intended to bring FOIL into the digital era.

Whenever and wherever possible I would like records provided pertaining to my records request to be converted to and delivered in standard, cross-platform, non-proprietary electronic/digital formats. For paper records that must be duplicated, I would like them duplicated by scanning not

photocopying and saved in Adobe Acrobat PDF (i.e., pdf). For audio records, I would like them exported/saved into a standard audio format (i.e., .mp3). For video records, I would like them exported/saved into standard video format (i.e., .mp4). For electronic database records, I would like them converted into Microsoft Excel (i.e., .xls) I would like all communications including the delivery of documents to take place via email as much as is possible based on the nature and size of the available records. Other online digital delivery methods such as Dropbox are also acceptable.

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I willing to pay any necessary, required statutory costs but for any costs that exceed \$20.00 I would like prior notification of the estimated cost to comply with this records request so I do not get any big surprises. I am willing to entertain any reasonable request to tailor or narrow my request to make compliance easier. I can be charged for the time required to “prepare” records at the lowest hourly rate for the lowest-paid person capable of doing the work but I cannot be charged for “search” time or for any costs related to work done by a machine (e.g., a machine that scans and converts paper documents to PDF files, exporting a digital video file from a video surveillance system, duplicating an audio cassette recording, burning files onto a CD) or for any costs not specified under the statute.

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There have four discussion items on this matter. 68 citizens addressed council at CTBH. There have been numerous media reports. There is no question but that the the bid proposal documents are a matter of great public interest.

Among the words used most often have been “public engagement” and “transparency”. The failure to make public the bid proposal documents— which were inarguably public records the moment you pulled the RFP more than a week ago — is neither.

There is no need for a FOIL request for you to release these public records. You have had the authority to do so all along but certainly since last Thursday as there is no legal basis to withhold them.

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Thank you.

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Exhibit J

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Tarantino, Albert
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<wmelende@newrochelleny.gov> wrote:

Foil response forth coming.

From: Robert Cox <robertcox@talkofthesound.com>

Sent: Thursday, November 20, 2025 4:40:09 AM

To: Melendez, Wilfredo <wmelende@newrochelleny.gov>; Jones, Kim <kjones@newrochelleny.gov>

Subject: Re: RE: Statement on flowers park

EXTERNAL SENDER: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe. If unsure, contact IT for guidance.

Will

I have been under the impression that you intended to make the bid proposal documents available to me (or otherwise make them public so I could download them) based on my initial request after the RFP deadline on 10/29. I also made a FOIL request through the Clerk. And when asked to re-submit a FOIL request after you pulled the RFP I did so despite my belief your initial response obviated the need to do so. I still have no indication that there is some good reason for not providing the bid proposal documents so am left to conclude that despite your past statements to me and your public statements about "transparency" and two FOIL requests, you do not want the public to see the bid proposal documents.

Under POL, which you previously cited, there is no longer a basis to withhold bid documents for an RFP that is closed or awarded.

I would prefer to just get the records and publish them but in the event I do not have them by noon your time (my end of day) I will publish a story about your not producing the records despite your past statements to me, your public statements and your obligations under FOIL. Of course, I will continue to expect the records.

Thanks

Robert Cox
+353 (89) 972 0669

(If you are not in Europe, look me up in WhatsApp)

TALK OF THE SOUND

Publisher and Managing Editor
Talk of the Sound

Member, New York Press Club

Web Site: www.talkofthesound.com

X: @talkofthesound

Facebook Page: facebook.com/talkofthesound

instagram: @talkofthesound
Vimeo: vimeo.com/robertcox
YouTube: youtube.com/c/talkofthesound
LinkIn: linkin.bio/talkofthesound

ROBERT COX

Journalist
Words in Edgewise

Web Site: www.robertcox.ie
X: @robertcox
Facebook Profile: facebook.com/robertcox
instagram: @robertcox
Vimeo: vimeo.com/robertcox

News Tips

I welcome tips from readers. That said, I get a lot of tips, sometimes about information I already have and sometimes about information I cannot independently verify. If you submit a news tip and want a follow up you will need to either provide a way for me to reply to you or you will need to follow up directly with me using any of the contact information above or you can reach me via WhatsApp +353 (89) 972 0669. Other Alternatives are to DM my @X account or leave a message at Google Voice at (914) 500-8386.

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

On Tuesday, 11/18/25 at 13:19 Robert Cox
<robertcox@talkofthesound.com> wrote:

I return home tomorrow and was hoping to write up a story based on the bid documents.

Can you please send them no later than tomorrow morning your time?

Thank you

Bob Cox

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

On Friday, 11/14/25 at 17:47 Robert Cox

<robertcox@talkofthesound.com> wrote:

Hi

Hate to be a nudge but I am traveling next week and would like to post the Flowers Park bid docs today.

Can I get them?

Bob Cox

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

On Thursday, 11/13/25 at 21:33 Robert Cox

<robertcox@talkofthesound.com> wrote:

Got it. Thanks.

For good orders sake, can you send along the bid proposal (redacted for confidential/proprietary as appropriate),

Bob Cox

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

On Thursday, 11/13/25 at 21:22 Melendez, Wilfredo

<wmelende@newrochelleny.gov> wrote:

Yes. I informed council early this morning on my intentions. Posting a statement now.

From: Robert Cox <robertcox@talkofthesound.com>

Sent: Thursday, November 13, 2025 3:46 PM

To: Melendez, Wilfredo <wmelende@newrochelleny.gov>

Subject: Statement on flowers park

EXTERNAL SENDER: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe. If unsure, contact IT for guidance.

I saw Matt's statement and published it

Now I hear you have a statement

Can I get a copy?

Bob Cox

Exhibit L

CITY OF NEW ROCHELLE

Flowers (City) Park - Spec No. 5820

OCTOBER 29, 2025



Submitted by:

**THE
YOUNG
COMPANIES**

Exhibit L

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DISCLAIMER

Forward-Looking Statement. This Proposal includes forward-looking statements that are subject to various risks and uncertainties and include all statements that are not historical statements of fact and those regarding YC’s intent, belief or expectations. These forward-looking statements are based on certain assumptions and expectations, and YC’s ability to predict results or the actual effect of future plans or strategies is inherently uncertain. Although YC believes that expectations reflected in any forward-looking statements are based on reasonable assumptions, YC can give no assurance that YC’s assumptions or expectations will be attained, and actual results and performance could differ materially from those projected.

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NYSCEF DOC. NO. 14

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SECTION 1



TRANSMITTAL LETTER

FILED: WESTCHESTER COUNTY CLERK 12/14/2025 02:43 AM

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NYSCEF DOC. NO. 14

RECEIVED NYSCEF: 12/14/2025



October 29, 2025

Purchasing Office
City of New Rochelle City Hall
515 North Ave
New Rochelle, N.Y. 10801
Attn: Karin Conca, Purchasing Specialist

**Re: Flowers (City) Park
Request for Master Redeveloper Proposal (RFP), Spec. No. 5820**

Dear Selection Committee,

The Young Companies ("YC"), working jointly with [REDACTED] its project team, is proud to present the enclosed proposal for Project Flowers (the "Project")—an initiative designed to bring the City's vision for a reimagined Flowers Park to fruition.

YC, as a long-time resident and member of the New Rochelle community, embraces the opportunity to create a Community Sports Center of Excellence through a Public-Private Partnership with the City. As a trusted development partner, we are committed to the City's goals of preserving and enhancing the characteristics and facilities of Flowers Park (the "Park"), delivering world-class recreation and sports facilities, allowing for the introduction of women's and men's professional sports to the City, and increasing public access to the Park and its many amenities.

We are a Local + Specialized Team. The Project will be led by YC and joined by its dedicated team of industry-leading professionals, many of whom are rooted in the City and Westchester County.

The Young Companies is a New Rochelle-based, full-service real estate development company with decades of experience in the development, construction, and management of mixed-use, commercial, recreational, and residential projects. The Young Companies have transformed emerging corridors of Westchester County through landmark mixed-use developments and dedicated community investment. Their flagship project, The Rockwell, features 114 residential units and 21,000 square feet of commercial space. Simultaneously, the Young's philanthropic initiatives—such as the Jack's Friendship Garden, one of the most inclusive play spaces in Westchester—underscore its commitment to creating not just buildings, but thriving communities. Their proven blend of bold vision, strong execution, and community-focused impact makes them a standout partner for mission-driven development.

[REDACTED]

CHA Consulting, Inc. (CHA) is comprised of dedicated sports and recreation design specialists whose expertise results in award-winning solutions, community recreation centers, and sports facilities. CHA has designed some of the nation's premier sports and recreation facilities for municipal clients across the country, including Chatham County, the City of Myrtle Beach, the City of Garden City, and more.

Cuddy & Feder LLP has proudly served as a trusted legal partner across New York and Connecticut for more than 50 years. Its work in the City has helped further Downtown's transformative renaissance into a walkable, transit-oriented hub for residents to live, work, and play, as well as to revitalize formerly underutilized shoreline properties into waterfront developments with public and community spaces that will benefit the City and its residents for generations.

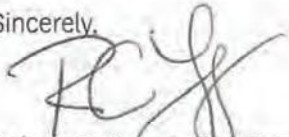
Together, the Project Team will collaborate with the City to maximize this once-in-a-generation opportunity to create a better legacy for New Rochelle, its residents, and the greater community.

We Have Extensive Sports + Recreation Experience. With over 40 years of combined sports and recreation experience, we will help the City create a destination that inspires athletic achievement, fuels community pride, and drives economic vitality. The Project will preserve the Park's character while providing a fully redeveloped complex featuring premier athletic fields, courts, ice rink(s), pavilions, community spaces, a stadium, community pool and bathrooms, playground, and support amenities; vibrant concessionary and retail; ample parking; and seamless year-round programming for residents of all ages.

We Offer a Client-Driven Approach. Our approach to a successful project starts with communication. We listen and work diligently to fully understand the City's needs, goals, and priorities, as well as those of City organizations and residents, allowing us to establish ongoing, consistent communication until the Project is complete. Our thorough knowledge and experience of the Project, our proximity to you, our determination to support rather than direct, and our understanding of the City will enable us to deliver forward-thinking designs that produce quality results and provide sustainable, cost-effective solutions.

We are proud of our track record of success and are eager to partner with the City to enhance the Park for its residents and the greater community. Our Team's familiarity with the local, county, and state requirements and regulations, combined with our innovative approach to design and planning, positions us as the ideal partner to help you achieve your goals.

Sincerely,



Robert C. Young, Managing Member
The Young Companies LLC¹

¹The enclosed proposal for Flowers (City) Park is binding for ninety (90) days from the submission deadline on October 29, 2025.

SECTION 2

MEMORIAL STADIUM, GA



STAFF EXPERIENCE

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PROJECT TEAM

Stronger Together.

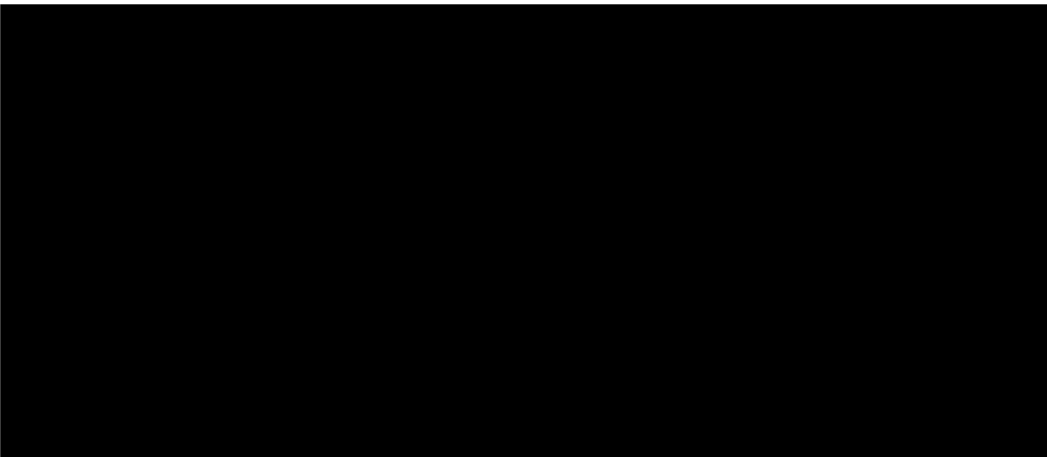
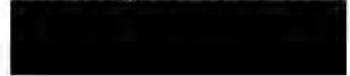
Our team brings a synergistic approach to planning, design, and problem-solving. We are united by our commitment to rigor, innovation, and doing what's right for each client at every turn. Our team embraces complexity and challenge, seeing them not as obstacles but as opportunities to push the boundaries of what is possible. We recognize that the best solutions emerge from a process that is both highly disciplined and deeply creative, where technical precision, strategic planning, and design vision reinforce one another. Our partnership is built on more than just expertise—it is founded on a shared belief in the power of collaboration to elevate our work, enrich our process, and craft solutions that endure, inspire, and serve their communities for generations.

The Young Companies (YC), as the prime consultant, will lead the Flowers Park project with strategic oversight and proven expertise in New Rochelle. Led by Bob and Donna Young, they are New Rochelle based developers and builders of commercial, residential, and sports projects throughout New Rochelle and Westchester County. The Young Companies have been instrumental in completing various developments in the City that have transformed neighborhoods and fostered community growth. YC has invested a lifetime of commitment to community efforts in New Rochelle and the greater Westchester area. Beyond their professional achievements, Bob and Donna's commitment to community is embodied in the Jack Robert Young Memorial Foundation. Inspired by their son, the foundation created Jack's Friendship Garden, Southern Westchester's first barrier-free playground, designed to promote inclusion for children of all abilities. Through The Young Companies, Castle Rock Construction, and their philanthropic efforts, they have had profound impact on New Rochelle, creating spaces where people live, work, and connect. As New Rochelle natives, their work is deeply personal, driven by a love for their hometown and a vision for its future. Together, they continue to grow, grounded in service and lifted by a shared commitment to their community.



Key Contact:

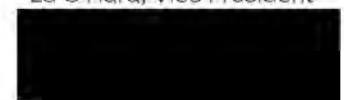
Bob Young, President + CEO



CHA Consulting, Inc. (CHA) are nationally recognized experts in the design of sports and recreational facilities. Comprised of landscape architects, engineers, architects, turf specialists, sport court and rink experts, and aquatics designers, our team has planned and designed both indoor and outdoor sports and recreational projects at over 200 municipal parks and facilities across the country. Driven by hard work built on long-term relationships and successful growth, our sports and recreation experts offer innovative solutions to meet the changing challenges of site planning, architecture, and design while keeping our clients' budgets a priority. Our qualified staff of landscape architects and engineers are able to provide a range of services from preliminary site planning and construction cost estimating, site feasibility and due diligence, to full construction design and permitting with great attention to quality control and assurance. We pride ourselves on proven professionalism with the experience and technology to tailor our services around the needs of the client and the requirements of the project. Our team has over 30 years of experience in the design of sports and aquatic facilities, including municipal sports complexes.



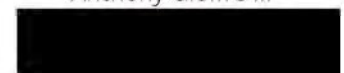
Key Contact:
Ed O'Hara, Vice President

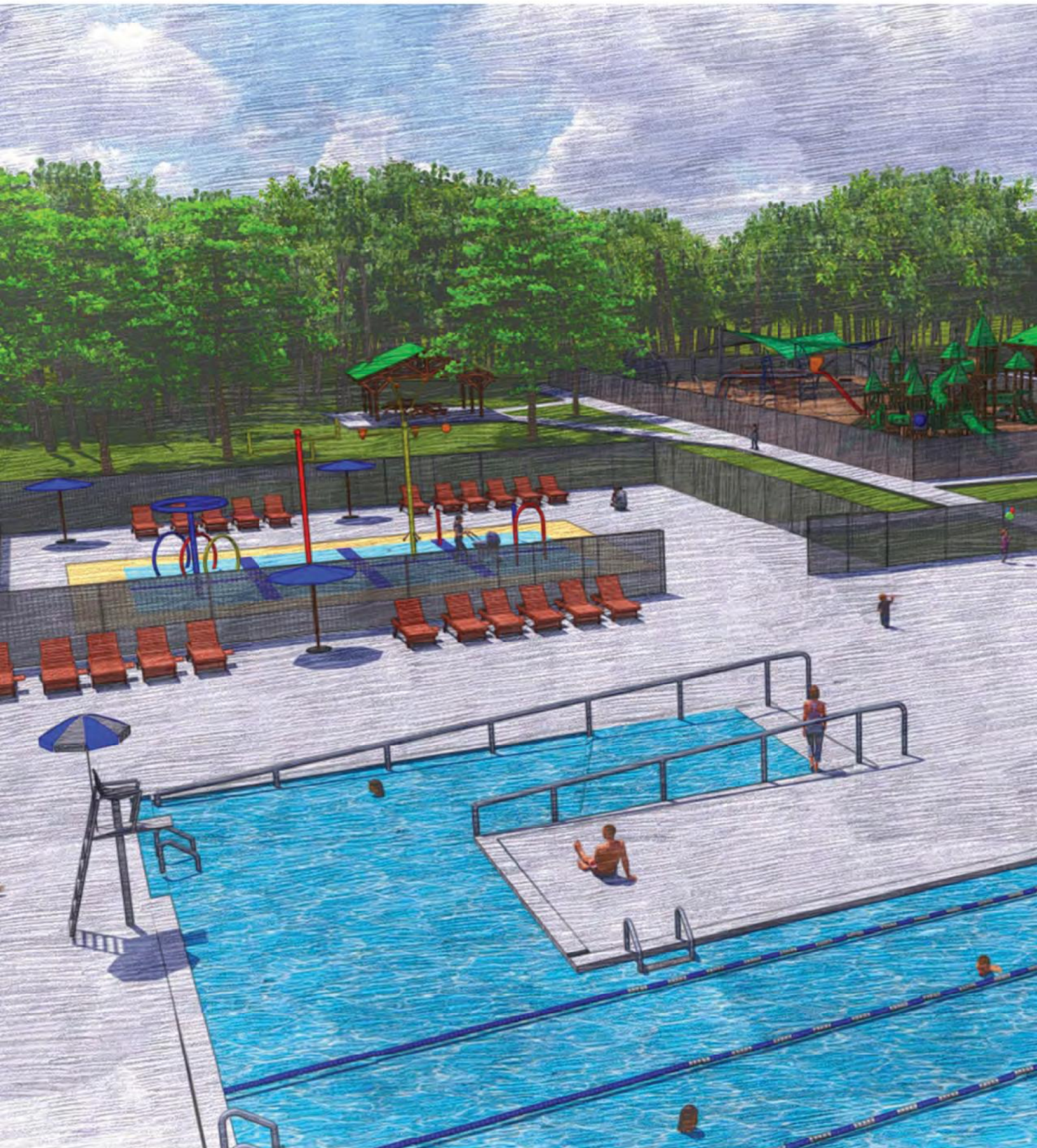


Cuddy & Feder LLP has proudly served as a trusted legal partner across Westchester, the Hudson River Valley, New York City, and Connecticut for more than 50 years. The Firm offers comprehensive counsel in real estate; public and private finance (including tax-exempt and taxable bond financing); land use, zoning, and development; non-profit organizations; digital infrastructure; energy and environmental law; litigation and appellate practice; cannabis law; and trusts, estates, and elder law. Recognized in the Chambers Regional Spotlight Guide for New York and consistently ranked among U.S. News – Best Law Firms, Super Lawyers, and Best Lawyers, Cuddy & Feder is known for excellence, integrity, and deep community roots. With enduring relationships among local leaders, institutions, and decision-makers, we remain dedicated to providing innovative legal solutions and exceptional client service across the region.



Key Contact:
Anthony Gioffre III







Anthony B. Gioffre III

Practice Groups

Digital Infrastructure
Energy + Environmental
Land Use, Zoning + Development

Tony is Managing Partner at the firm and was a member of the firm's Management Committee for over ten years. He practices in real estate development, zoning, environmental law and related litigation. Tony regularly represents national developers, retailers, religious institutions, individuals and the telecommunications industry before municipal and state land use, zoning and environmental agencies. Tony assists clients with all aspects of the land use permitting and regulatory compliance process, including compliance with New York's State Environmental Quality Review Act (SEQRA).

Tony regularly publishes articles and lectures across the country at Continuing Legal Education Seminars on current land use and zoning issues. He is also a New York State approved real estate instructor.

