

Council of Neighborhood Associations – January Meeting.

Date: 1/13/26

Time: 7pm

Location: Zoom

Attendance:

Mike Dalton
Shawn Woodford
Mike Sanchez
Tom Osbeck
Bob Friscia
Michael Matarese
Marty Gaujenkieks
Deborah Zipf
Robert Kahn
Howard Waldman

Agenda:

1. Financial Statement

2025 Income (\$25 dues) = \$300

2025 Expenses

Christmas Party 12/25 = \$187.40

Refreshments 3/25 = \$ 90.34

Christmas Party 1/25 = \$114.60

Go Daddy Website = \$203.88

Total = \$596.22

Net Income = **-\$296.22**

Bank Balance = \$1620.34

2. Raising CNA dues:

-Went though the costs and we are running a deficit (**-\$296.22**)

-Need more money to cover costs and other minor expenses (website bandwidth, scholarships, etc.)

-Mike Dalton- The CNA needs to correct this deficit. At a minimum...the CNA's income needs to equal its expenses. We have 12 paying members. Without any other changes in expenses or income....the CNA will need to increase the dues from \$25 to \$50 to cover the \$300 operating loss. The CNA for many years awarded a \$300 scholarship to a WP high school student. This is a worthy cause. The CNA's website has reached its content. To increase the content capacity will increase the annual cost of the website from its current \$200 per year. If the CNA reinstates a scholarship and upgrades the website....these new expenses will need to be paid for. He believes that we should raise dues to \$50

-Tom Osbeck feels that we can wait a few more years to raise dues. Does not want to scare away new prospective members and is against raising the \$25 dues

-Mike Sanchez feels that we need more money either by raising dues or fundraising. Maybe have dues increase schedule for the next 5-6 years. Maybe have a CNA social evening where people can contribute. Against taking money from the city (which was suggested by Bob Kahn) without further thought about how it would be perceived.

-Bob Friscia believes we need to raise dues to \$40-50. Would consider taking money from the city (which was suggested by Bob Kahn).

-Bob Kahn described how the Highlands neighborhood increased its bank account from \$1600 to \$9000. The Highlands has not raised its membership dues from \$15. The Highlands holds several neighborhood events a year that...in effect...are fund raising events where residents contribute to holding the event and are also able to make donations to the Highlands Association. He believes that we can raise the dues to \$50 and that CNA members who attend the Christmas party should chip in to pay for our food. We should also take donations like the HL association. Maybe take money from the city.

-Deborah Zipf asked if the website was worth having. Does it have utility and is it visited? We looked at the website briefly and can see that it is being used regularly. Against taking money from the city, as suggested as a possibility by Bob Kahn.

-Marty Gaujenieks would like to know why the neighborhoods don't contribute more money.

-Mike Matarese agrees that we can raise the dues to \$50. He believes we need more associations to be a part of the CNA.

3. Meeting Topics

a. White Plains Hospital – Projects Update

- i. Current Project under construction
- ii. Post Road Parking Facility & Workforce Housing

-Mike Dalton has reached out to Sr. VP French at WP Hospital. VP French said the Hospital would be glad to present an update to the CNA members. M. Dalton suggested either the 2/10 or 3/10 meeting. The Hospital could update the CNA members with the progress of the new building currently under construction and any other future projects in their pipeline....like a new parking facility on Post Rd.

b. Parking Facilities

- i. Private Parking facilities update – Building Dept
- ii. Public Parking facilities update – Parking & DPW Dept's

- M. Dalton reported that he had spoken with Building Commissioner Amadio and Mayor Brasch regarding the status of the private garage collapse & enforcement issues related to the private garages in White Plains. Mike Dalton asked Mayor Brasch about having Commissioner Amadio to come in. The mayor stated that Deputy Commissioner Hodapp will be replacing Commissioner Amadio when Amadio retires this at the end of January 2026. Justin said that a report will be published in the next few months for both public and private parking lots. It will NOT go to CNA before the public.

c. CNA expansion

- i. CNA members
 - paying Dues (11-12 associations)
- ii. Active Neighborhood Associations – not paying Dues but come to meetings and are on the mailing list.
 - ask them to step up, organize, and pay dues.
 - they should be the target of the CNA forum this spring (April or May)
 - Should we entertain allowing HOA join CNA if they are interested?
 - Need to do a better job of explaining the benefits of being a part of CNA.
- iii. Neighborhoods who have begun organizing an Association (should attend the April forum)
- iv. Neighborhoods with no Associations (should attend the April forum)

d. Galleria Project Update

- i. Capelli Organization (Mike Dalton will reach out to the Capelli Organization to see if they can come to CNA to update us this year.)
- ii. Planning Dept (Separate meeting from developer)

e. Board of Education

- i. May School Budget Presentation (Dr. Ricca and Dr. Tisch)
 - a. - M. Dalton said that he would reach out to Superintendent Ricca's office to ask him to make a School Budget presentation to the CNA in May.

f. New Cultural Institution in White Plains

- i. LMHA – the Living Museum of History & Art
 - Trying to start this organization (Founder is Ellen Berger)
 - Process to start a museum
 - Phase Two of the development. Engaging a museum designer. Document to explain the what the museum will accomplish.
 - Need to also raise tens of millions of dollars.
 - Living art history museum. Create things and interact with them. Simulation and AI. The museum should be an experience where you are interacting.
 - 1) Historical Events (Interact with historical figures or those that had historic experiences)
 - 2) Historical locations
 - 3) Science/Biology (genetic engineering-CRISPER)
 - 4) Current Events (Zeitgeist)
 - 5) Art
 - 6) Local History
 - 7) Forum Room

New Business:

-Michael Matarese: Understanding the dispensaries

845pm-Meeting Adjourned