Education

- Pace University School of Law, J.D.; 1994
- Boston College, B.A.; 1991

Admissions/Courts

- New York
- Connecticut
- U.S. Court of Appeals for the Second Circuit
- U.S. District Court for the Southern District of New York
- U.S. District Court for the District of Connecticut

- The Best Lawyers in America®, 2026
- Distinguished Service Award, Elisabeth Haub School of Law at Pace University, 2024
- City & State Hudson Valley Power 100 list, 2024
- City & State Westchester Power 100 list 2022, 2023, 2025
- SuperLawyers® New York Metro Edition, 2020-2025

Professional Associations

- Business Council of Westchester, Clean Energy Action Coalition, Model Local Law Roadmap Co-Chair
- Westchester County Association Affordable Housing, Task Force Member
- Westchester County Association, Real Estate Task Force Member
- Hudson Valley Economic Development Corporation, Executive Committee and Board Member
- Port Chester/Rye Bar Association, President; 2000-2012
- New York State Wireless Association, Regulatory Committee Chairman, Board of Directors 2010-2017
- New York State Bar Association, Member
- Connecticut Bar Association, Member

Community Service

- Burke Rehabilitation Hospital, Board of Directors; 2006-2019
- Burke Foundation, Board of Directors; 2017-present
- Burke Neurological Institute, Board of Directors; 2017-present
- Pace University School of Law, Alumni, Board of Directors; 2005-2011
- Newtown Youth Wrestling Association, Past President





Daniel L. Conant

Practice Groups

Digital Infrastructure

Energy + Environmental

Land Use, Zoning + Development

Dan is an Associate in the firm's Land Use, Zoning & Development, Digital Infrastructure and Energy & Environmental groups. He advises developers, property owners, and institutions on securing approvals for commercial, mixed-use, and residential projects. His practice includes site plans, special permits, variances, subdivisions, zoning text and map amendments, real estate transactions, and land use litigation.

Prior to joining Cuddy & Feder, Dan gained experience at private law firms and the Stamford Superior Court, focusing on entitlements, regulatory compliance, environmental due diligence, transactional real estate, and administrative appeals. Dan earned his J.D., *summa cum laude*, from the Elisabeth Haub School of Law at Pace University and his B.A. in Environmental Studies from Dickinson College. He is admitted to practice in Connecticut and New York.

Education

- Elisabeth Haub School of Law at Pace University, J.D., *summa cum laude*
- Dickinson College, B.A., Environmental Studies

Admissions/Courts

- New York
- Connecticut

Awards + Recognitions

- Best Lawyers: Ones to Watch® in America, 2026

Professional Associations

- New York State Bar Association
- Westchester County Bar Association
- Connecticut Bar Association
- Fairfield County Bar Association

Community Service

- Pace Environmental Law Alumni Association, *Co-Chair of Connecticut*
- Friends of the Lake, *Member*



SALT LAKE CITY REGIONAL ATHLETIC COMPLEX



Ed O'Hara, RLA

Lead Sports Designer

Ed has 40 years of progressive sports facility planning, design, and project management experience. As the founder of CHA's sports group, he quickly made a name for himself with D1 universities, school districts and local governments. Having designed over 650 synthetic turf fields, Ed is one of the country's premier sports designers and a sports turf specialists. Since joining CHA in 1988, Ed has been a part of over 1,250 sports and recreation projects all throughout the country. Representative project experience includes:

Education

SUNY College of Environmental Science and Forestry, NY
B.S. in Landscape Architecture

State University of New York at Delhi, NY
A.A.S. in Environmental Science

Registration + Certifications

Registered Landscape Architect: NY [REDACTED] SC, TN

Memberships + Affiliations

- American Sports Builders Association
- American Society of Landscape Architects
- Sports Turf Managers Association
- Synthetic Turf Council

Manhattanville College, Athletic Improvements Planning Study

Purchase, NY • 2023 to 2024 • N/A

Salt Lake City Corporation, Regional Athletic Complex

Salt Lake City, UT • 2012 to 2015 • [REDACTED]

Henrico County, Glover Park Master Plan, Phase 1 + Phase 2

Henrico, VA • 2015 to 2026 • [REDACTED]

Maryland Soccer Foundation, Maryland SoccerPlex

South Germantown, MD • 2000 to 2012 • [REDACTED]

City of Overland Park, Overland Park Youth Soccer Complex

Overland Park, KS • 2006 to 2009 • [REDACTED]

Boston College, Harrington Athletics Village

Brighton, MA • 2016 to 2020 • [REDACTED]

NYS Office of Parks, Recreation & Historic Preservation, FDR State Park Pool

Yorktown Heights, NY • 2018 to 2021 • [REDACTED]

Northwest Missouri State University, Hughes Fieldhouse

Maryville, MO • 2016 to 2018 • [REDACTED]

Town of Abingdon, The Meadows Sports Complex

Abingdon, VA • 2016 to 2022 • [REDACTED]



THE MEADOWS SPORTS COMPLEX





UNIVERSITY AT BUFFALO



Cady Lindsay, RLA

Landscape Architect

Cady is a landscape designer with seven years of experience in design, schematic design and construction documentation for municipal facilities, colleges and universities, and high schools. Her projects have included soccer and baseball complexes, synthetic and natural turf fields, track and field facilities, and swimming pools. Throughout her career, Cady has been a part of the design team for over 250 sports and recreation projects all throughout the country. Representative project experience includes:

Education

SUNY College of Environmental Science and Forestry, NY
M.S. in Landscape Architecture

State University of New York at Cortland, NY
B.S. in Environmental Design

Registration + Certifications

Registered Landscape

Architect: NY [REDACTED]

Manhattanville College, Athletic Improvements Planning Study

Purchase, NY • 2023 to 2024 • N/A

Henrico County, Glover Park Master Plan

Henrico, VA • 2015 to 2016 • N/A

Boston College, Harrington Athletics Village

Brighton, MA • 2016 to 2020 • [REDACTED]

NYS Office of Parks, Recreation & Historic Preservation, FDR State Park Pool

Yorktown Heights, NY • 2018 to 2021 • [REDACTED]

Town of Cortlandville, Gutches Lumber Sports Complex

Cortlandville, NY • 2016 to 2019 • [REDACTED]

Town of Abingdon, The Meadows Sports Complex

Abingdon, VA • 2016 to 2022 • [REDACTED]

University at Buffalo, Murchie Family Fieldhouse + Tennis Center

Buffalo, NY • 2016 to 2019 • [REDACTED]

City of Johnson City, Winged Deer Athletic Complex

Johnson City, TN • 2021 to 2024 • [REDACTED]

NYS Office of Parks, Recreation & Historic Preservation, Saratoga State Park Peerless Pool

Saratoga Spa, NY • 2024 to 2026 • [REDACTED]





MARY WINDER COMMUNITY CENTER

Karl D. Leabo, AIA, LEED AP

Sports Architect

Karl has 39 years of experience as a project designer and team leader, focusing on the college/university sports and municipal recreation markets. A key member of CHA's sports practice, his projects range from the master planning and programming of new indoor and outdoor developments to the renovation and expansion of existing facilities nationwide. Karl's pursuits cover virtually every form of sports activity undertaken by the competitive athlete and recreation enthusiast. Representative project experience includes:

Education

Cornell University, NY
B.A. in Architecture

Registration + Certifications

Registered Architect: CT, DE,
FL, GA, IN, MA, MD, ME, MO,
NC, NJ, NY, [REDACTED], RI, SC,
VA, VT

American Institute of Architects

LEED Accredited Professional

National Council of
Architectural Registration
Boards

Memberships + Affiliations

Boston Society Architects
Foundation

Manhattanville College, Athletic Improvements Planning Study

Purchase, NY • 2023 to 2024 • N/A

City of Garden City, Garden City Gymnasium Complex

Garden City, GA • 2021 to 2026 • [REDACTED]

Henrico County, Glover Park Master Plan, Phase 1 + Phase 2

Henrico, VA • 2015 to 2026 • [REDACTED]

Boston College, Harrington Athletics Village

Brighton, MA • 2016 to 2020 • [REDACTED]

NYS Office of Parks, Recreation & Historic Preservation, FDR State Park Pool

Yorktown Heights, NY • 2018 to 2021 • [REDACTED]

Northwest Missouri State University, Hughes Fieldhouse

Maryville, MO • 2016 to 2018 • [REDACTED]

City of Johnson City, Winged Deer Athletic Complex

Johnson City, TN • 2021 to 2024 • [REDACTED]

Oneida Indian Nation, Mary Winder Community Center

Verona, NY • 2021 to 2024 • [REDACTED]

Albany County, Albany County Hockey Facility Study

Loudonville, NY • 2024



WINGED DEER ATHLETIC COMPLEX

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SECTION 3



UNION COLLEGE, NY

PROJECT APPROACH, REQUIREMENTS + CAPABILITIES

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NYSCEF DOC. NO. 14

RECEIVED NYSCEF: 12/14/2025



WE UNDERSTAND YOUR GOALS

Project Flowers envisions a Public-Private Partnership between the City of New Rochelle (the “City”) and local- and regional-based organizations that will transform Flowers (City) Park (“Flowers Park” or the “Park”) into a community-centered, environmentally sustainable, sports-focused hub that provides year-round access to premier athletic, recreational, and communal facilities for the greater New Rochelle community. In addition to preserving all the facilities of the existing Park, which will be retained, improved, and expanded—including the number of fields available for City and youth programs, honoring the Flowers and Fosina names, and preserving the historic 1923 building and the Park’s role as a vital community asset—Project Flowers will bring a multi-purpose stadium, ice rink(s), community spaces, community pool, and other amenities to the Park and the New Rochelle community (collectively the “Facilities”).

1. Background

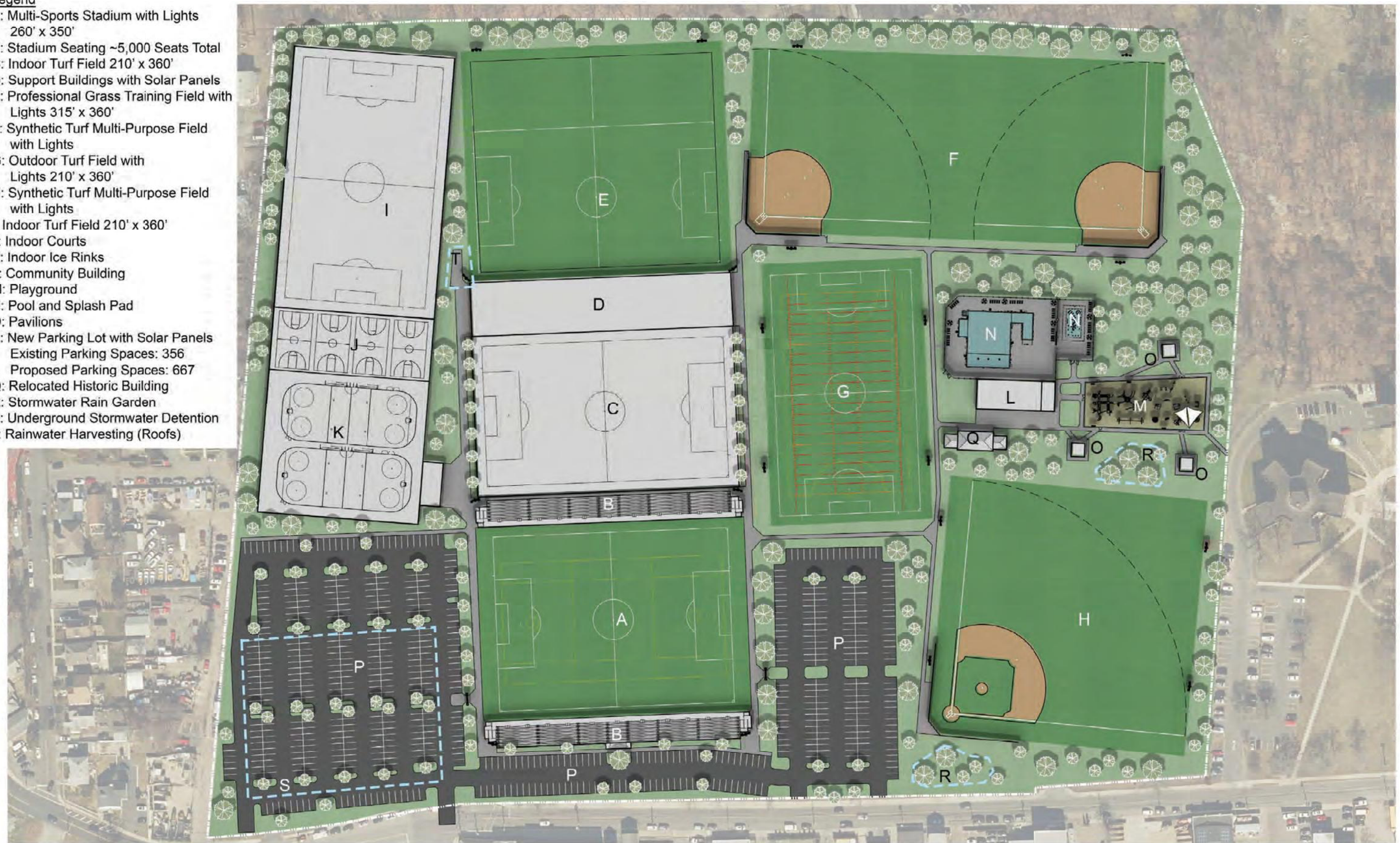
Project Flowers (or the “Project”) seeks a Public-Private Partnership with the City (the “Partnership”) to build a community-oriented recreation and sports center of excellence at Flowers Park, including new world-class Facilities that would allow for the introduction of women’s and men’s professional sports.

The Project plans to also provide the City community with increased access to the significantly enhanced Facilities and a premier venue that will stimulate interest within New Rochelle and its economy. The Project plans to more than double the current number of fields, courts, and facilities at the Park, ensure availability for City residents and organizations, and permit year-round usage of the Facilities due to its indoor spaces, which the City community currently lacks. Additionally, the Facilities will include public spaces for programming for seniors, teens, and youths, as well as after-school programs.

The Park and the new Facilities will also provide stormwater and flood mitigation, significant solar power generation capability, increased noise abatement, enhanced parking, and all exterior lighting would use cut-off LED fixtures, dramatically reducing the Facilities’ power consumption and light pollution in surrounding areas. Importantly, the construction of the Project would be strategically sequenced and phased to ensure minimal disruption to ongoing activities and users of Flowers Park. The Project envisions the Facilities and Park featuring top-quality concessions with a diverse range of offerings, creating an inviting destination where community members can play, watch, shop, socialize, and dine.

Legend

- A: Multi-Sports Stadium with Lights
260' x 350'
- B: Stadium Seating ~5,000 Seats Total
- C: Indoor Turf Field 210' x 360'
- D: Support Buildings with Solar Panels
- E: Professional Grass Training Field with Lights 315' x 360'
- F: Synthetic Turf Multi-Purpose Field with Lights
- G: Outdoor Turf Field with Lights 210' x 360'
- H: Synthetic Turf Multi-Purpose Field with Lights
- I: Indoor Turf Field 210' x 360'
- J: Indoor Courts
- K: Indoor Ice Rinks
- L: Community Building
- M: Playground
- N: Pool and Splash Pad
- O: Pavilions
- P: New Parking Lot with Solar Panels
Existing Parking Spaces: 356
Proposed Parking Spaces: 667
- Q: Relocated Historic Building
- R: Stormwater Rain Garden
- S: Underground Stormwater Detention
- T: Rainwater Harvesting (Roofs)



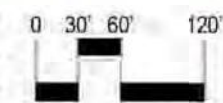
Flowers Park Master Plan

Concept Plan

FLOWERS PARK

New Rochelle, NY

October, 2025



2. Core Project Elements

- *Design a modern, year-round accessible sports facility that reimagines new opportunities while replacing and enhancing existing athletic fields, courts, playgrounds, water features, bathrooms, pavilions, picnic areas, and support amenities.*

As illustrated by the Conceptual Master Plan, the Project plans to replace and enhance the existing features of Flowers Park by providing Indoor Turf Fields, Courts, Ice Rink(s), which will support ice hockey, figure skating, and public skate,² multiple Community Spaces, including a Community Building, Playground, Pool and Splash Pad, three (3) Pavilions, and maintaining the 1923 building,³ Support Buildings,⁴ Outdoor Baseball and Softball Fields,⁵ as well as a Multi-Sport Stadium,⁶ Grass Training Field,⁷ an Outdoor Turf Field,⁸ and Enhanced Parking Areas with nearly 700 parking spaces⁹.

- *Preserve and integrate the historic 1923 building as a central and celebrated element of the park's design.*

The 1923 building is a central and celebrated element of the Master Plan, located in the heart of the reimagined Flowers Park and serving as the visual focal point from approximately half of the Park's 5th Avenue frontage. Project Flowers recognizes the importance of this building and proposes preserving and integrating it into the reimagined Park.

- *Design an integrated retail and/or concession spaces to enhance the visitor experience while maintaining the park's character.*

The Facilities will feature first-rate modern amenities, concessions, and retail spaces to enhance the visitor experience, integrated in a way that maintains the Park's existing community character.

- *Incorporate the design of a community center space that can serve as a hub for local community activities, provide spaces for recreation, meetings, and events in coordination with the proposed sports facility.*

The Facilities will incorporate multiple community spaces, including the preservation and restoration of the 1923 building (Area Q), and the proposed Community Building (Area L) will provide community spaces for activities, educational and recreational opportunities, and community programming, as well as provide bathrooms and changing facilities for the Community Pool and Splash Pad (Area N) and Playground (Area M). These Facilities, in combination with the other components of the Project, would create multiple public venues that can host meetings, events, and programming for a variety of groups and City residents.

- *Incorporate the design of a community pool.*

The Project plans to include a Pool Complex for residents of all ages featuring a new community pool, a "Splash Zone" with ground water park spray equipment, and themed structures for the enjoyment of the youngest community members on hot summer days (Area N). Bathrooms and changing facilities would be located in the adjacent Community Building.

- *Devise a Continuity of Operations Plan to ensure uninterrupted recreational programming and community services during construction.*

² Areas C, I, J, and K

³ Areas L, M, N, O, and Q, respectively

⁴ Area D

⁵ Areas F and H

⁶ Areas A and B

⁷ Area E

⁸ Area G

⁹ Area P

¹⁰ Area N

YC will work with the City to develop and coordinate a Continuity of Operations plan should construction of the Project and its Facilities interrupt existing recreational programming and community services at Flowers Park. Construction of the Project plans to be phased to minimize any disruptions and preserve usable facilities at all times.

- *Enhance and rehabilitate secondary park/field sites in New Rochelle to offset any loss of services during the park's redevelopment.*

To the extent that the Continuity of Operations Plan mentioned above results in a loss of services, YC will work with the City to enhance and rehabilitate secondary parks and fields in New Rochelle to address any such losses.

3. Infrastructure + Environmental Enhancements

- *Design stormwater infrastructure improvements in coordination with the City's ongoing drainage and resiliency initiatives.*

YC will work with the City to improve the stormwater management infrastructure of the Park and is familiar with the City's current Stormwater Mitigation projects and initiatives for City Park and 5th Ave. The Project Team plans to build upon these initiatives in coordination with the City during the design phase.

- *Incorporate flood mitigation, sustainability, and resiliency upgrades throughout the site.*

In consultation with the City's Department of Public Works, the Project plans to incorporate flood mitigation, sustainability, and resiliency upgrades throughout the Site, with the details of these upgrades finalized during the Project's design phase.

- *Incorporate meaningful noise and light abatement measures with performance standards to be developed during the design phase and verified post construction, enhanced parking, and energy- efficient systems.*

The Project and its Facilities will incorporate meaningful noise and light abatement measures. As currently detailed, all exterior lighting at the Facility will feature cut-off LED fixtures, which have minimal light spillage compared to the current illumination at Flowers Park. Noise from the Facilities will be significantly abated due to the introduction of indoor spaces, and the proposed location of the Stadium is more than five hundred feet (500') further away from the adjacent residential neighborhood than the existing Joseph F. Fosina Field and City Park Stadium.

Additional noise and light abatement measures will be identified and implemented during the design phase. The Facilities will be built to the efficiency standards in place at the time of development, and their electrical usage will be reduced by the proposed solar canopies over certain parking areas and rooftop solar arrays on certain Facilities. The cumulative effect of the aforementioned will result in measurable improvements over existing conditions.

- *Demonstrate a commitment to sustainability, including energy-efficient design, green building materials, stormwater management, renewable energy integration, and alignment with LEED, Passive House, or similar standards.*

YC's commitment to sustainability is illustrated by the proposed rooftop solar arrays on certain Facilities and the solar parking canopies in specific Parking Areas. The Project and its Facilities will be designed and constructed in conformance with all statutory, regulatory, and code-based requirements for efficiency and stormwater management. Green building materials and energy-efficient designs (e.g., passive solar) will be identified and incorporated in the Project during the design phase.

4. Operational Standards + Partnerships

- *Devise an operation plan to co-manage the facility with the City of New Rochelle, at its highest standards of public service, programming and maintenance. Maintain a high level of recreational usage the park already exhibits*

The operation of the Facilities is envisioned as a shared responsibility between YC and the City to ensure community access, the highest level of efficiency, and long-term sustainability. Specific components of the Facilities will be operated primarily by YC, while the City will manage others. For example, strictly public Facilities—including the Community Pool and Splash Pad, the 1923 historic building, and the Community Building—will be managed by the City to ensure the broadest public benefit and alignment with community programming objectives.

The Project and its Facilities are expected to provide greater accessibility and a higher level of recreation usage than the greater City community currently enjoys, to the benefit of the youth sports teams and associations that utilize the Park. This could be achieved through the provision of more than twice the number of facilities and amenities that currently exist, as illustrated by the Concept Plan's many sports and recreational Facilities, such as:

- The relocation, enclosure, and upgrading of the two (2) existing outdoor artificial turf fields (Areas C and I), with Area I expanded to include indoor courts for basketball, futsal, indoor/box lacrosse, volleyball, and other court sports (Area J), and the provision of at least one ice rink to accommodate ice hockey, figure skating, and public skate (Area K). Enclosing these Facilities will allow year-round use, thereby increasing recreational opportunities in the City.
- The full-size baseball field (Area F) and adjacent softball/baseball fields (Area H), the latter of which features outfield areas that can be used for other sports and recreational activities when not being used for softball or baseball.



- The Multi-Sport Stadium (Area D), which will contain approximately 4,000-5,000 seats, would have the flexibility to host football, soccer, lacrosse, field hockey, and baseball games/practices. The Stadium would also be able to host community events such as graduations, concerts, and other public programming.
- Support Buildings consisting of office space(s), fitness and gym facilities, multi-purpose rooms, locker rooms, concessions, restaurants, dining areas, and other modern amenities (Area D).
- The Grass Training Field that would be the home practice field for top-level sports teams, featuring a natural grass surface with irrigation, drainage systems, and underground heating to enable year-round outdoor use (Area E).
- The Outdoor Fields will be lit by cutoff LED lights to extend their usage into the evenings and winter months, as well as mitigate any potential light spillage (Area G).

The Project plans to also feature several Community Spaces, which are currently envisioned as follows:

- A state-of-the-art playground to maximize fun, safety, and accessibility, featuring inclusive (ADA-compliant) playground equipment (Area M).
- Pavilions that also serve as picnic areas with tables, chairs, and grills for the enjoyment of families and friends (Area O).
- A multi-purpose Community Building (Area L), providing a multitude of spaces and a variety of programming, such as:
 - » Classrooms and indoor areas for after-school programs, providing spaces for diverse and engaging after-school programs to support students' academic, social, and personal growth while accommodating the needs of working families.
 - » Senior-specific spaces that offer a range of community programming, such as lectures, bingo, chess, and more. The goal is to create areas that provide enriching opportunities for seniors to engage in social, creative, and educational activities.
- A Pool Complex for residents of all ages featuring a "Splash Zone" with ground water park spray equipment and themed structures for the enjoyment of the youngest community members on hot summer days, including accessible water features and structures (Area N)¹⁰. Bathrooms and changing facilities would be located in the adjacent Community Building.



- ***Explore and manage partnerships with professional sports teams to elevate community engagement and pride.***

The Project plans to explore partnerships with professional and/or semi-professional sports teams and likely initially consider both men's and women's soccer, lacrosse, and baseball/softball teams. By partnering with such teams, the Project aims to create opportunities for local community and commercial engagement in their operations.

- ***Provide structured or integrated public parking to support visitors, including shoppers, diners, and stadium attendees.***

The Project plans to feature nearly 700 parking spaces, ensuring ample parking capacity for the simultaneous use of its Facilities. The Parking Areas will include Electric Vehicle (EV) charging stations to support green transportation options, and specific Parking Areas would be equipped with solar canopies that provide both shade and a sustainable energy source. To minimize traffic impacts on the surrounding area, enhanced access and egress points to nearby roadways would be installed.

- ***Include safe, supervised teen spaces with programming such as gaming, creative arts, and recreational activities.***

The multi-purpose Community Building (Area L) will include a range of safe, supervised spaces providing programming such as after-school offerings, creative arts classes, and other recreational and/or social activities.

- ***Submit detailed financial projections, capital investment plans, and operational budgets.***

YC will develop detailed financial projections, capital investment plans, and operational budgets once the Site and Operational Plans are agreed upon with the City. It is expected that over [REDACTED] capital will be invested in the Project and its Facilities.

- ***Comply fully with all permitting, code, insurance, and regulatory requirements, at the Proposer's sole expense.***

At its own expense, YC would comply with all permitting, code, insurance, and regulatory requirements.

- ***Environmental Conditions/Utility Issue***

YC will work with the City to address any Environmental Conditions and Utility Issues identified during the Project's design phase.

- *The selected Redeveloper will be responsible for completing all required SEQRA reviews and for any environmental remediation which may be necessary for the Project.*

YC will be responsible for completing all required SEQRA reviews and any environmental remediation necessary for the Project.

5. Dedicated Parkland + Redevelopment Requirements

- *The Project Area encompasses dedicated public parkland as defined under New York State law. Flowers (City) Park is publicly owned and has been dedicated for park and recreational use. The City will retain ownership of the land. Accordingly, the following requirements apply to any proposed redevelopment:*

- *Compliance with Legal Protections: The selected Redeveloper must acknowledge that the site is dedicated parkland subject to protection under Article XIV, Section 2 of the New York State Constitution, New York State Parks Recreation and Historic Preservation Law, and applicable municipal laws. Any alteration, disposition, or change in use of the parkland must strictly comply with all legal requirements and procedural safeguards.*

YC acknowledges that the Site is dedicated parkland subject to protection under Article XIV, Section 2 of the New York State Constitution, New York State Parks Recreation and Historic Preservation Law, and municipal laws, and that any alteration, disposition, or change in use of the Park must comply with all legal requirements and procedural safeguards.

- *Approval Requirements: Redevelopment plans must obtain all necessary approvals from relevant municipal bodies and New York State authorities, including but not limited to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), and any legislative approvals if required. The selected Redeveloper shall be responsible for preparing and submitting all documentation and applications to secure these approvals.*

YC will obtain all necessary approvals from relevant municipal bodies, New York State authorities, and any required legislative approvals. YC will also be responsible for preparing and submitting all documentation and applications to secure said approvals.

- *Preservation and Public Use: Any redevelopment must preserve the public's use and access to the parkland consistent with its dedication. The project must enhance the recreational, natural, and historic values of the park and cannot reduce or restrict public access except as temporarily necessary for construction.*

The Project plans to preserve the public's use and access to the Park consistent with its dedication, enhance the Park's recreational, natural, and historic values, and will not reduce or restrict public access to the Park's facilities except as temporarily necessary for construction.

- *Environmental and Historic Compliance: The selected Redeveloper must comply with all applicable environmental review requirements, including SEQRA, and must preserve and integrate historic resources within the park, including the 1923 historic building.*

YC will comply with all applicable environmental review requirements, including SEQRA, and will work with the City to preserve and integrate historic resources within the park, including the 1923 building.

- *Restoration and Mitigation: The selected Redeveloper shall ensure that any temporary disruptions to parkland or recreational facilities during construction are mitigated, and that the parkland is restored or improved to equal or better condition upon project completion.*

YC will work with the City to mitigate any temporary disruptions to parkland or recreational facilities during construction and ensure that they are restored or improved to equal or better condition upon completion of the Project.

- *Indemnification: The selected Redeveloper shall indemnify and hold harmless the City of New Rochelle from any claims arising out of noncompliance with parkland dedication laws or failure to obtain required approvals.*

YC will indemnify and hold harmless the City from any claims arising out of noncompliance with parkland dedication laws or failure to obtain required approvals.

6. Strategic Approach


- *Market Analysis and Feasibility: Validate demand for the proposed facilities and refine the program scope based on market insights and community needs.*

The availability of sports and community facilities, particularly indoor facilities, is limited in both the City and across Westchester. YC will work with the City on any formal Market Analysis.

- *Design and Engineering: Develop detailed plans and specifications for the sports complex, adhering to City standards and incorporating sustainable design principles.*

YC will coordinate with the City in the Partnership to develop detailed plans and specifications for the Project in accordance with City standards and incorporate sustainable design principles. Indeed, the Concept Plan proposed incorporates a world-class Multi-Sport Stadium (Area D) with approximately 4,000-5,000 seats and the flexibility to host football, soccer, lacrosse, field hockey, and baseball games/practices. The Stadium would also be able to host community events such as graduations, concerts, and other public programming.

The entire Project plans to incorporate sustainability, flood mitigation, and resiliency upgrades, including proposed rooftop solar arrays on certain Facilities, solar parking canopies in specific Parking Areas, and green building materials and energy-efficient designs throughout the Project.



Stadium facade design inspiration

- *Permitting and Regulatory Compliance: Secure all necessary permits and approvals from local, state, and federal agencies.*

YC will obtain all necessary permits and approvals from local, state, and federal agencies.

- *Financing and Funding: Present a viable financial strategy, operating budget, revenue projections, proposed public benefits, and long-term fiscal sustainability.*

YC will provide a viable financial strategy, operating budget, revenue projections, and evidence of the Project's long-term fiscal sustainability once the Site and Operational Plans are agreed upon. It is expected that over ██████████ capital will be invested in the Project and its Facilities.

YC's plan for significant private investment in the Project will allow the City to leverage additional funding while avoiding added burden on taxpayers. This financial approach not only preserves public resources but also enables the City to direct funds toward other critical services and development priorities, maximizing the impact of every public dollar—especially during times of budget constraints.

The introduction of private capital and professional teams will create a sustainable financial and operational model for the Facilities. In collaboration with the City, private investors will bring expertise, resources, and capital that would enhance public infrastructure. In this case, investing in Park facilities, flood mitigation, and the integration of renewable energy sources could provide substantial improvements for the City community at a fraction of the cost to taxpayers.

YC will also investigate capital from financial institutions and from county, state, and federal sources.



- **Construction: Manage and the construction of the sports complex within the agreed-upon timeline and budget, using high-quality materials and practices.**

The Project Team has the expertise and management skills necessary to construct the Project and Facilities within the agreed-upon timeline and budget while using high-quality materials and practices. It anticipates that the Project could be completed per the following expected timeline:

Planning, Design + Approvals.....	2026
Phased Construction	2026 to 2028
Commence Operations.....	2027 to 2028

- **Operation and Maintenance: Develop a plan to co-manage operations, staffing, scheduling, and maintenance of the park and facilities in collaboration with the New Rochelle Parks and Recreation Department.**

The operation of the Facilities is envisioned as a dual responsibility and true Public-Private Partnership between YC and the City to ensure the highest level of efficiency, community access, and long-term sustainability. Certain components of the Facilities will be operated primarily by YC, while others will be lead-managed by the City. Specific community-oriented areas—including the Community Building and Pool, the 1923 historic building, and the associated community spaces—will be lead-managed by the City to ensure the broadest public benefit and alignment with community programming objectives.

- **Marketing and Branding: Develop and implement strategies to attract users, events, and sponsorships, fostering strong community engagement.**

YC expects Flowers Park to be a premier facility in the region that will be a community asset attractive to community members, events, sponsors, and others in Westchester and the NYC-metropolitan area to invest in the market. YC will utilize its vast resources and experience and will work with the City in a marketing and branding campaign to capitalize on the true potential of the reenvisioned Flowers Park.

- **Community Engagement and Social Impact: Demonstrate a commitment to creating equitable access and opportunities for all community members, including partnerships with local youth and sports organizations.**

Flowers Park will be a community-centric facility offering significantly expanded access for all community members. New Rochelle and its programs are to be an integral component of the design, construction, and operations of the Facilities. This proposal plans to more than double the existing number of fields, courts, and facilities, which will ensure the availability of the Facilities for City residents and organizations. Further, the addition of significant indoor spaces will permit year-round usage, which currently does not exist in the community. Programming for seniors, teens, and youths, as well as after-school programs, will also be hosted at the Facilities.

- **Sustainability Commitment. Show a clear sustainability strategy through the use of energy-efficient systems, environmentally responsible materials, effective stormwater management, integration of renewable energy sources, and adherence to recognized green building standards.**

YC’s commitment to sustainability is illustrated by the proposed rooftop solar arrays on certain Facilities, the solar parking canopies in specific Parking Areas, and the incorporation of EV charging stations in the Parking Areas. The Project and its Facilities will be designed and constructed in conformance with all statutory, regulatory, and code-based requirements for efficiency and stormwater management. Green building materials and energy-efficient designs will be identified and incorporated in the Project during the design phase.

- **Site Efficiency: Maximize site utility with a well-organized physical layout of the Project Area and address barriers to redevelopment.**

The agreed-upon Site Plan will be designed to maximize the Site's utility, and any redevelopment barriers will be addressed in the design phase.

- **Neighborhood Impact Mitigation: Minimize disruption through thoughtful light and sound planning, green space preservation, and streetscape improvements that enhance the public realm.**

The Project and its Facilities will incorporate meaningful noise and light abatement measures. As currently detailed, all lighting at the Facility will feature cut-off LED fixtures, which has minimal light spillage compared to the current illumination at Flowers Park. Noise from the Facilities will be significantly abated due to the introduction of indoor spaces, and the proposed location of the Stadium is more than five hundred feet (500') further away from the adjacent residential neighborhood than Joseph F. Fosina Field and City Park Stadium.

Additional noise and light abatement measures will be identified and implemented during the design phase. The Facilities will be built to the efficiency standards in place at the time of development, and their electrical usage will be reduced by the proposed rooftop solar arrays and solar canopies over certain Parking Areas. The cumulative effect of the aforementioned will result in measurable improvements compared to existing conditions.

- **Economic Stabilization: Strengthen the City's tax base by developing revenue generating uses, build investor confidence in the Project Area, and catalyze additional private investment in the surrounding areas.**

YC plans to inject significant private investment into the Project, enabling the City to access additional funding without burdening taxpayers. Further, by reducing the reliance on taxpayer dollars for the Project, the City could prioritize other essential services or development projects. This is particularly important when facing budget constraints.

The introduction of private capital and professional teams would create a sustainable financial and operational model for the Facilities. In collaboration with the City, private investors would bring expertise, resources, and capital that would enhance public infrastructure. In this case, investing in Park facilities, stormwater management, flood mitigation, and the integration of renewable energy sources could provide substantial improvements for the City community at a fraction of the cost to taxpayers.

The reimagined Flowers Park, which will include facilities to host large community and sporting events, such as professional and semi-professional sports teams, will build investor confidence in the City area and catalyze additional investment in the surrounding area.

- **Legal and Compliance: Ability to comply with parkland dedications laws, environmental regulations, and municipal requirements.**

The Project Team has the ability to comply with parkland dedications laws, environmental regulations, and municipal requirements.

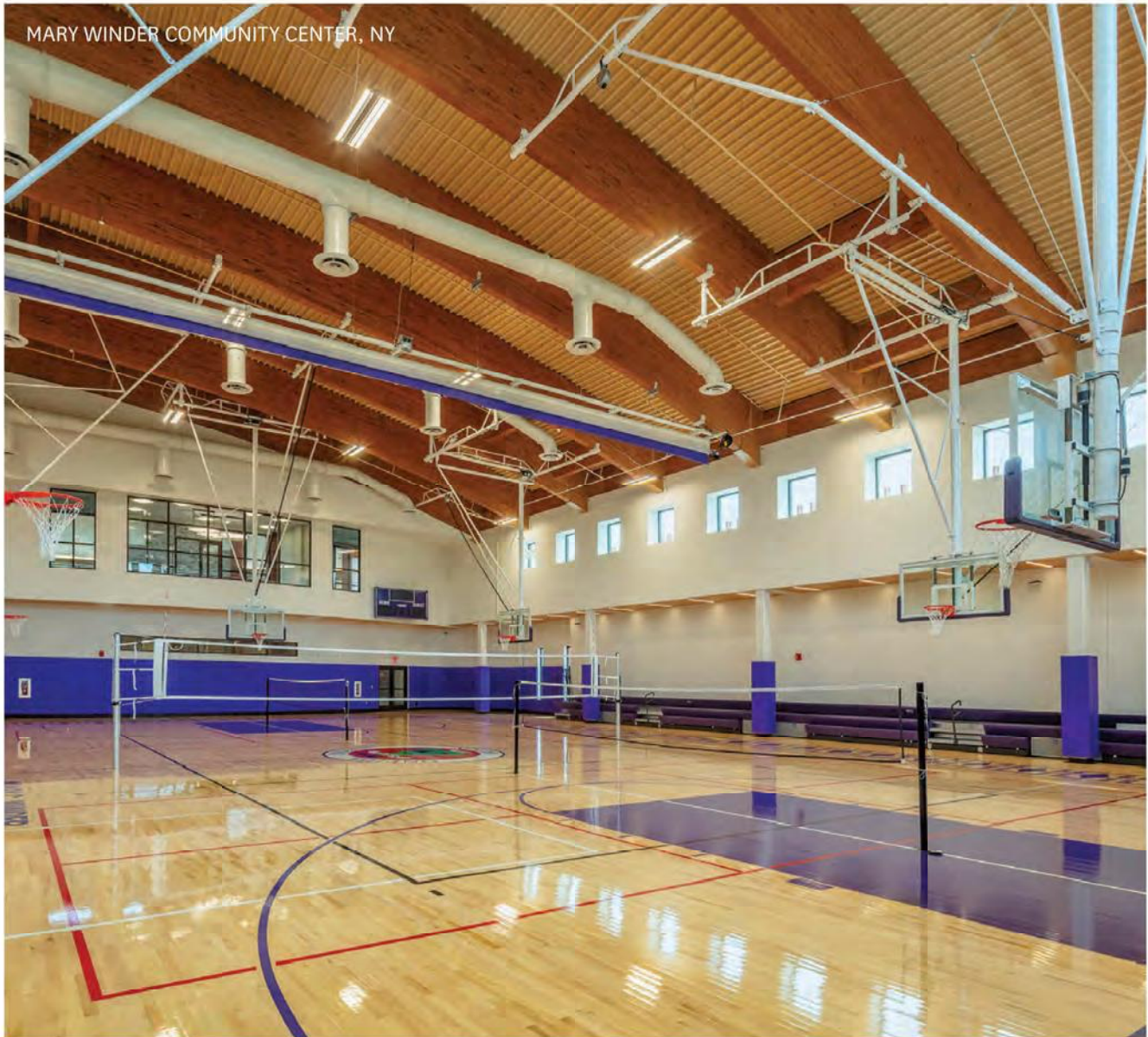
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NYSCEF DOC. NO. 14

RECEIVED NYSCEF: 12/14/2025

SECTION 4



MARY WINDER COMMUNITY CENTER, NY

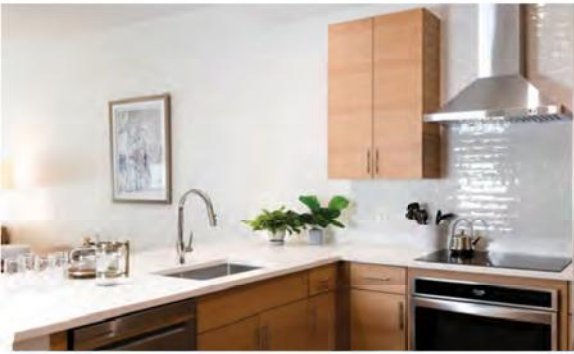
WORK SAMPLES

FILED: WESTCHESTER COUNTY CLERK 12/14/2025 02:43 AM

INDEX NO. 77188/2025

NYSCEF DOC. NO. 14

RECEIVED NYSCEF: 12/14/2025



ASSOCIATE FIRMS

Sullivan Architectural Group (AoR)
Castle Rock Construction (GC)

SIZE

140,000 sf

COMPLETION

Construction Start: August 2021

Completion: Septmeber 2023

THE ILLUSTRATOR

600 North Avenue, New Rochelle, NY

The Young Companies joined NA West LLC in the development and construction of The Illustrator at 600 North Ave, New Rochelle. The Young Companies team has worked diligently over the last 5+ years to develop the 600 North Avenue site, eventually bringing 75 apartment units to the area. The team worked with the design team to bring the market living spaces characterized by large windows providing natural light and open floor plans that create an inviting atmosphere. Thoughtfully designed with space in mind, The Young Companies were looking for a blend of modern charm with contemporary amenities, giving the tenants a space that shows more as a home, than apartment living.

Construction on the approx. 140,000 sf mixed use building started August 2021 and completed construction September 2023. Since completion, the team as brought in retail that rivals the best New Rochelle has to offer, with New Rochelle based small business owners, an established Westchester franchise, and a national franchise.



**ASSOCIATE FIRMS**

Sullivan Architectural Group (AoR)
Castle Rock Construction (GC)

SIZE

182,000 sf

COMPLETION

Construction Start: July 2017

Completion: January 2021

THE ROCKWELL

585 North Avenue, New Rochelle, NY

The Rockwell was the first of two projects (The Illustrator), planned to revitalize the North Avenue corridor just south of Iona University. An area in desperate need of renewed energy, with new residents, retail, and greater walk-ability. The Young Companies, set out to do that by introducing an 180,000 sf mixed use building, that included rejuvenated retail with local staple, Smokehouse Tailgate Grill and a relocated CVS location, prominently positioned at the corner of Fifth and North Aveunes.

The Rockwell was designed to expand the idea of comfortable and luxury apartment living, with larger apartments, contemporary design elements, and high end finishes. The building boasts a beautiful 2 story tall amenity room, including custom millwork, coffered ceilings, and a mezzanine leading out to the rooftop deck that overlooks the ever changing New Rochelle skyline. Modeled after typical custom homes The Young Companies and Castle Rock Construction has built over the years, the idea became a reality when construction was completed in 2021.





ASSOCIATE FIRMS

Sullivan Architectural Group (AoR)
Castle Rock Construction (GC)

SIZE

55,000 sf

COMPLETION

Construction: August 2024

Status: Under Construction

TENNIS INNOVATORS ACADEMY

55 Quaker Rldge Road, New Rochelle, NY

Tennis Innovators Academy was established in 2015 at Delfino Park in White Plains, NY. Tennis Innovators Academy and The Young Companies, applied to an RFP at Delfino Park relating to a Tennis Facility. After winning the bid, our team worked with the City of White Plains on a 20 year license agreement. After 10 years of growth and success the team decided to open a flagship academy in New Rochelle. Tennis Innovators New Rochelle, was a great opportunity to expand an already growing brand in the world of Tennis. The New Rochelle facility will be 55,000 sf, 8 Deco Turf courts and fully indoor with a clubhouse mezzanine viewing area, with the goal to host many USTA Championship events in the future.

The Young Companies started working with the city in 2023 to bring this to the forefront of community activation. Construction on the flagship location started summer of 2024 and is currently under construction, set to begin Tennis play Fall 2025.





RESPONSIBILITY

Preserve History

Repurpose Structure for Residential Lofts

Continue Legacy within the Arts

COMPLETION

Completion: 1997

THE KNICKERBOCKER PRESS

52 Webster Avenue, New Rochelle, NY

The Knickerbocker Press was built in 1892, as a printing press location for G.P. Putnam’s & Sons. The building has long history as a staple of New Rochelle’s history and its Dutch Colonial Revival architecture made this a landmark in the City. The building is iconic for its central tower and roof design, “The Knickerbocker Press” notably shown to the thousands of commuters along New Rochelle’s I-95 corridor.

The Young Companies, was a vital part in the establishment of the building’s part in New Rochelle and New York State history. As only the third owner of the property in its 105 years, the team was instrumental in the preservation and refurbishment of the abandoned late 1800’s piece of American History. During the revitalization of the building, The Young Companies petitioned for the building to be added to the National Register of Historic Places in 1997 and would be granted the honor in the early 2000’s. The Young Companies were able to save the building from the wrecking ball, and create 45 unique rental apartments, preserving a piece of New Rochelle history. To this day The Kickerbocker Press Lofts continues to be loft apartments, now as condominiums.





Pratt Landing
A thriving, walkable community that reconnects downtown New Rochelle to its waterfront.

Land Use, Zoning + Development

For over 50 years, Cuddy & Feder’s Land Use, Zoning & Development Practice has been instrumental in obtaining the regulatory approvals and permits that have transformed the landscape of the New York metropolitan area, including Westchester County, the Hudson Valley and Connecticut.

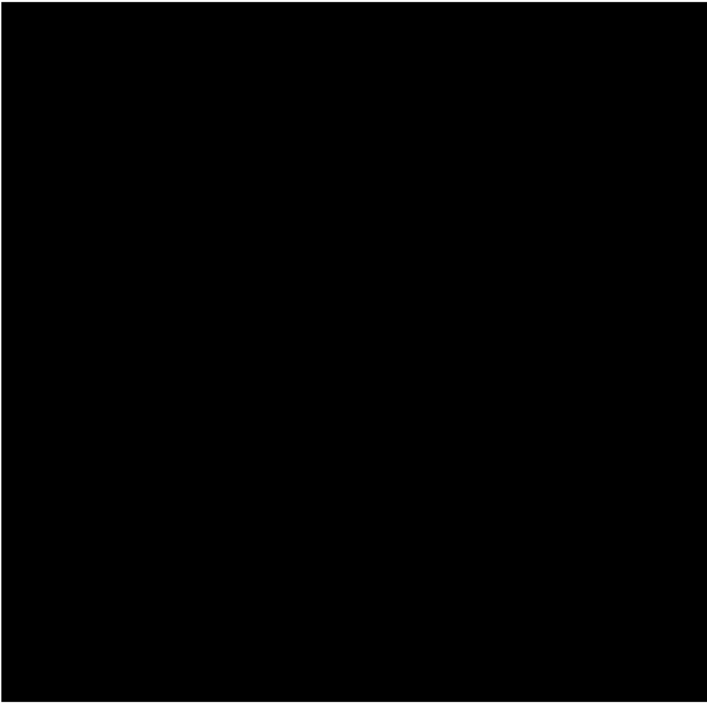
We know zoning, land use, environmental and municipal law. But more importantly, our clients rely on us for the depth of knowledge we offer and our unique ability to translate the legal insights we have into innovative yet practical solutions on their behalf – a characteristic of Cuddy & Feder that is simply unrivaled.

Our Land Use, Zoning & Development attorneys take great pride in remaining on the cutting edge of new legal developments to assure effective representation of our clients in an increasingly regulated environment. We are especially adept at harmonizing the various federal, state, county and local regulatory schemes to effectively streamline the land use process and save our clients the valuable capital, time and resources typically associated with the development of retail, commercial, residential, institutional, not-for-profit and utility projects.

Over the years, our Land Use attorneys have successfully advised and assisted our clients in developing shopping centers, office complexes, residential housing, assisted-living and nursing homes, schools, religious centers, museums, continuing-care retirement communities, public utility infrastructure and a host of other land use endeavors designed to improve the communities we serve,



Cuddy & Feder guided Pratt Landing through complex land use and zoning approvals, paving the way for a transformative mixed-use waterfront community that revitalizes New Rochelle's shoreline with new housing, retail, and public access.

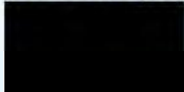


Land Use, Zoning & Development Services

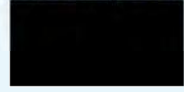
- Commercial, Residential and Mixed Use Development
- Environmental Review (SEQRA/NEPA) and Development (Coastal Zone/Waterfront, Adaptive Reuse/Brownfields)
- Wetlands/NYDEC and NYDEP Permitting
- Specialty Land Use (Religious, Non-Profit, Public Utilities and Wireless)
- Green Building/LEED Certification Elements
- Urban Renewal



Westchester
445 Hamilton Avenue
14th Floor
White Plains, NY 10601



New York City
500 Fifth Avenue
Suite 1600
New York, NY 10110



Hudson Valley
300 Westage
Business Center
Suite 380
Fishkill, NY 12524



Connecticut
243 Tresser Blvd.
Stamford, CT 06901



cuddyfeder.com

[linkedin.com/company/cuddy-&-feder-llp](https://www.linkedin.com/company/cuddy-&-feder-llp)

twitter.com/cuddyfeder

Pratt Landing



Cuddy & Feder LLP served as land use counsel in obtaining Site Plan Approval for the Pratt Landing project, a major waterfront redevelopment in New Rochelle, New York. The project, led by Twining Properties in collaboration with the City of New Rochelle and the State of New York, repurposes an 11.5-acre former industrial site into a mixed-use district integrating residential, commercial, hospitality, and public spaces.

The approximately 850,000-square-foot development includes 383 rental apartments, 99 condominiums, a 150-room hotel, and more than 40,000 square feet of retail and restaurant space. The plan also provides for the restoration of the historic New Rochelle Naval Armory as an event venue and the creation of the Armory Veterans Center to serve the local veteran community.

Cuddy & Feder guided the project team through the municipal approval process, coordinated with city officials and consultants, and ensured compliance with applicable zoning and environmental regulations to secure site plan approval for this milestone project.

Location

240 East Main Street
New Rochelle, NY

Project Type

Mixed-Use

Status

Site Plan Approval

466 Main Street



Cuddy & Feder LLP served as land use counsel in securing Site Plan Approval from the New Rochelle Planning Board for the redevelopment of 466 Main Street, the largest project ever approved in the city's history. The project represents a key component of New Rochelle's ongoing downtown revitalization and economic development initiatives.

The approved plan includes two 28-story mixed-use towers, each featuring a podium and tower structure. Together, the buildings will provide 805 residential units, including 257 studios, 377 one-bedroom units, 156 two-bedroom units, and 15 three-bedroom units. The development also incorporates two street-level retail spaces and two enclosed valet parking facilities accommodating 711 vehicles.

Cuddy & Feder guided the project team through the municipal review and approval process, coordinating with City officials and consultants to ensure compliance with local zoning and environmental regulations. The project advances the City's vision for a vibrant, mixed-use downtown that integrates housing, retail, and community amenities.

Location

466 Main Street
New Rochelle, NY

Project Type

Mixed-Use

Status

Site Plan Approval

Watermark Pointe



Cuddy & Feder provided comprehensive legal services for the redevelopment of the former Beckwith Pointe property into Watermark Pointe, a new [REDACTED] 72-unit luxury waterfront residential community located at the southern tip of Davenport Neck in New Rochelle, NY. The firm represented National Realty & Development Corp. (Zinrock Resources LP) in connection with rezoning, environmental review, land use and site plan approvals, and the creation of innovative “Water Edge Design Guidelines” to ensure resiliency, sustainability, and preservation of view corridors to Long Island Sound.

The approved plan transformed the ten-acre shoreline property into nine four-story condominium buildings, each featuring spacious two-bedroom plus den and three-bedroom residences with contemporary design, open floor plans, and expansive terraces offering panoramic water views. The development also includes a clubhouse, gatehouse, private beachfront access, and landscaped open space to benefit both residents and the surrounding community.

Cuddy & Feder’s work resulted in the passage of new zoning legislation and project approval within seven months, allowing the project to proceed efficiently from entitlement to completion. Today, Watermark Pointe stands as one of New Rochelle’s premier luxury residential communities, contributing to the city’s ongoing waterfront revitalization and enhancing its reputation as the “Queen City of the Sound.”

Location

700 Davenport Avenue
New Rochelle, NY

Project Type

Multi-Family

Status

Constructed

24 Maple Avenue



Cuddy & Feder LLP represented Mill Creek Residential Trust in connection with land use approvals and project financing for the development of a new eight-story, 334-unit mixed-use building located within New Rochelle's Downtown Overlay Zone. The firm's Land Use team secured Site Plan Approval from the New Rochelle Planning Board, enabling the construction of a multifamily community featuring residential use on all floors and an extensive amenity program including a fitness center, home offices, clubroom, three courtyards, and a rooftop lounge.

Following approval, Cuddy & Feder's Real Estate, Finance & Non-Profit group closed on an approximately [REDACTED] [REDACTED] on behalf of the developer. The team obtained a Payment in Lieu of Taxes (PILOT) agreement as well as sales and mortgage tax exemptions from the City of New Rochelle IDA. The project delivers a mix of studio, one-bedroom, and two-bedroom units and contributes to the City's ongoing downtown revitalization efforts.

Location

24 Maple Avenue
New Rochelle, NY

Project Type

Mixed-Use

Status

Constructed

115 Cedar Street



Cuddy & Feder LLP represented WP Realty Acquisition III, LLC, a subsidiary of Ward Capital Management LLC, in connection with zoning and land use approvals for a new 24-story, 225-room hotel development located at 115 Cedar Street in New Rochelle, New York. The project site, formerly zoned for light industrial use, required amendments to the City's Zoning Code and Zoning Map to allow for hotel development within the gateway area adjacent to the Downtown Overlay Zone (DOZ).

Cuddy & Feder prepared and submitted a petition to the New Rochelle City Council establishing a new Light Industry–Hotel (LI-H) District to permit hotels, restaurants, and related amenities in proximity to the downtown corridor. The firm guided the project through the rezoning process, coordinated environmental review, and secured the necessary approvals for the site's redevelopment.

Following the zoning amendment, Cuddy & Feder obtained Site Plan Approval from the City's Planning Board for construction of the 24-story hotel. The approved plans include public restaurants, event space, a rooftop bar, and a pedestrian bridge connection to the downtown and train station, aligning with the City's goals of enhancing connectivity, promoting economic development, and improving the visual gateway into New Rochelle.

Location

24 Maple Avenue
New Rochelle, NY

Project Type

Hotel

Status

Site Plan Approval

438 Main Street



Cuddy & Feder provided land use counsel for the redevelopment of the historic Union Baptist Church site at 438 Main Street in downtown New Rochelle . The firm secured Site Plan Approval for the project, which will deliver 115 affordable senior apartments, commercial space, and 80 parking spaces while restoring a place of worship for The New Union Church of New Rochelle .

Developed through a partnership between the St. Katherine Group and Kings Capital Group, the approximately [REDACTED] project will create a new mixed-use community that integrates affordable housing, faith-based space, and public benefit. The residential component will serve seniors earning 30 % to 60% of the Area Median Income and will be supported by a mix of tax credit equity and state and county financing .

The firm's work helped facilitate a thoughtful redevelopment that preserves the church's legacy while contributing to New Rochelle 's ongoing commitment to inclusive, sustainable growth.

Location

438 Main Street
New Rochelle, NY

Project Type

Multi-Family / Affordable
Senior Living

Status

Site Plan Approval

ABOUT CHA

CHA provides architectural, engineering and sports design that is rooted in community ideals and responsive to the landscape and local aesthetic. Our people thrive on collaboration, working as part of a project team, listening to our clients' needs, and concentrating on modern design.

Local Expertise. National Experience.

Founded in 1952, CHA is a multi-disciplined engineering consulting firm, with a shared aspiration to responsibly improve the world we live in. Together, the CHA team includes more than 2,100+ technical professionals across 55 offices throughout the United States and Canada, providing a national platform to combine art and science to rethink, refine and reshape the built environment.

The tools may have changed over the past 40 years, the office has grown, and we have many new colleagues to collaborate with, but the ideas and creative energy persist and overflow. Our foundation remains clear — to create high-quality, collaborative designs that stress innovation grounded in careful listening to our clients' functional needs.

We Know Sports + Recreation.

Our **SPORTS + RECREATION** specialists are nationally recognized experts in the design of sports and recreational facilities. Comprised of engineers, architects, landscape architects, turf specialists, and aquatics experts, our team has planned and designed both indoor and outdoor sports and recreational projects at over 200 municipal parks and complexes across the country. Our team is well-versed in working in municipal settings — collaborating with community members, advisory committees, boards, and other stakeholders to develop both active and passive venues that promote well-being.

Driven by hard work built on long-term relationships and successful growth, our **SPORTS + RECREATION** experts offer innovative solutions to meet the changing challenges of site planning, architecture, and design while keeping our clients' budgets a priority. Our qualified staff of landscape architects and engineers are able to provide a range of services from preliminary site planning and construction cost estimating, site feasibility and due diligence, to full construction design and permitting with great attention to quality control and assurance. We pride ourselves on proven professionalism with the experience and technology to tailor our services around the needs of the client and the requirements of the project. Our team has decades of experience planning, designing, and constructing athletic facilities for municipal, K-12, and higher education clients.



540+

New York-Based
Team Members



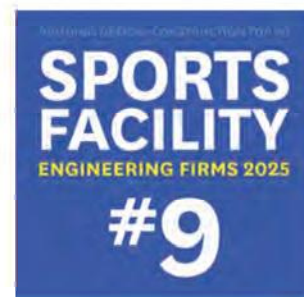
2100+

Firm-Wide
Resources



60+

Sports + Recreation
Complexes





COMMUNITY FOCUSED DESIGNS

From after school and summer programs to bingo nights, fitness programs, and athletic events, community recreation centers offer many benefits to their communities beyond keeping their residents busy. Creating a unique space for all generations – where kids will learn to swim, play sports, dance, do arts and crafts, along with a host of other activities, and adults will exercise for good health and gather for social events – presents a unique opportunity to design a facility that will impact countless lives.

We envision buildings and community recreation centers that will have a lasting impact by providing architectural design, interior design and planning that is focused on the people who will live, work, learn, grow and expand their horizons in these spaces. Our architects and designers seek to create high-quality, collaborative designs that stress innovation grounded in careful listening to your functional needs and tailored to your culture and specific organizational needs. We have vast aquatic and recreation design expertise and resources, but our commitment to you will be laser focused, thoughtful and longstanding. Building design often involves diverse stakeholder input and you can trust that we'll guide you through a design process that's right sized for your project and community. The end-result will be a design that is innovative, flexible, creative and beautiful.

The design of community recreation centers must accommodate future shifts and trends, as well as regular daily/weekly/monthly changes. Having flexible spaces for educational classes, arts and crafts, exercise space, and more means being able to provide your community with their ever-changing wants and needs.

Our portfolio is a mix of new construction and complex renovations. We have designed facilities on some of the most historic and demanding sites in the country, a testament to our capabilities. From community centers to bathhouses and fieldhouses, our team can design buildings that fit into the surrounding landscape and provide important amenities for your community.

Long-Term Operational Planning.

Cost-effective design and efficiency are closely connected, and we approach each project with the understanding that even small changes can have significant impacts. In the initial planning phase, we evaluate options of varying scope—small, medium, and large—to demonstrate the relationship between cost and benefit and clarify what is necessary to meet a project's goals. When applicable, we prioritize reuse over new construction and program efficiencies, while also carefully assessing building size, scale, orientation, and mechanical systems. This comprehensive evaluation ensures that the project's aspirations align with the budget and adhere to its core priorities.



MANHATTANVILLE COLLEGE

Athletic Improvements

Working alongside [REDACTED] CHA provided planning and design for the relocation of the existing artificial turf softball field and reorientation of the artificial turf baseball field. The design included new sports field lighting, grandstand seating with a pressbox behind home plate, public address audio systems, covered dugouts, bullpens, hitting tunnels, fencing, and retaining walls. All associated drainage was designed to meet NCAA compliance.

Additionally, a two-story support building was designed on the south side of the baseball field with sports medicine, strength and conditioning, locker room, classrooms for the college, offices, and a VIP viewing platform.

LOCATION

Purchase, NY

COMPLETION DATE

2023 | Design
N/A | Construction

PROJECT COST

[REDACTED]

SERVICES PROVIDED

Master Planning, Conceptual Design, Sports Design, Architecture, Landscape Architecture, Civil Engineering, Electrical Engineering



CITY OF GARDEN CITY

Gymnasium Complex

CHA provided a study and design for the replacement of the Garden City Gym and adjacent Garden City Stadium to include a new two-court indoor gym, community center, new multipurpose sports field, six pickleball courts, and an aquatic complex with a municipal pool and splash pad. CHA studied two potential site locations. The city ultimately chose the Haynes School property for the construction of the new 12-acre Garden City Gym Complex.

The vision grew from three public listening sessions held in different Council Districts and three public open houses held at the Garden City Gym. CHA shared multiple site concepts and conceptual building layouts at the open houses, and residents provided written comments. In addition, an online survey link on the city's website allowed residents to view the site concepts and make comments online.

Construction is currently in progress with estimated completion by the summer of 2026. The gym/community center includes a two-court gym striped for basketball and volleyball, fitness center, multipurpose room, community lounge, locker rooms, restrooms, concessions, city staff offices, and a police substation. The multipurpose room has an operable partition to allow the room to be split in two, along with wood grain rubber sports flooring to allow the room to be used for events ranging from exercise classes and gymnastics to community meetings and presentations.

LOCATION

Garden City, GA

COMPLETION DATE

2024 | Design

2026 | Construction

PROJECT COST

[REDACTED]

SERVICES PROVIDED

Master Planning, Planning/Programming, Conceptual Design, Sports Design, Architecture, Aquatic Design, Landscape Architecture, Civil Engineering, Cost Estimating, Construction Administration





NYS OFFICE OF PARKS, RECREATION + HISTORIC PRESERVATION

FDR State Park Pool

The swimming pool at Franklin D. Roosevelt State Park in Westchester County is the largest pool in the Parks system. The 40,000 SF, 1.5 million-gallon pool was originally built in the early 1960s and was in need of many upgrades. The pool can serve up to 2,400 swimmers at one time.

The state wanted to preserve the existing pool but add some modern amenities. The new pool was built within the footprint of the original pool and now includes 26 water spray features and a beach entry. All new pool equipment was incorporated within the design, including regenerative media filters, pumps with VFDs, and an ultraviolet light disinfection system. Several other site improvements were added, including a new lifeguard pavilion, improvements to the concessions building, a new restroom and storage building at the south end of the facility, a complete new concrete deck and drainage system, and renovations to the existing perimeter fencing.

CHA was hired to evaluate the outdoor aquatic facility focusing on the pool basin, deck, circulation, filtration systems and lifeguard services. The scope of the design services included the analysis and design of replacement or rehabilitation options for pumps, pool basin configuration, accessibility improvements (zero entry or ramps), pool basin surfacing, filtration systems, backwash, surge tank, main drains, plumbing/piping components, deck area, gutter drains, generator, water play features, landscaping, lifeguard facilities, and filter building. CHA provided services throughout design and construction support. Careful phasing and an aggressive off-season construction schedule enabled the pool to close down at the end of the 2020 season and reopen in time for the Summer 2021 swimming season with no disruption to pool users.

LOCATION

Yorktown Heights, NY

COMPLETION DATE

2020 | Design

2021 | Construction

PROJECT COST



SERVICES PROVIDED

Planning/Programming, Aquatic Design, Architecture, Landscape Architecture, Structural Engineering, Civil Engineering, Mechanical Engineering, Electrical Engineering, Cost Estimating, Construction Administration

AWARDS

2021 Platinum Award in Special Projects Category

ACEC New York Engineering Excellence Awards





CHATHAM COUNTY

Memorial Stadium

CHA was selected to provide design and construction administration services for the replacement of Memorial Stadium, which was traditionally used for high school football games, local youth football programs, and band competitions. The new stadium is a multi-use facility designed for semi-professional soccer, college/university soccer/lacrosse tournaments, high school football, and county recreation league games. The stadium includes a seating capacity for up to 5,000 spectators and a synthetic turf field system with a heat-reducing infill that lowers the temperatures on the field by up to 25 degrees. The new stadium also includes a new 15,600 SF field house that includes locker rooms with showers for home and visiting teams, concessions, public restrooms, county offices, and a 1,500 SF multipurpose event room with balcony space overlooking the field. Additional amenities include storage areas under the grandstand for maintenance equipment, a dedicated officials locker room, a digital video scoreboard, and LED field lighting.

The project's construction was divided into two phases, with the first phase focused on the stadium grandstands, turf field, locker rooms, and concession/restroom facilities, and the second phase focused on the 2nd floor of the field house that included county offices, a multi-purpose event room, and catering kitchen. The first phase was completed on-time in September 2018 to allow the first scheduled event, a high school football opening day game, to proceed as scheduled. The second phase was also completed on time, with substantial completion in December 2018 to allow the county's Parks & Recreation Department to move into their new offices.

LOCATION

Savannah, GA

COMPLETION DATE

2018 | Design

2019 | Construction

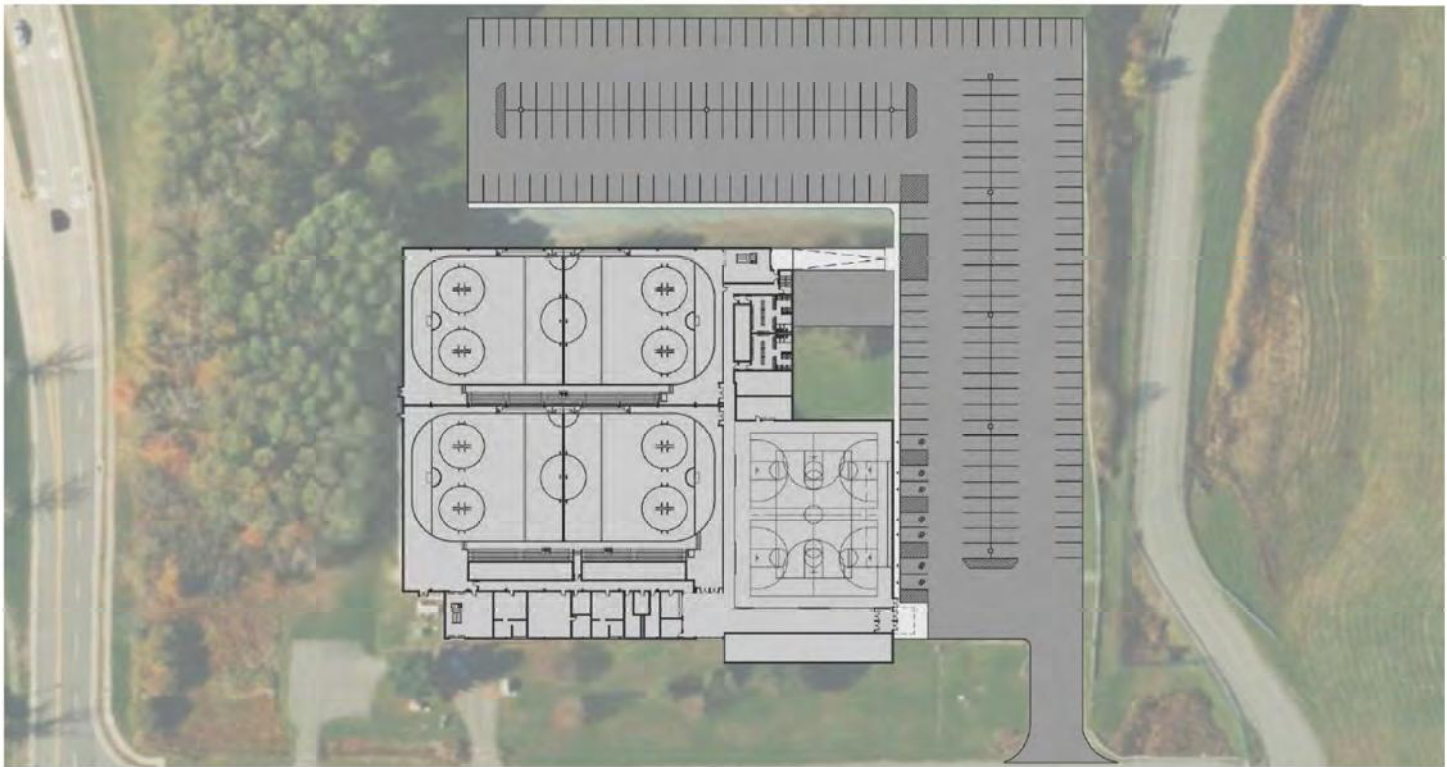
PROJECT COST

[REDACTED]

SERVICES PROVIDED

Planning/Programming, Sports Design, Architecture, Landscape Architecture, Electrical Engineering, Civil/Site Engineering, Construction Administration





ALBANY COUNTY

Albany County Hockey Facility

As part of a multidisciplinary team, CHA was engaged to conduct a feasibility study for the development of a new sportsplex in Albany County. The scope of work included a comprehensive market analysis and a series of collaborative discussions with county representatives to explore layout configurations and programming options.

Building upon the existing Albany County Hockey Facility, the team developed a conceptual site plan that integrates a new facility layout. A key feature of the design is the addition of a second sheet of ice, which will serve as a flexible-use space. This area will accommodate ice activities during the fall and winter seasons. In the spring and summer, the ice and dasherboards will be removed, allowing for the installation of a portable hardwood or sport court surface to support court-based programming.

A second expansion area is proposed to include permanent, full-sized hardwood courts—sized to accommodate either two regulation basketball courts or four regulation volleyball courts—along with associated public and support spaces.

A detailed preliminary space program was developed, along with an order-of-magnitude construction cost estimate for the revised concept and programmatic elements at the existing Albany County Hockey Facility site.

LOCATION

Loudonville, NY

COMPLETION DATE

2024 | Study

N/A | Construction

PROJECT COST

SERVICES PROVIDED

Master Planning, Planning/Programming, Sports Design, Landscape Architecture, Architecture



CITY OF OVERLAND PARK

Overland Park Youth Soccer Complex

The City of Overland Park engaged CHA to develop a comprehensive master plan for a new recreation complex to serve its rapidly growing community. Following the successful completion of the master plan, CHA designed a premier soccer tournament facility tailored to youth and adult clubs as well as community soccer groups.

The complex features 12 professional-sized synthetic turf fields with sports lighting and a field cooling system. Each soccer “pod” includes dedicated concession and restroom buildings. Additional amenities include tennis and basketball courts, a skate park, playgrounds, park shelters, thematic signage, and ample parking. Site landscaping and irrigation enhance the overall experience, and improvements were also made to the adjacent Deanna Rose Children’s Farmstead, including new parking and landscaping. To accommodate the new development, six holes of a neighboring golf course were strategically relocated.

As part of the master plan, the city also envisioned its first spray park—a vibrant space where children and parents can cool off during the region’s intense summer heat. The spray park incorporates low-profile, water-conserving in-ground sprays, with the flexibility to add vertical features for special events. Abundant seating, stroller parking, and other thoughtful site amenities make this facility a beloved destination for families and community members of all ages.

LOCATION

Overland Park, KS

COMPLETION DATE

2007 | Design

2009 | Construction

PROJECT COST



SERVICES PROVIDED

Master Planning, Planning/Programming, Sports Design, Landscape Architecture, Civil Engineering, Electrical Engineering, Aquatic Design

AWARDS

2010 Diamond Award, Special Projects Category

ACEC of New York Engineering Excellence Awards

2010 Capstone Award (Community Impact Category)

KC Business Journal



MARYLAND SOCCER FOUNDATION

Maryland SoccerPlex

CHA was hired to design a new soccerplex for the Maryland Soccer Foundation. This recreational park provides the Metropolitan Washington area with a showcase facility for youth teams, amateur clubs and tournament play. It is one of the largest of its kind in the nation. With construction costs of [REDACTED] the soccerplex consists of 24 outdoor, natural grass fields, one of which is a championship-level field with 4,000 spectator seats. An arena building that houses two fields for indoor soccer play contributes to the park's year-round versatility. CHA provided complete sports field design services, including:

- Field orientation and layout, grading, and drainage.
- Field system design, turf selection, and specialty equipment.
- A complete irrigation system with monitoring and controls for all 24 fields.
- A field maintenance and operations manual for use by the field maintenance staff.

After the soccerplex was constructed, it was chosen as the site of the 2002 and 2003 Snickers U.S. Youth Soccer National Championships.

In 2012, CHA was brought back to complete complete lighting design and renovations of fields 14 and 17, including the complete renovation of the root-zone mixes, drainage and grass for the fields.

LOCATION

South Germantown, MD

COMPLETION DATE (ORIGINAL)

2000 | Design

2001 | Construction

COMPLETION DATE (UPDATES)

2011 | Design

2012 | Construction

PROJECT COST (ORIGINAL)

[REDACTED]

PROJECT COST (UPDATES)

[REDACTED]

SERVICES PROVIDED

Planning/Programming, Sports Design, Architecture, Landscape Architecture, Electrical Engineering, Structural Engineering.



Conceptual Design

Final Construction





HENRICO COUNTY

Glover Park

CHA was responsible for the master planning and design of the 90-acre Glover Park site and design of Phase I of the project. The full facility includes a tournament quality sports complex with 10 athletic fields, a championship stadium, pickleball courts, associated buildings, and lit parking in support of this use. CHA conducted a traffic study for Greenwood Road, a utilities investigation to evaluate sewer, water, power, and environmental permit review of the wetlands on site. Extensive public participation was part of this project which induced several neighborhood and community meetings. This master plan was presented to the Planning Commission and Board of Supervisors and obtained approval.

Design of Phase I is complete and the project includes four full size lighted soccer fields, a restroom building, sand volleyball court, supporting infrastructure, parking for over 300 vehicles, and on site bio filters for low impact stormwater management.

After the successful design and implementation of Phase I, CHA was brought back to provide design services for Glover Park phase II, the baseball complex. While still in design, this phase will include four synthetic turf baseball fields with sports lighting, batting cages, a support building, field fencing, hardscaping, and landscaping.

LOCATION

Henrico, VA

COMPLETION DATE

2024 | Design

2026 | Construction

PROJECT COST

[REDACTED]

SERVICES PROVIDED

Master Planning, Planning/Programming, Sports Design, Architecture, Landscape Architecture, Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Cost Estimating, Construction Administration

AWARDS

2019 Honor Award

ACEC Virginia Engineering Excellence Awards

2019 Sports Installation of the Year Award

Synthetic Turf Council





BOSTON COLLEGE

Harrington Athletic Village

CHA provided design and construction administration services for the Harrington Athletic Village, which includes baseball and softball venues and a multi-purpose recreation field. The 1,000-seat baseball stadium features a wrap-around press box, batting cages and bullpens, and a natural grass practice area. The 300-seat Softball facility and baseball seating is accessed from a large plaza area that features an elevated viewing perspective for both fields. Both facilities feature a synthetic turf surface, new LED athletic field lighting, and video infrastructure to allow live ESPN broadcasts. Other improvements include improved pedestrian walkways, new parking areas, and lawn seating areas.

The multi-purpose recreation field sits beside the softball field. The lighted, natural grass field is used by the varsity teams as outdoor practice and training space, and it is also used by intramural and club sports.

The centerpiece is the Pete Frates Center, a new 30,000 SF two-story shared state-of-the-art support facility for baseball and softball. The building includes team locker rooms, a 1,500 SF satellite sports medicine suite, strength and conditioning space, a turf-ed open space fieldhouse with eight motorized retractable hitting tunnels, a hospitality room, additional restrooms, and storage.

LOCATION

Brighton, MA

COMPLETION DATE

2019 | Design

2020 | Construction

PROJECT COST

[REDACTED]

SERVICES PROVIDED

Master Planning, Planning/Programming, Sports Design, Architecture, Landscape Architecture, Structural Engineering, Electrical Engineering, Cost Estimating, Construction Administration

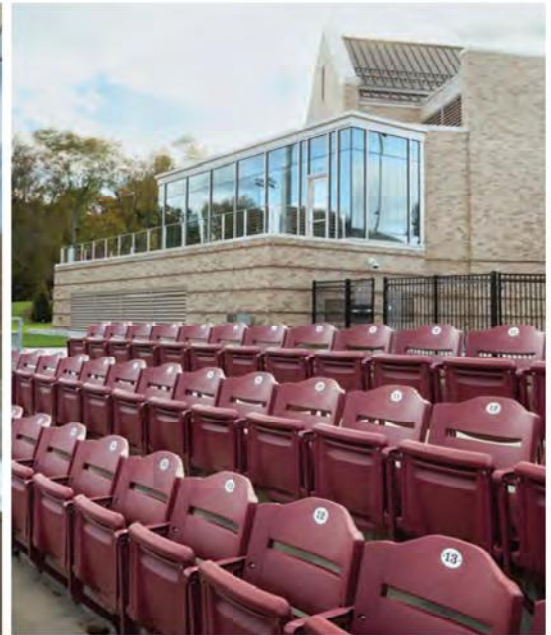
AWARDS

LEED Silver®

US Green Building Council

2022 Technology Award

ASHRAE Boston Chapter Technology Awards





NORTHWEST MISSOURI STATE UNIVERSITY

Hughes Filedhouse

CHA provided planning, design, and construction administration services for a 137,250 SF multi-purpose indoor facility featuring a 300M, 6-lane track, 8 sprint lanes, field events (sand pit, high jump, pole vault), and a 100-yard synthetic infield. Netting and divider curtains allow many teams to train at the same time, including baseball/softball (infields and batting cages), football, soccer, tennis (four practice courts), recreational/intramural athletics, and band.

The facility houses additional space to accommodate commencement and trade shows. A subdividable tiered classroom for 150, locker/changing space, satellite sports medicine suite, and 380 retractable spectator seats provides space for both academics and athletics.

LOCATION

Maryville, MO

COMPLETION DATE

2017 | Design

2018 | Construction

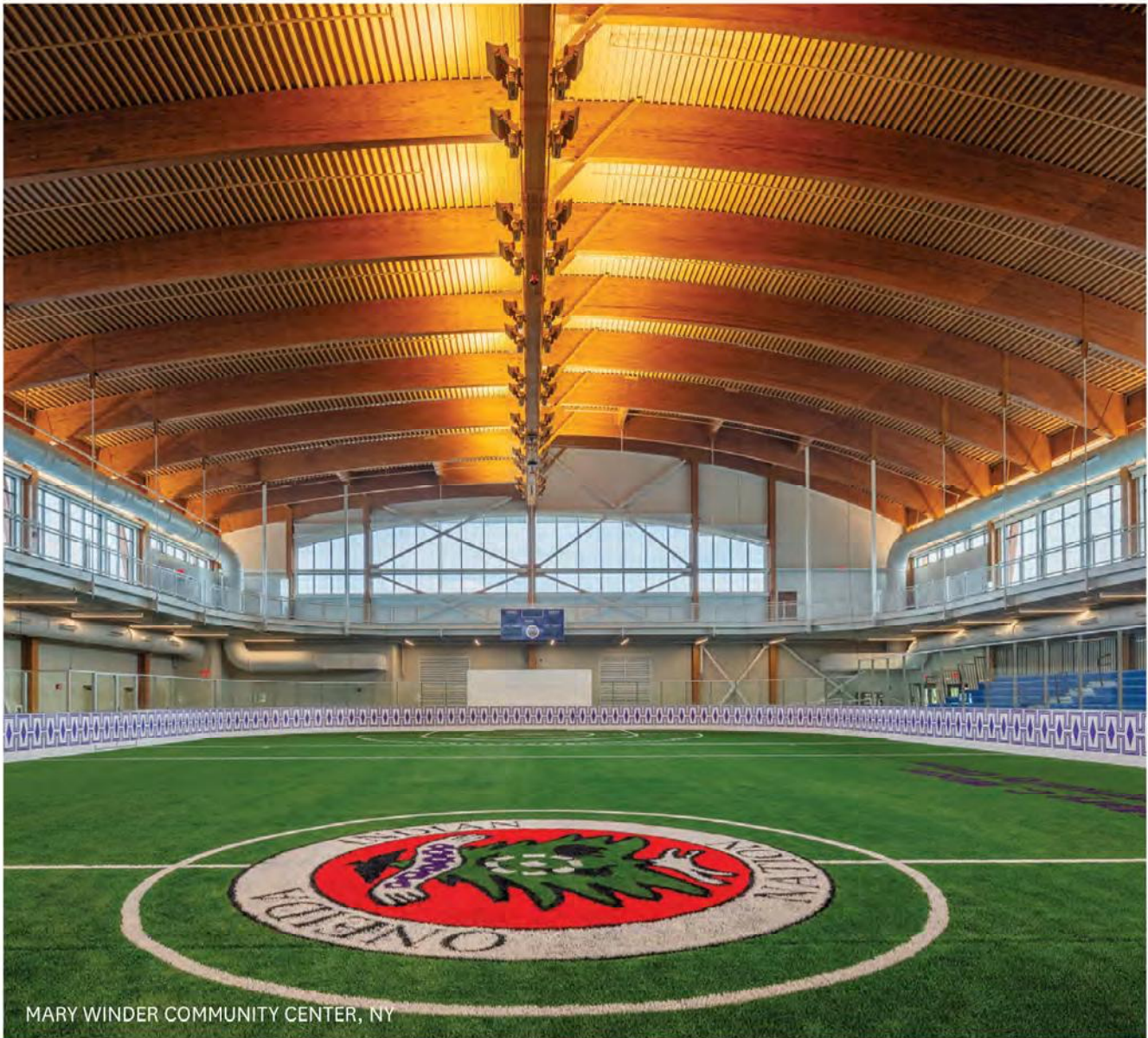
PROJECT COST



SERVICES PROVIDED

Planning/Programming, Sports Design, Architecture, Landscape Architecture, Civil Engineering, Structural Engineering, Electrical Engineering, Construction Administration

SECTION 5



MARY WINDER COMMUNITY CENTER, NY

REFERENCES

FILED: WESTCHESTER COUNTY CLERK 12/14/2025 02:43 AM

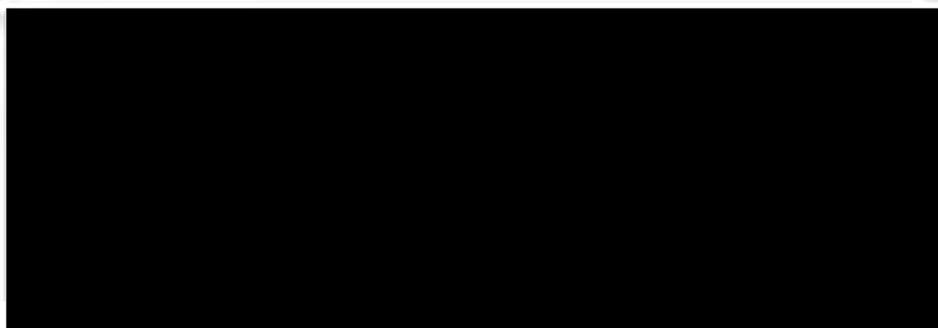
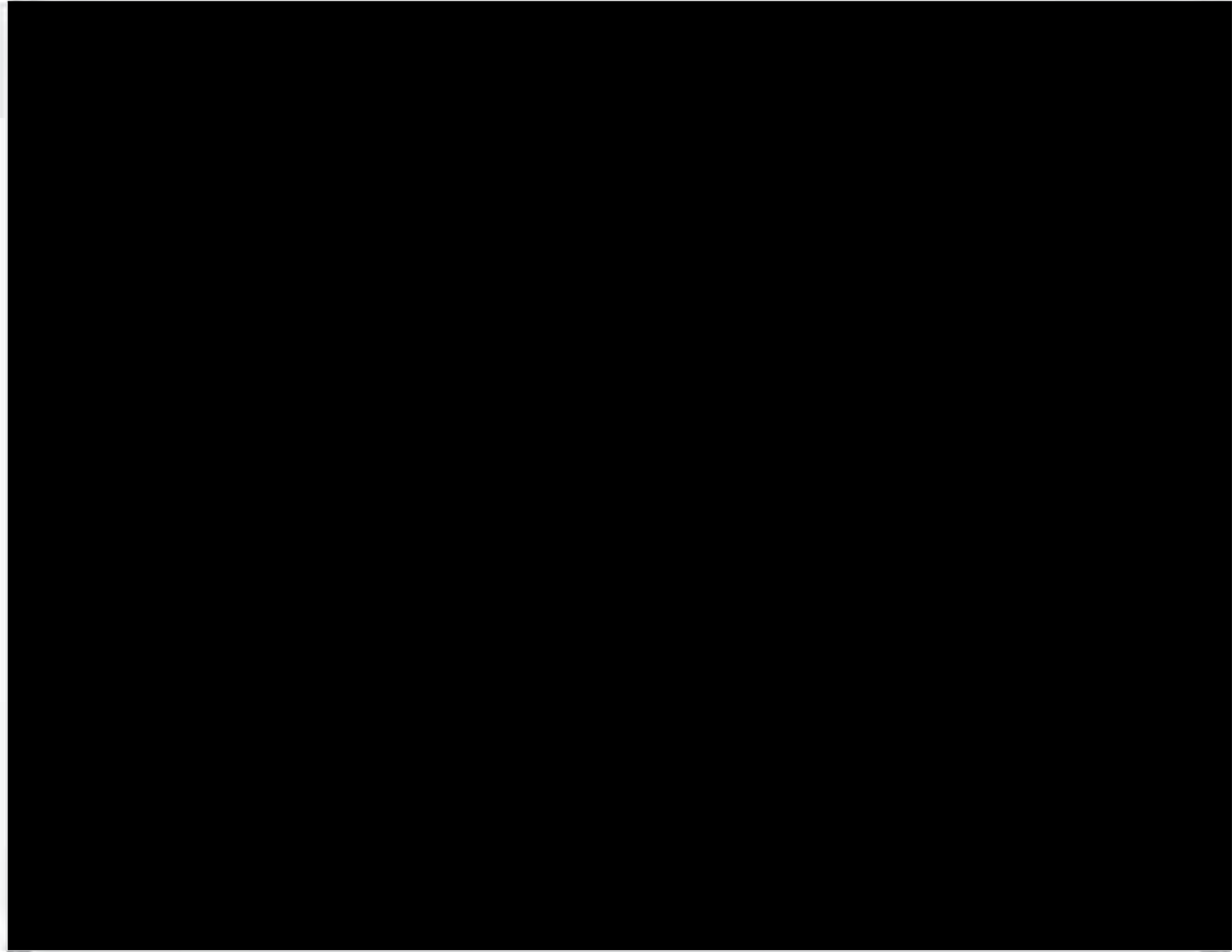
INDEX NO. 77188/2025

NYSCEF DOC. NO. 14

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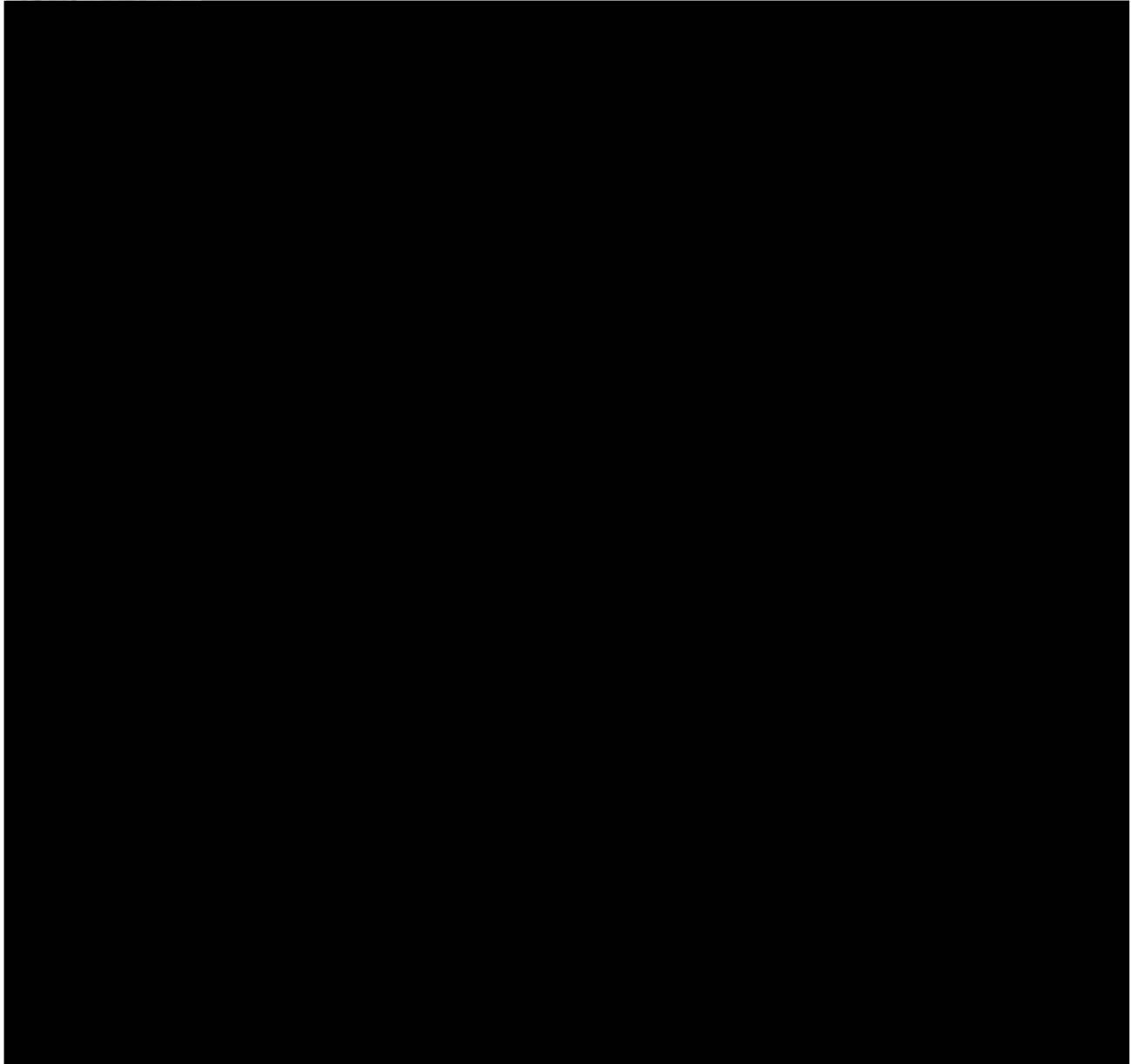


October 6, 2025



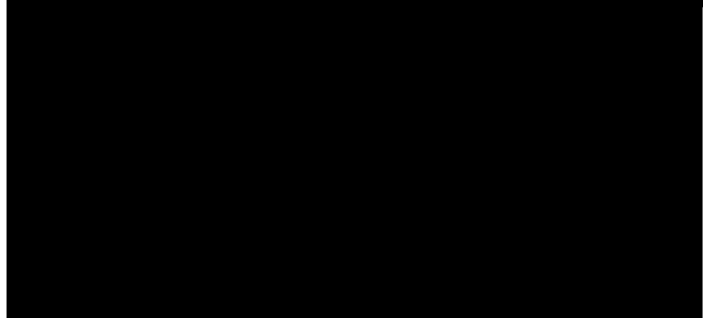
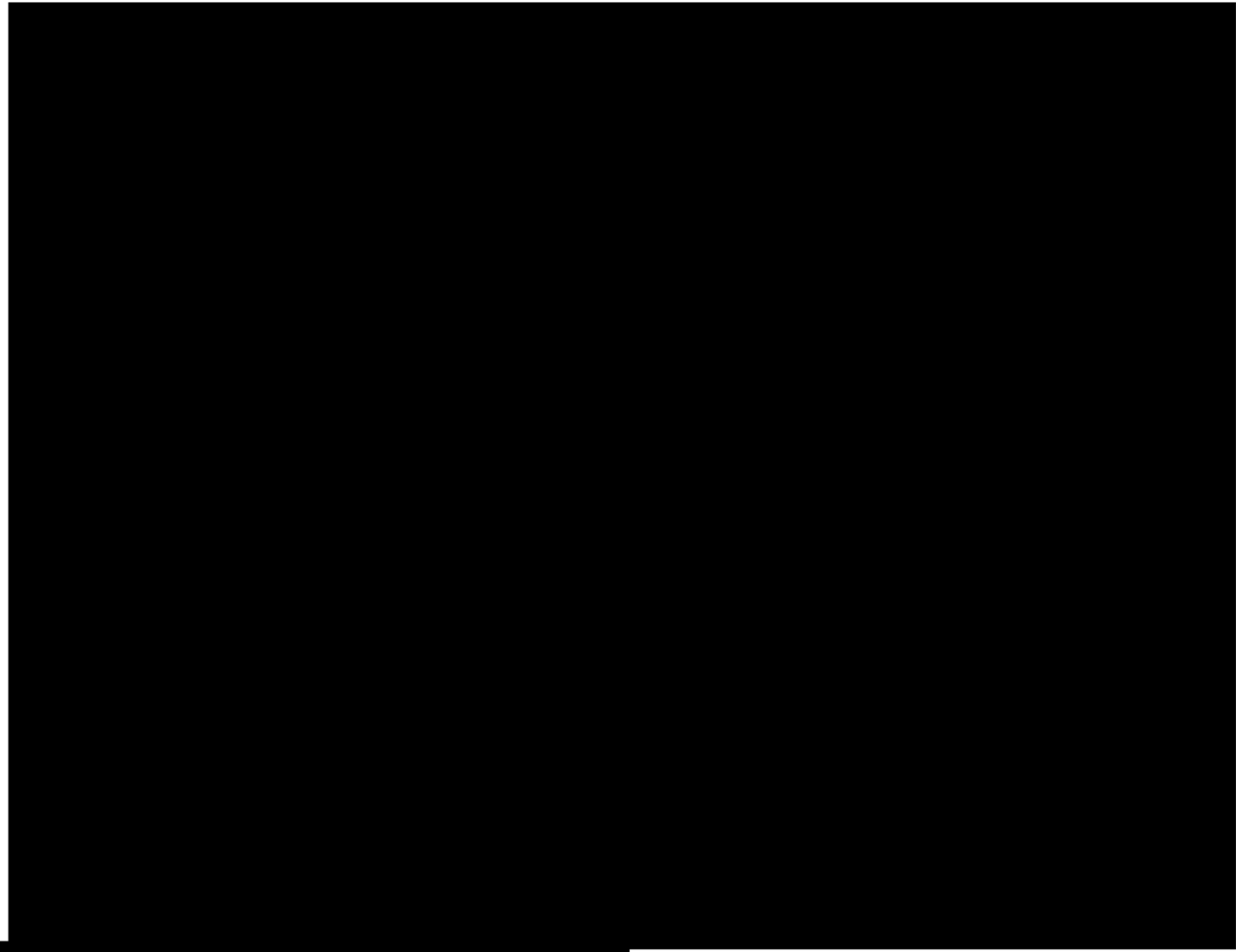


October 27, 2025



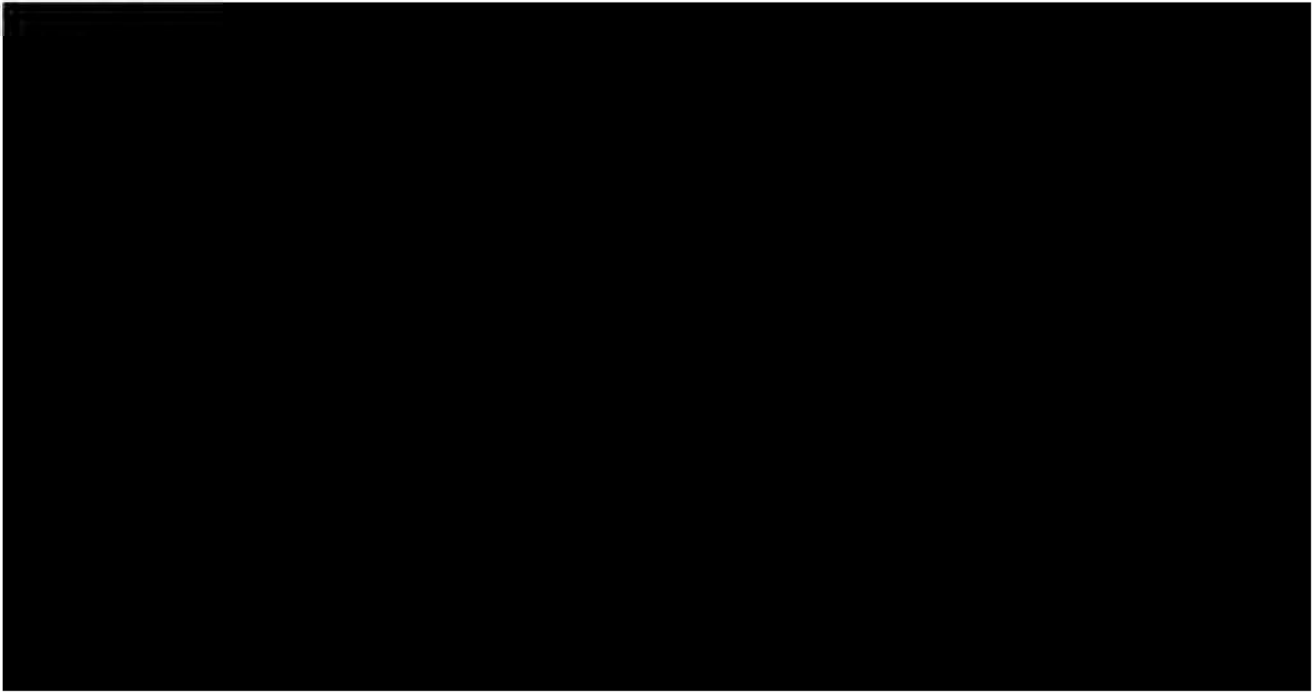


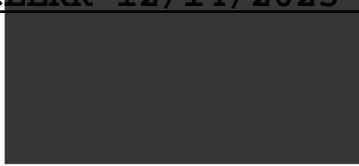
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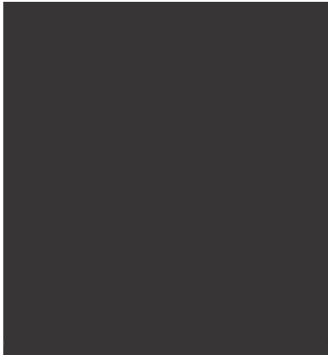


October 27, 2025




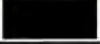
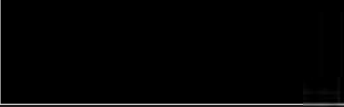





October 27, 2025



WHAT OUR CLIENTS ARE SAYING.

There is no stronger testimonial to CHA's quality of work and unwavering commitment to client satisfaction than feedback directly from our clients. We invite you to contact any of the people listed below to hear first-hand about their recent experience with CHA, the quality of our work, and our unwavering commitment to client satisfaction.

Reference	Project Info		
	Name	Dates	Construction Value
NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION 625 Broadway, Albany, NY 12207 	FDR State Park Pool	2018 to 2021	
	Facility evaluation and design of improvements for the 130-foot by 328-foot, 1,500,000-gallon swimming pool. Improvements included the pool basin, deck, circulation, filtration system, and lifeguard services. A new bathhouse was added to the south end of the pool and a new concession building was added to the north end.		
CITY OF GARDEN CITY, GA 100 Central Ave, Garden City, GA 31405 	Garden City Gymnasium Complex	2021 to 2026	
	Study and design to replace the Garden City Gym and stadium to include a new gym, community center, multipurpose sports field, pool, splash pad, picnic pavilion, and outdoor sports courts.		
HENRICO COUNTY, VA 4301 East Parham Rd., Henrico, VA 23228 	Glover Park	2016 to 2026	
	Master planning and design of an 88-acre parcel. Phase I has been completed and contains four synthetic turf multipurpose fields, eight beach volleyball courts, public restroom facilities, hardscape plazas, and supporting infrastructure. Under construction, Phase II includes four synthetic turf baseball fields with sports lighting, batting cages, a support building, field fencing, hardscaping, and landscaping.		

SECTION 6

ROCKLAND LAKE NORTH POOL, NY



EXHIBITS + LEGAL REQUIREMENTS

FILED: WESTCHESTER COUNTY CLERK 12/14/2025 02:43 AM

INDEX NO. 77188/2025

NYSCEF DOC. NO. 14

RECEIVED NYSCEF: 12/14/2025

ADDENDUM

Name: The Young Companies LLC

Primary Address: 92 North Avenue, Suite #101
New Rochelle, NY 10801

Primary Telephone Number: [REDACTED]

Primary Fax Number: N/A

Primary Email: [REDACTED]

Name of Primary Contact: Robert Young

Title: Managing Member

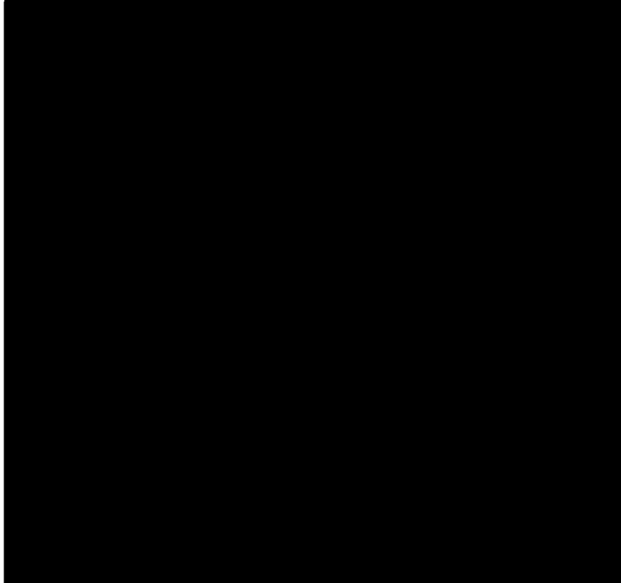
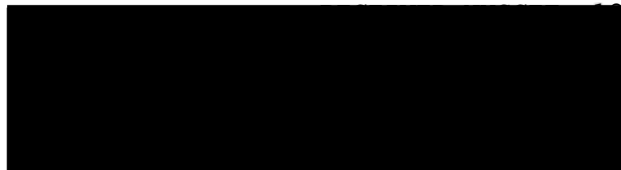
Number of Employees: 6

Number of Years in Business: 29

Company's Legal Status: Limited Liability Company (LLC)

Tax ID Number: [REDACTED]

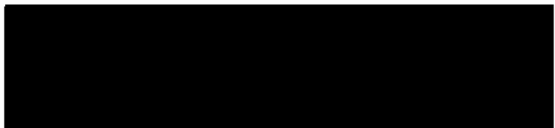
State of Incorporation: New York

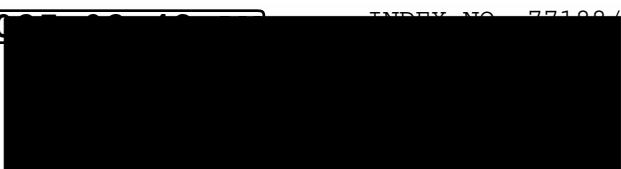


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State of New York }
Department of State }^{ss:}

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.

Witness my hand and seal of the Department of State on



Special Deputy Secretary of State



FILING RECEIPT

FILED: WESTCHESTER COUNTY CLERK 12/14/2025 02:43 AM
NYSCEF DOC. NO. 14

INDEX NO. 77188/2025
RECEIVED NYSCEF: 12/14/2025



THIS FILING HAS AN ASSOCIATED PUBLICATION REQUIREMENT. THE NEWSPAPERS IN WHICH THIS PUBLICATION IS TO BE MADE ARE DESIGNATED BY THE COUNTY CLERK OF THE COUNTY IN WHICH THE ENTITY'S OFFICE IS LOCATED. CONTACT THE RESPECTIVE COUNTY CLERK FOR FURTHER INFORMATION.

FEES	210.00	PAYMENTS	210.00
FILING	200.00	CASH :	0.00
TAX	0.00	CHECK :	210.00
CERT	0.00	BILLED:	0.00
COPIES	10.00		
HANDLING	0.00	REFUND:	0.00

REQUEST FOR PROPOSAL
SPECIFICATION # 5820

EXHIBIT A

NON-COLLUSIVE BIDDING CERTIFICATE

All terms, conditions and requirements as set forth in this Request for Proposal are acceptable as specified therein.

Yes No

If "NO", please provide a detailed description and/or explanation of any deviation in your proposal from the specification detailed in the Request for Proposal with your proposal response.

By submission of this proposal, each bidder, and each person signing on behalf of any bidder, and in the case of a joint bid, each party thereto as to its own organization, under penalty of perjury, certifies that to the best of its knowledge and belief:

A. the prices in this proposal have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or any competitor; and

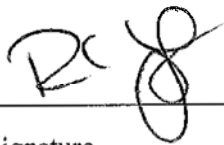
B. unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the bidder prior to the opening, directly or indirectly, to any other bidder or to any competitor; and

C. no attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

The bidder certifies that this proposal is made without any connection with any other person making a proposal for the same purpose, and is in all respects fair and without collusion or fraud, and that no elected official or other officer or employee or person whose salary is payable in whole or in part from the City of New Rochelle treasury is directly or indirectly interested therein, or in any portion of the profits thereof.

As an authorized representative of the identified company, I accept all the terms and conditions identified in Request for Proposal Spec. # except as identified.

Company Name and Address The Young Companies LLC
92 North Avenue, Suite #101
New Rochelle, NY 10801



Signature
ROBERT C. YOUNG, MANAGING MEMBER

24 OCTOBER 2025

Date


Name & Title


Phone Number

Email Address

**REQUEST FOR PROPOSAL
SPECIFICATION # 5820**

EXHIBIT B

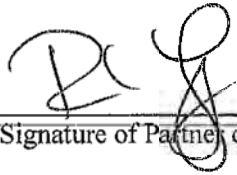
**VENDOR RESPONSIBILITY FORM
STATEMENT OF UNDERSTANDING**

By signing in the space provided below, the undersigned certifies that the respondent (i) has read and understands and accepts the scope and requirements of this project and all of the attachments; (ii) has the capacity to execute this project; (iii) agrees to accept payment in accordance with the requirements of this Proposal and (iv) will, if its proposal is accepted, enter into a standard agreement with the City of New Rochelle.

The undersigned further stipulates that the information in this proposal is, to the best of knowledge and belief, true and accurate.

The Young Companies LLC

Name of Firm/Consultant



24 OCT 2025

Signature of Partner or Corporate Officer

Date

ROBERT C. YOUNG

MANAGING MEMBER

Print Name

Title



Telephone / Fax #'s

EIN #

92 NORTH AVE, SUITE 101 NEW ROCHELLE, NY 10801



Address

E-mail Address

<https://www.youngcompanies.com/>

Website / URL

REQUEST FOR PROPOSAL
SPECIFICATION # 5820

EXHIBIT C

VENDOR RESPONSIBILITY QUESTIONNAIRE

The Young Companies LLC

[REDACTED]

Legal Name of Business

EIN

92 NORTH AVE SUITE 101 NEW ROCHELLE NY 10801

Address of the Principal Place of Business/Exec. Office

NYS Vendor Identification Number

[REDACTED]

NA

Telephone/Fax

Email

https://www.youngcompanies.com/

Website

Authorized Contact for this Questionnaire

ROBERT YOUNG

[REDACTED]

Name

Telephone/Fax

MANAGING MEMBER

[REDACTED]

Title

Email

List any other DBA, Trade Name, Other Identity, or EIN used in the last five (5) years, the state or county where filed, and the status (active or inactive) (if applicable):

N/A

Business Characteristics

- a. Business Entity Type: REAL ESTATE
- b. Was the Business Entity Formed in New York State? YES
- c. If no, indicate jurisdiction where Business Entity was formed: _____
- d. Is the Business Entity currently registered to do business in New York State with the Department of State? YES
- e. If no, explain why the Business Entity is not required to be registered in New York State.

- f. Does the Business Entity have a DUNS Number? If so, what is it? NO
- g. Is the Business Entity's principal place of business/Executive Office in New York State? If no, does the business entity maintain an office in New York State? YES
- h. Is the Business Entity a Minority or Women Owned Business (MWBE)? NO
- i. Identify current Key Employees of the Business Entity. Attach additional sheets, if necessary.
ROBERT YOUNG - DONNA YOUNG

Contract History

- a. Has the Business Entity held any contracts with the City of New Rochelle and/or New York State governmental entities in the last three (3) years? If yes, attach a list including the agency name, contract amount, contract start date, contract end date and the contract description.

NO

Integrity: Contract Award

Within the past five (5) years, has the business entity or affiliate:

- a. Been denied a contract or had a bid rejected based upon a finding of non-responsibility by a governmental entity? NO
- b. Been suspended, cancelled or terminated for cause on any government contract? NO
- c. Been subject to an administrative proceeding or civil action seeking specific performance or restitution in connection with any government contract? NO
- d. Entered into a formal monitoring agreement as a condition of a contract award? NO

*** For each "yes" answer, provide an explanation of the issue(s), the Business Entity involved, the relationship to the submitting Business Entity, the government entity involved, relevant dates and any remedial or corrective action(s) taken and the current status of the issue(s). Provide answer below or attach additional sheets with numbered responses.

Certifications/Licenses

- a. Within the past five (5) years, has the Business Entity or any Affiliate had a revocation, suspension or disbarment of any business or professional permit and/or license? NO

*** If "yes," provide an explanation of the issue(s), the Business Entity involved, the relationship to the submitting Business Entity, the government entity involved, relevant dates and any remedial or corrective action(s) taken and the current status of the issue(s). Provide answer below or attach additional sheets with numbered responses.

Legal Proceedings

Within the past five (5) years, has the business entity or affiliate:

- a. Been the subject of a civil complaint? NO
- b. Been the subject of a judgment or conviction for conduct constituting a crime? NO

- c. Received any OSHA citation and Notification of penalty containing a violation classified as serious or willful? NO
- d. Had any New York State Labor Law violation deemed willful? NO

Leadership Integrity

Within the past five (5) years, has any individual previously identified, any other Key Employees not previously identified or any individual having the authority to sign, execute or approve bids, proposals, contracts or supporting documentation within New York State been subject to:

- a. A sanction imposed relative to any business or professional permit and/or license? NO
- b. An investigation, whether open or closed, by any governmental entity for a civil or criminal violation for any business-related conduct? NO
- c. A conviction or judgment of any business-related conduct constituting a crime including, but not limited to, fraud, extortion, bribery, racketeering, price fixing, bid collusion or any crime related truthfulness? NO
- d. Misdemeanor or felony conviction for:
 - i. Any business-related activity, including, but not limited to, fraud, coercion, extortion, bribe or bribe-receiving, giving or accepting unlawful gratuities, immigration or tax fraud racketeering, mail fraud, wire fraud, price fixing or collusive bidding; or
 - ii. Any crime, whether or not business related, the underlying conduct of which related to truthfulness, including, but not limited to the filing of false documents or false sworn statements, perjury or larceny? NO

The Young Companies LLC

24 OCT 2025

Company Name

Date

ROBERT YOUNG

MANAGING MEMBER

Name of Bidder

Title

92 NORTH AVE SUITE 101 NR NY



Address

Telephone

Email

Signature of Bidder

REQUEST FOR PROPOSAL
SPECIFICATION #5820

EXHIBIT D

ACKNOWLEDGEMENT OF ADDENDA

I HEREBY ACKNOWLEDGE that I have received all of the following addenda and am informed of the contents thereof:

Addendum Numbers Received: n/a
(Check the box next to each addendum received)

<u>Addendum Number</u>	<u>Received By (Please Initial to Acknowledge Receipt of Addendum)</u>
1	n/a
2	n/a
3	n/a

Name of Entity: The Young Companies LLC

Authorized Signature: 

Print Name: ROBERT C YOUNG

Date: 24 OCT 2025

CERTIFICATION UNDER EXECUTIVE ORDER NO. 16
PROHIBITING STATE AGENCIES AND AUTHORITIES FROM CONTRACTING WITH
BUSINESSES CONDUCTING BUSINESS IN RUSSIA

Executive Order No. 16 provides that "all Affected State Entities are directed to refrain from entering into any new contract or renewing any existing contract with an entity conducting business operations in Russia." The complete text of Executive Order No. 16 can be found [here](#).

The Executive Order remains in effect while sanctions imposed by the federal government are in effect. Accordingly, vendors who may be excluded from award because of current business operations in Russia are nevertheless encouraged to respond to solicitations to preserve their contracting opportunities in case the sanctions are lifted during a solicitation or even after award in the case of some solicitations.

As defined in Executive Order No. 16, an "entity conducting business operations in Russia" means an institution or company, wherever located, conducting any commercial activity in Russia or transacting business with the Russian Government or with commercial entities headquartered in Russia or with their principal place of business in Russia in the form of contracting, sales, purchasing, investment, or any business partnership.

Is Vendor an entity conducting business operations in Russia, as defined above? Please answer by checking one of the following boxes:

1. No, Vendor does not conduct business operations in Russia within the meaning of Executive Order No. 16.

2.a. Yes, Vendor conducts business operations in Russia within the meaning of Executive Order No. 16 but has taken steps to wind down business operations in Russia or is in the process of winding down business operations in Russia. (Please provide a detailed description of the wind down process and a schedule for completion.)

2.b. Yes, Vendor conducts business operations in Russia within the meaning of Executive Order No. 16 but only to the extent necessary to provide vital health and safety services within Russia or to comply with federal law, regulations, executive orders, or directives. (Please provide a detailed description of the services being provided or the relevant laws, regulations, etc.)

3. Yes, Vendor conducts business operations in Russia within the meaning of Executive Order No. 16.

The undersigned certifies under penalties of perjury that they are knowledgeable about the Vendor's business and operations and that the answer provided herein is true to the best of their knowledge and belief.

Vendor Name (Legal Entity): The Young Companies LLC

By (Signature): 

Name: ROBERT C YOUNG

Title: MANAGING MEMBER

Date: 24 OCT 2025

Guidelines for Executive Order No. 16
Prohibiting State Agencies and Authorities from Contracting with
Businesses Conducting Business in Russia

RFP Acknowledgments

REDEVELOPER SELECTION PROCESS

In order to achieve its redevelopment objectives hereunder, the City has established the following multi-phase process for selecting a qualified Redeveloper for the Project:

RFP: The City invites interested parties to submit their proposals in response to this RFP. Submissions must include financial and professional qualifications, relevant and in general, the Redeveloper's team members and the Redeveloper's vision and conceptual plan for the redevelopment of the Project Area.

Short List: The City will review and evaluate timely responses based on criteria set forth in this RFP. From this pool, the City will identify and shortlist those Redeveloper candidates deemed most qualified to advance the Project goals. Finalists may be asked to provide additional information or detail their proposals further. The finalist(s) will have four (4) weeks from the date of notification to submit any requested supplemental materials for evaluation.

Exclusive Negotiations: Following the evaluation of final submissions, the City intends to select a preferred Redeveloper and enter into a ninety (90) day exclusive negotiation period, memorialized by a Memorandum of Understanding (MOU). This period will allow for negotiation of a Redevelopment Agreement outlining the parties' respective rights, responsibilities, timelines, and financial commitments. During this exclusive period, the Redeveloper shall fund an initial escrow, in an amount to be determined by the City, to cover City expenses related to negotiation of the MOU and the Redevelopment Agreement, including consultant and legal fees. The escrow must be replenished once 90% of the initial amount has been expended. The City may, in its sole discretion, extend the exclusive negotiation period as necessary.

Redeveloper Designation: Upon successful completion of negotiations, the City and Redeveloper will execute a Redevelopment Agreement, at which point the selected entity will be formally designated as the Redeveloper of the Project.

Relinquishment of Redeveloper Designation: If parties are unable to reach agreement and finalize a Redevelopment Agreement within the time specified in the MOU, the City has the right, at its sole discretion and at no cost to the City, to terminate the negotiation process. In that instance, Redeveloper will relinquish its Redeveloper designation and must fulfill any outstanding obligations as set forth in the MOU.

Comments noted.

GENERAL

The proposal, as presented, shall remain valid for a period of ninety (90) days from proposal due date.

No charge will be allowed for federal, state, municipal sales, and excise taxes from which the City is exempt. Exemption certificates, if required, will be forwarded.

Comments noted.

Any deviations from the specifications are to be so noted and fully explained. Deviations will be analyzed, and if deemed to be in the best interests of the City, specification requirements may be waived.

It shall be the responsibility of each vendor to call to the attention of the City any apparent discrepancy in the specifications or any question of interpretation thereof. Failure to do so constitutes acceptance as written.

YC is not aware of any deviations in this Proposal. YC will note and explain any deviations identified in the design phase of the Project.

The City reserves the right to "revise" or "amend" the proposal specifications prior to the proposal due date by "written addenda".

Comment noted.

ADDENDUMS

A Respondent, prior to submitting its response, shall check the City's website to see if any Addendum or Addenda has/have been issued for the RFP and, if so, the Respondent must establish in writing that they have received any and all Addendum or Addenda issued for the RFP. Exhibit D must be completed with all responses.

Comment noted.

PROPOSAL FORMAT / SUBMISSION REQUIREMENTS

The proposal should address each item as listed in each section and numbered/labeled identical to this RFP. Proposals must include clear descriptions of the firm's capabilities to perform the requirements of the RFP and shall include the following:

Transmittal Letter - This letter should outline the firm's ability to provide the experience and scope of services requested. Please describe the company's size, management and ownership, including:

- *Name*
- *Primary Address*
- *Primary Telephone Number*
- *Primary Fax Number*
- *Primary Email*
- *Name & Title of Primary Contact Individual*
- *Number of Employees*
- *Number of Years in Business*
- *Company's Legal Status*
- *Tax ID Number*
- *State under which the entity is organized.*
- *Awarded vendor must provide a copy of their New York State Certificate of Incorporation with bid response. Bidders not incorporated in New York State must produce a Certificate to Do Business in the State of New York from the New York Secretary of State at time of bid submission.*

This letter must be signed by an officer who is authorized to bind the Consultant and state that the proposal is binding for 90 days from the submission deadline for proposals.

Comment noted. Please see the enclosed Transmittal Letter, Addendum to same, and the Response to the Request for Proposal, which address the foregoing required items.

Staff Experience - Include a brief description of each key staff assigned to a typical project. Identify any sub-consultants proposed to serve on the project as well.

Please see the enclosed Response to the Request for Proposal, which addresses the foregoing required items.

Project Approach / Requirements & Capabilities – *Describe how the Consultant's approach will meet the particular needs of this RFP. Submit a detailed statement and applicable information on how you or your firm meets the requirements and/or qualifications. Include copy of all applicable licenses.*

Please see the enclosed Response to the Request for Proposal, which addresses the foregoing required items.

Work Samples - *Include samples of work relevant to the Scope of Work(s) proposed.*

Please see the enclosed samples of the Project Team's relevant work and experience.

References - *Submit a list of at least two (2) references (including contact persons names and phone number) for which similar services have been provided. Your company must demonstrate that it has successfully completed services similar in scope to that requested in this proposal.*

Please see enclosed references as requested.

Enclosures:

- *Exhibit A, Non-Collusive Bidding Certificate enclosed.*
- *Exhibit B, Vendor Responsibility Form enclosed.*
- *Exhibit C, Vendor Responsibility Questionnaire Form enclosed*
- *Exhibit D, Acknowledgment of Addenda*
- *Exhibit E, Certification Under Executive Order No. 16 Prohibiting State Agencies and Authorities from Contracting with Businesses Conducting Business in Russia.*

Please see enclosed Exhibits as requested.

Has the firm been in bankruptcy, reorganization or receivership in the last 5 years? If so, please explain current status.

No.

Has the firm/individual been disqualified or terminated from any public agency? If so, please explain under what circumstances this disqualification or termination occurred.

No.

Proposals should be placed in a sealed envelope with the RFP Spec No. 5820 and the name of the firm clearly labeled on the envelope. Sealed bids should be delivered to the Department of Finance Office of Purchasing. Please provide one (1) hard copy and one digital version of your proposal.

Comment noted.

AWARD CRITERIA

The City of New Rochelle reserves the right to award this RFP to the respondent who presents a proposal that best meets the requirements as listed herein and represents the most beneficial procurement as determined by the City. The award of a contract for the described services will be made by the City's RFP Evaluation Committee. If an agreement is not reached within a reasonable period, the City may pursue negotiations with the next ranked firm or reissue the RFP altogether.

Firms may be asked to meet with the Evaluation Committee and the City Council.

The City reserves the right to waive any minor deviation in proposal responses received when such waiver is in the best interests of the City, and reserves the right to modify any requirements, terms or conditions as outlined in this request for proposal (RFP) when such modification(s) is in the best interests of the City.

Proposals will only be accepted from thoroughly competent and experienced individuals or entities as determined solely by the City of New Rochelle. Respondents are responsible for submission of accurate, adequate and clear descriptions of the information requested. Omissions, vagueness or inaccurate descriptions or responses shall not be interpreted in favor of the bidder and shall be grounds for bid rejection.

This document is not an offer to contract but is an RFP as defined herein, to satisfy specific user requirements of the City of New Rochelle. Neither the issuance of the RFP, preparation and submission of a response, nor the subsequent receipt and evaluation of any response by the City of New Rochelle, will commit the City to award a contract to any vendor even if all the user requirements in the RFP are met. Only the execution of a written contract will obligate the City in accordance with the terms and conditions contained in such contract.

The City reserves the right to award this Request for Proposal through either the City of New Rochelle, New Rochelle Corporation for Local Development or the New Rochelle Industrial Development Agency.

Criteria and comments noted.

PROPRIETY INFORMATION

The New York State Freedom of Information Law, Public Officers Law, Article 6, provides for public access to information. Public Officers Law, Section 87(d)(2) provides for exceptions to disclosure for records or portions thereof that are "trade secrets or are submitted to an agency by a commercial enterprise or derived from information obtained from a commercial enterprise and which if disclosed would cause substantial injury to the competitive position of the subject enterprise." Information that the proposer wishes to have treated as proprietary and confidential trade information should be identified and labeled "Confidential" or "Proprietary" on each page at the time of submittal. This information should include a written request to except it from disclosure, including a written statement of the reasons why the information should be excepted.

Comment noted.

RIGHT TO REJECT PROPOSALS

This Request for Proposal (RFP) does not commit the City to award a contract, pay any cost incurred in the preparation of a proposal in response to this RFP or to procure or contract for services. The City intends to award a contract(s) on the basis of the best interest and advantage to the City and reserves the right to accept or reject any or all proposals received as a result of this RFP, to negotiate with any or all qualified proposers or to cancel this RFP in part or in its entirety, if it is in the best interest of the City to do so.

Comment noted.

CANCELLATION CLAUSES

Any violation of the terms, conditions, requirements and/or non-performance of the agreement resulting from this RFP shall result in immediate cancellation. The agreement may be cancelled by the City for any other reason(s) upon thirty (30) days written notice.

Comment noted.

ASSIGNMENT

The awarded vendor shall not assign the contract or any part thereof without the written approval from the City.

Comment noted.

LIABILITY REQUIREMENTS

The successful bidder shall supply and maintain insurance which defends, indemnifies and holds harmless the City of New Rochelle, its officers, employees and agents from and against any and all liability, damage claims, demands, costs, judgments, fees, attorney's fees or loss arising directly out of acts or omissions hereunder by the bidder or third party under the direction or control of the bidder. The successful bidder must furnish the City with Certificate of Insurance and Endorsements prior to commencement of work. The required coverage shall not be less than the following:

<i>Workers Compensation</i>	<i>Statutory Requirements</i>
<i>NY State Disability</i>	<i>Statutory Requirements</i>
<i>General Liability</i>	<i>\$2,000,000</i>
<i>Automobile Liability</i>	<i>\$1,000,000</i>
<i>"Contractual Liability"</i>	<i>Must be printed on Certificate</i>
<i>Errors & Omissions</i>	<i>\$1,000,000</i>

The City of New Rochelle shall be named as an additional insured party for all general and excess liability coverage based on the contractual liability of the bidder. Such general and excess liability coverage shall be primary and non-contributory to any other coverage held by or available to the City of New Rochelle with respects to acts or omissions of the bidder.

YC will supply and maintain insurance which defends, indemnifies and holds harmless the City of New Rochelle, its officers, employees and agents from and against any and all liability, damage claims, demands, costs, judgments, fees, attorneys' fees or loss arising directly out of acts or omissions hereunder by the bidder or third party under the direction or control of it. YC will also furnish the City with a Certificate of Insurance and Endorsements prior to the commencement of work in accordance with the above requirements.

NEW YORK LAW AND VENUE

The contract/agreement resulting from this RFP shall be construed under the laws of the State of New York. All claims, actions, proceedings, and lawsuits brought in connection with, arising out of, related to, or seeking enforcement of this contract/agreement shall be brought in the Supreme Court of the State of New York, Westchester County.

Comment noted.

PROHIBITION ON COMMUNICATION

Cone of Silence, means a prohibition on any communication regarding a particular Request for Proposal ("RFP"), Request for Qualification ("RFQ") or Request for Bid ("RFB").

Pursuant to State Finance Law §139-j and §139-k, this solicitation includes and imposes certain restrictions on communications between the City and a Bidder during the procurement process. A Bidder is restricted from contacting, other than designated staff, from the earliest notice of intent to solicit offers through final award and approval of the Procurement Contract by the Designated Contracting Officer ("Restricted Period") unless it is a contact that is included among certain statutory exceptions set forth in State Finance Law §139-j(3)(a). City employees are required to obtain certain information when contacted during the Restricted Period. The designated staff contact is the Deputy Finance Commissioner or his/her representative, telephone (914) 654-2072. Bidders responding to this RFP must familiarize themselves with these State Finance Law requirements and will be expected to affirm that they understand and agree to comply in their Proposal.

YC has familiarized itself with said State Finance Law requirements, affirms that it understands same, and will agree to comply with the same.

IRAN DIVESTMENT ACT

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to paragraph (b) of subdivision 3 of section 165-a of the state finance law.

Comment noted.

Exhibit N

Dawn M. Warren
Corporation Counsel
dwarren@newrochelleny.gov
Tel: 914.654.2125

Jeffrey Briem
Deputy Corporation Counsel
jbriem@newrochelleny.gov
Tel: 914.654.2122

Jessica C. Paladino
Assistant Corporation Counsel
jpaladin@newrochelleny.gov
Tel: 914.654.2124



NEW ROCHELLE
IDEALLY YOURS

City Hall
515 North Avenue
New Rochelle, NY 10801

www.newrochelleny.gov

Tel: 914.654.2120
Fax: 914.654.2345

December 4, 2025

VIA EMAIL

Robert Cox
cityofnewrochelle@robertcox.8shield.net

Re: Administrative appeal pursuant to Public Officers Law § 89(4)(a)

Dear Mr. Cox:

After careful review of your administrative appeal pursuant to Public Officers Law § 89(4)(a), the City provides the following determination regarding your requests related to Bid Number 5820, "Request for Master Redeveloper Proposal".

1. Post-Termination Withholding Under POL § 87(2)(c)

Your appeal contends that once the RFP was terminated on November 13, 2025, the exemption under POL § 87(2)(c) no longer applied. The City acknowledges that this exemption relates only to present or imminent contract awards. However, this does not override other valid exemptions, including protection of bona fide trade secrets under POL § 87(2)(b) and personal privacy under §§ POL 87(2)(b) and 89(2)(b). Therefore, the City's redactions remain valid.

2. Alleged Improper Delegation to a Private Party

Your appeal asserts that redactions originated at the direction of The Young Companies and that this constitutes impermissible delegation. The City affirms that all FOIL redaction decisions were ultimately made by the City based on its independent review of the records and applicable legal standards. No redaction authority has been delegated to any private party.

3. Trade Secret Claims

You assert that no contemporaneous designation exists and that the trade secret exemption is inapplicable. Following review, the City determined that specific portions of the Proposal contain information qualifying as trade secrets under POL § 87(2)(d), and disclosure would cause substantial competitive harm. The redactions are narrowly tailored to those portions only. The appeal is therefore denied with respect to trade secret material.

4. Alleged Alterations and Integrity of Public Records

Your concerns regarding pagination and the site map have been reviewed. The City retains the unredacted Proposal in accordance with all applicable FOIL and record-retention laws. Any pagination differences arise from formatting in the redacted reproduction and do not reflect alteration or tampering of the official record.

5. Vaughn Index and Explanation of Redactions

While you request a detailed Vaughn-style index, FOIL does not require creation of a Vaughn Index. The City has adequately identified the basis for the redactions (POL § 87(2)(d)), and has provided all non-exempt portions of the records. To clarify, the limited redactions consist of information that meets the definition of protectable trade secrets, including detailed proprietary financial modeling and cost structures; confidential business strategies and competitive methodologies; internal operational processes and technical approaches, and; non-public market analyses that, if disclosed, would give competitors insight into the submitter's proprietary business model.

Based on the foregoing, your appeal is denied insofar as it seeks disclosure of trade secret redactions. Other requests in the appeal that do not pertain to trade secret material are not valid under this appeal and have not been considered. The City has otherwise complied with its FOIL and record retention obligations.

With respect to your November 21, 2025 request for “[a]ll emails sent or received this week that reference the return of spec 5820”, attached find all records responsive to this request that are required to be disclosed under FOIL. As for your new December 3, 2025 request for “termination announcement and public controversy” records directed to the City Manager, the City acknowledges, and has forwarded, this request to the City's Records Access Officer for processing. Because it is a new request, it is not treated as part of this appeal.

Finally, for future requests, the most efficient way to ensure timely handling is to use the online FOIL application form. If you are unable to access the online system, requests may also be sent directly to the City Clerk. Submitting FOIL requests elsewhere, particularly to individual employee emails, can result in delays.

This determination constitutes the final administrative decision pursuant to POL § 89(4)(a).

Respectfully,



Jeffrey Briem, Esq.
Deputy Corporation Counsel

Attachment

cc:

Wilfredo Melendez, City Manager

Kim Jones, City Clerk



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III, Esq.
agioffre@cuddyfeder.com

November 20, 2025

BY ELECTRONIC SUBMISSION

Karin Conca
Purchasing Specialist
Purchasing Department
City of New Rochelle City Hall
515 North Ave
New Rochelle, NY 10801
kconca@newrochelleny.gov

Re: The Young Companies – Response to Spec. No. 5820
Request for Master Redeveloper Proposals (RFP) For A Portion of Flowers (City) Park

Dear Ms. Conca:

Pursuant to his Statement dated November 13, 2025, we are advised that the City Manager has withdrawn the above Request for Proposals for potential improvements to Flowers Park. Accordingly, on behalf of our client, The Young Companies LLC, we kindly ask for the return of their Response to Spec. No. 5820 and accompanying materials that were delivered to your attention on October 29, 2025.

Please let us know if we may assist in facilitating the return of the materials. Should you or City Staff have any questions, please do not hesitate to contact me directly.

Thank you for your time and consideration in this matter.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

cc: Client

Jackson, Emanuella

Subject: FW: Return of Response to RFP Spec. No. 5820
Attachments: Request for the Return of Response to RFP.pdf

Importance: High

From: Conant, Daniel <DConant@cuddyfeder.com>
Sent: Thursday, November 20, 2025 4:43 PM
To: Conca, Karin <kconca@newrochelleny.gov>
Cc: Anthony B. Gioffre, III <AGioffre@CUDDYFEDER.COM>
Subject: Return of Response to RFP Spec. No. 5820

You don't often get email from dconant@cuddyfeder.com. [Learn why this is important](#)

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Good Afternoon, Karin,

Attached please find the letter from Anthony Gioffre regarding the matter in the subject line, dated today. Please acknowledge receipt at your earliest convenience, and we further ask that you contact Anthony or me directly with any questions.

Thank you,
Dan



Daniel Conant, Esq.
Associate
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300 | F 914 761 5372 | M
DConant@cuddyfeder.com
www.cuddyfeder.com

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Re: Administrative Appeal of Denial of Freedom of Information Law (FOIL) Request for Records Related to Bid Number 5820 – Request for Master Redeveloper Proposal (Submitted by The Young Companies LLC)

From: Robert Cox
robertcox@talkofthesound.com

To: Melendez, Wilfredo
wmelende@newrochelleny.gov

Exhibit O

On: Wednesday 3 December 2025 at 22:21:42

Dear City Manager:

This letter constitutes my administrative appeal, pursuant to Public Officers Law (POL) § 89(4) (a), of the City of New Rochelle's denial of my Freedom of Information Law (FOIL) request dated October 30, 2025, and subsequent renewed and expanded requests dated November 13, 2025, and November 21, 2025. For the reasons set forth below, the City's withholding and redaction of the requested records are unlawful, arbitrary, and capricious. I demand the immediate production of the unredacted original records, along with a detailed justification for any prior withholdings or redactions. ****Background and Procedural History****

On October 29, 2025, bids were due for Bid Number 5820, titled "Request for Master Redeveloper Proposal," for the redevelopment of a public park in New Rochelle—a project that generated significant public controversy, particularly regarding potential eminent domain implications. A single bid was submitted by The Young Companies LLC (hereinafter "The Young Companies"). On October 30, 2025, I submitted a FOIL request to the City for a complete, unredacted copy of The Young Companies' bid response (the "Proposal"), as well as any related correspondence or evaluations. I also made a parallel informal request to your office, as City Manager, to proactively release the Proposal on the City's website given the high level of public interest in this controversial matter. The City denied both requests, citing exemptions under POL § 87(2)(c) (records that "would impair present or imminent contract awards or collective bargaining agreements") and related provisions, but indicated that the Proposal would be revisited for release upon the award of the bid or termination of the RFP process.

On November 13, 2025, you publicly announced the termination of the RFP process. At that point, any exemption under POL § 87(2)(c) plainly ceased to apply, rendering the Proposal fully subject to disclosure under FOIL, subject only to the narrow exemptions enumerated in POL § 87(2). I immediately renewed my FOIL request for the unredacted Proposal, emphasizing that no pending procurement existed to justify withholding. Despite this, the City engaged in weeks of additional stonewalling, providing no substantive response.

On November 21, 2025, upon learning that The Young Companies had requested the return of its bid response documents, I restated my demand for the Proposal and submitted a new FOIL request for all emails, memoranda, or other records related to The Young Companies' request for return of the documents, including any communications between the City and The Young Companies regarding the Proposal's handling, redaction, or retention.

On December 1, 2025, the City produced a heavily redacted version of the Proposal. This production raises serious concerns about the integrity of the original record, including apparent alterations (e.g., discrepancies in pagination suggesting a missing page around page 24, which contains the site map, and modifications to the map's legend that conveniently obscure areas implicated in the eminent domain controversy). Moreover, your recent statements appear to confirm that the City retains an original, unredacted version of the Proposal as submitted on October 29, 2025. Despite this, the City has failed to produce it, instead deferring to post hoc redactions apparently directed by The Young Companies. ****Legal Grounds for Appeal****

The City's actions violate FOIL on multiple, independent grounds. FOIL mandates broad disclosure of government records to ensure public accountability, with exemptions construed narrowly in favor of disclosure (POL § 89(4)(a); see also *Matter of Data Tree, LLC v. Romaine*, 9 NY3d 454, 460 (2007)).

1. ****No Basis for Post-Termination Withholding or Redaction Under POL § 87(2)(c)**** Upon termination of the RFP on November 13, 2025, the Proposal lost any protection under POL § 87(2)(c). New York courts have consistently held that this exemption applies only to "present or imminent" procurement processes (*Matter of Katz v. NYC Health & Hosps. Corp.*, 94 AD3d 433, 435 (1st Dept 2012)). With no ongoing evaluation or award process, the entire Proposal became a public record subject to immediate release. The City's continued withholding thereafter was unlawful.

2. ****Improper Delegation of Redaction Authority to a Private Party and Potential Destruction/Alteration of Public Records**** The redactions in the produced document appear to originate not from an independent City determination, but from directions provided by The Young Companies after it requested return of the Proposal. This procedure is impermissible. Agencies may not delegate FOIL redaction decisions to record submitters (*Committee on Open Government Advisory Opinion FOIL-AO-19117* (2016); see also *Matter of Orange County Publs. v. Kiryas Joel Union Free Sch. Dist.*, 139 AD2d 294, 301 (2d Dept 1988)). Moreover, providing the Proposal (original or copy) to The Young Companies for redaction—or worse, returning the only copy—constitutes an unlawful delegation and risks violating the Arts and Cultural Affairs Law §§ 57.05 and 57.25 (prohibiting destruction or mutilation of public records) and the Local Government Records Law (requiring retention of procurement records). The apparent alterations (e.g., pagination issues around page 24 and modifications to the site map legend) further suggest potential tampering with a public record, which demands immediate investigation and disclosure of the unaltered original.

3. ****No Valid Exemption for "Proprietary" or "Confidential" Information Absent Contemporaneous Designation**** Any redactions purporting to protect "proprietary" or "confidential" information fail under POL § 87(2)(d), which exempts only "trade secrets" or material that "if disclosed could result in substantial injury to the competitive position" of the submitter. Courts require: (i) specific identification of exempt material at the time of submission

(e.g., by marking sections "Confidential – Trade Secret" and providing a supporting letter); (ii) independent agency evaluation; and (iii) a showing of actual competitive harm (Matter of Markowitz v. Serio, 11 NY3d 43, 51 (2008); Matter of Verizon NY, Inc. v. Mills, 60 AD3d 150, 155 (3d Dept 2009)). To my knowledge, the original Proposal submitted on October 29, 2025, contained no such contemporaneous designations. Retroactive claims by The Young Companies (or the City) cannot retroactively create an exemption. "Confidential" is not a catch-all; it applies only to statutorily protected personal privacy information under POL § 87(2)(b) (e.g., Social Security numbers), not mere commercial sensitivity. Without evidence of original markings and a detailed justification, all redactions are presumptively invalid.

4. ****Failure to Provide a Detailed Explanation or Vaughn Index**** The City's production lacks any index or explanation identifying the claimed exemption for each redaction, as required for meaningful appeal (POL § 89(4)(a); Matter of Data Tree, supra, at 464). This alone warrants reversal and full disclosure. A Vaughn Index is an itemized document an agency prepares in a Freedom of Information lawsuit to justify its withholding of information. It correlates each withheld document (or portion) with the specific FOIA exemption it falls under and provides a justification for the withholding, while also noting any reasonably segregable information that has been released. ****Relief Requested**** Within ten (10) business days, as required by POL § 89(4)(a),

I demand:

1. Production of the ****original, unredacted Proposal**** as submitted by The Young Companies LLC on October 29, 2025, in its entirety, without alterations.
 2. Production of all records responsive to my November 21, 2025, FOIL request, including but not limited to: - All emails, memoranda, or correspondence between the City and The Young Companies regarding the Proposal's return, redaction, or handling (November 13, 2025, to present). - Any City evaluations, notes, or internal discussions concerning the Proposal.
 3. A ****detailed Vaughn-style index**** specifying, for each redaction in the December 1, 2025, production: the precise location (page/section), the claimed exemption under POL § 87(2), the factual basis (including evidence of contemporaneous designation), and an explanation of why disclosure would cause substantial competitive injury or other harm.
 4. A sworn certification from the City's Records Access Officer (or you, as custodian) confirming: (i) the City retains the original unredacted Proposal; (ii) no copies were returned to or altered by The Young Companies; and (iii) the integrity of all public records related to Bid 5820 has been preserved.
 5. Disclosure of any other records relating to the RFP process, including the termination announcement and public controversy. Failure to fully comply will compel me to seek judicial review via an Article 78 proceeding in Supreme Court, Westchester County, where I will request the full relief above, plus reasonable attorney's fees and costs under POL § 89(4)(c) (as the denial lacks a "reasonable basis in law"). The public has a right to scrutinize this controversial project, and the City's actions undermine FOIL's core purpose of government transparency. I am available to discuss this appeal and encourage prompt resolution. Please contact me.
- Sincerely,

Robert Cox +353 (89) 972 0669 (if you are not in Europe, look me up in WhatsApp) TALK OF THE SOUND Publisher and Managing Editor Talk of the Sound Member, New York Press Club
Web Site: www.talkofthesound.com X: @talkofthesound Facebook Page: facebook.com/talkofthesound instagram: @talkofthesound Vimeo: vimeo.com/robertcox
YouTube: youtube.com/c/talkofthesound LinkIn: linkin.bio/talkofthesound

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

On Tuesday, 12/02/25 at 16:13 Melendez, Wilfredo <wmelende@newrochelleny.gov> wrote:

Mr. Cox,

To clarify the process, the City worked with the proposer to identify the portions they asserted to be trade secrets or proprietary commercial information, which are exempt from disclosure under FOIL. The City then reviewed those requested redactions and made the final determination as to what should be withheld. The City has maintained a copy of the original, unredacted proposal in its files in compliance with all public-record obligations and procurement-retention requirements. At no point was the City's only copy of the proposal provided to the proposer or replaced by another version. The redacted version you received reflects the City's FOIL determination based on the exemptions asserted and the City's review of them. To the extent you disagree with any of the redactions, you may pursue a FOIL appeal as you indicated you intend to do, and the appeal officer will review.

Sincerely,

Wilfredo Melendez, P.E.

City Manager
City of New Rochelle
515 North Avenue
New Rochelle, NY 10801
(914) 654-2145 Office
wmelende@newrochelleny.gov

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Tuesday, December 2, 2025 11:02 AM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>
Subject: Re: RE: RE: RE: Statement on flowers park

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Will,

I am familiar with the subject matter and I do not understand this statement (or your previous statement). You did not clarify your previous statement. It would be helpful if you would clarify both statements.

Regardless, before I include this statement in an article, I want to make sure I represent the City's position accurately and in a way that readers can easily understand. The current statement contains several sentence fragments and missing words, which will confuse the public just as it has me.

Would it be possible for you to provide a clearer, more complete version (preferably in full sentences) that I can quote directly?

Thank you

Robert Cox

PS, on a personal note, I find it sad to think it was not that long ago that I could just pick up the phone and speak with Chuck (and briefly Kathleen). It's too bad that you have chosen a different path as my preference is always to achieve clarity for my readers. You have made that extremely difficult (impossible really). I think you should care about

helping me understand you as I have more readers in 5 minutes than you can reach in a month. That said, I have been doing this for a long time. People like you come and go. I remain. If you change your mind my mobile phone is in every email signature

Robert Cox

+353 (89) 972 0669

(If you are not in Europe, look me up in WhatsApp)

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ROBERT COX

Journalist

Words in Edgewise

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News Tips

I welcome tips from readers. That said, I get a lot of tips, sometimes about information I already have and sometimes about information I cannot independently verify. If you submit a news tip and want a follow up you will need to either provide a way for me to reply to you or you will need to follow up directly with me using any of the contact information above or you can reach me via WhatsApp +353 (89) 972 0669. Other Alternatives are to DM my @X account or leave a message at Google Voice at (914) 500-8386.

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

On Tuesday, 12/02/25 at 15:37 Melendez, Wilfredo <wmelende@newrochelleny.gov> wrote:

The proposal was received as per RFP solicitation. Hard copies were distributed to internal technical staff to begin their review. The RFP was then withdrawn. Developer requested proposal be returned. Developer was informed of FOIL and exemptions did not apply, however can redacted information not relevant to substance of project or propriety information, subject to review. Redactions reviewed by City. Original then returned. FOIL provided. Not manipulated in any way. RFP scope requirements versus proposal should be focus.

Thanks Will

From: Robert Cox <robertcox@talkofthesound.com>

To: Melendez, Wilfredo <wmelende@newrochelleny.gov>

Cc: Jones, Kim <kjones@newrochelleny.gov>

Subject: Re: RE: RE: Statement on flowers park

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I received a document in reply to my FOIL on Flowers Park RFP.

My questions below remain so please address them.

I want to explain to readers what exactly they are looking at as my understanding is that the city gave these docs to bob young and his representatives, then they made the redactions and submitted the document I received to the city and the clerk sent it to me.

So this raises a number of questions I'm hoping you can answer. The biggest one is chain of custody if you gave Bob Young the original bid document and then he substituted it for with some other document. How would you know that? Also how would you know that the reductions that were made by Bob Young and his people are allowed under the law. If they have the original, then the city has no way to compare and evaluate what they got back there's quite a few reductions. I would certainly plan on appealing each of them, so I'm gonna win an explanation since one was not provided as to why each section was redacted which I'm entitled to under an appeal, but I'm not really clear how you would know why something was redacted if you didn't do the redacting and all you have now is the redacted version of the original from Bob Young. All of this is probably a reason why to my understanding what was done here is in violation of New York State freedom of information law and the public records requirements under the state of New York. I just don't think you can give the originals of a document to an outside party because you don't know if the reductions are legitimate and be you don't know if what they gave you back is actually the document that they submitted on October 29. I feel like I need to explain to my readers that they can't really trust this document for the reasons above, and so there should be an effort to continue to continue to press for the proper handling of this document if that's even possible now if you've given away the original and then it's changed or altered. There'd be no way to know that so what assurance is can I have the public have that what I

received today is not been manipulated along these lines or others. This is dictated not read so please excuse the typos.

Bob Cox

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

On Tuesday, 11/25/25 at 13:50 Robert Cox <robertcox@talkofthesound.com> wrote:

Are you telling me you returned the bid proposal documents?

Are you telling me you are asking the developer to redact the documents and return redacted documents to you so you can then release them?

If so, what is the timeline on this?

Bob Cox

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

On Tuesday, 11/25/25 at 13:23 Melendez, Wilfredo <wmelende@newrochelleny.gov> wrote:

Mr. Cox,

Proposals were requested to be returned by the requestor. They have been asked to redact items at the request of the FOIL. We are waiting on the redacted version.

Thanks much

Great Thanksgiving!

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Tuesday, November 25, 2025 3:28 AM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>

Subject: Re: RE: Statement on flowers park

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City Manager Melendez

I would greatly prefer to just get the records without having to make a public issue of your not producing the records despite your past statements to me personally but also your past public statements at city council meetings where you repeatedly used the word "transparency".

Although I was prepared to run a story on the stonewalling on Friday I decided to give it until end of day on Monday.

You have offered no explanation for the delay so I am left to conclude you do not intend to produce the records I seek. If that is not the case I would appreciate your telling me that, giving a detailed explanation of the delay and a date certain when you will provide me the records (or publish them on the city website where I can download them).

For my part, I think you are getting bad advice from anyone telling you it's a good idea to obstruct or slow walk my request.

Thanks

Robert Cox

+353 (89) 972 0669

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

On Thursday, 11/20/25 at 17:26 Melendez, Wilfredo
<wmelende@newrochelleny.gov> wrote:

Foil response forth coming.

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Thursday, November 20, 2025 4:40:09 AM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>; Jones, Kim <kjones@newrochelleny.gov>
Subject: Re: RE: Statement on flowers park

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Will

I have been under the impression that you intended to make the bid proposal documents available to me (or otherwise make them public so I could download them) based on my initial request after

the RFP deadline on 10/29. I also made a FOIL request through the Clerk. And when asked to re-submit a FOIL request after you pulled the RFP I did so despite my belief your initial response obviated the need to do so. I still have no indication that there is some good reason for not providing the bid proposal documents so am left to conclude that despite your past statements to me and your public statements about "transparency" and two FOIL requests, you do not want the public to see the bid proposal documents.

Under POL, which you previously cited, there is no longer a basis to withhold bid documents for an RFP that is closed or awarded.

I would prefer to just get the records and publish them but in the event I do not have them by noon your time (my end of day) I will publish a story about your not producing the records despite your past statements to me, your public statements and your obligations under FOIL. Of course, I will continue to expect the records.

Thanks

Robert Cox

+353 (89) 972 0669

(If you are not in Europe, look me up in WhatsApp)

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

On Tuesday, 11/18/25 at 13:19 Robert Cox
<robertcox@talkofthesound.com> wrote:

I return home tomorrow and was hoping to write up a story based on the bid documents.

Can you please send them no later than tomorrow morning your time?

Thank you

Bob Cox

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

On Friday, 11/14/25 at 17:47 Robert Cox
<robertcox@talkofthesound.com> wrote:

Hi

Hate to be a nudge but I am traveling next week and would like to post the Flowers Park bid docs today.

Can I get them?

Bob Cox

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

On Thursday, 11/13/25 at 21:33 Robert Cox
<robertcox@talkofthesound.com> wrote:

Got it. Thanks.

For good orders sake, can you send along the bid proposal
(redacted for confidential/proprietary as appropriate),

Bob Cox

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

On Thursday, 11/13/25 at 21:22 Melendez, Wilfredo
<wmelende@newrochelleny.gov> wrote:

Yes. I informed council early this morning on my intentions. Posting
a statement now.

From: Robert Cox <robertcox@talkofthesound.com>
Sent: Thursday, November 13, 2025 3:46 PM
To: Melendez, Wilfredo <wmelende@newrochelleny.gov>
Subject: Statement on flowers park

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I saw Matt's statement and published it

Now I hear you have a statement

Can I get a copy?

Bob Cox