

On motion of TRUSTEE \_\_\_\_\_, seconded by TRUSTEE \_\_\_\_\_, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York, with a - vote:

Resolution #40-2026

WHEREAS, the Village of Croton-on-Hudson (“the Village”) has owned a parcel located on the north side of Croton Point Avenue at its intersection with Veterans Plaza, also known as Tax Map Parcel 79.17-1-5 (“Lot A”) since the 1960s; and

WHEREAS, in 2023, the Village issued a Request for Proposals (RFP) from developers to purchase the property; and

WHEREAS, in 2024, the Village Board approved a resolution to move forward with WBP Development LLC (“the Developer”) as the proposed purchaser and developer of Lot A; and

WHEREAS, a condition of the RFP required the Developer to enter into a Project Labor Agreement (PLA) with the Building and Construction Trades Council of Westchester and Putnam Counties; and

WHEREAS, the PLA will cover the work funded by the Westchester County Housing Implementation Fund Program that is necessary to construct the approved 100-unit affordable housing development at Lot A (“the Project”); and

WHEREAS, the Village and the Developer desire to provide for the efficient, safe, quality and timely completion of the Project in a manner designed to afford the lowest reasonable costs and the advancement of public policy objectives; and

WHEREAS, this PLA will foster the achievement of these goals, inter alia, by:

1. Expediting the construction process and otherwise minimizing the disruption to the Project;
2. Avoiding the costly delays of potential strikes, slowdowns, and walkouts arising from work disputes and promoting labor harmony and peace for the duration of the Project;
3. Standardizing the terms and conditions governing the employment of labor on the Project;
4. Permitting flexibility in work scheduling where necessary at fair pay rates;
5. Permitting modifications to work rules and staffing requirements from those which otherwise might be obtained;
6. Providing comprehensive and standardized mechanisms for the settlement of work disputes, including those relating to jurisdiction;

7. Ensuring a reliable source of skilled and experienced labor; and

WHEREAS, the Village and the Developer desire to maximize Project safety conditions for both workers and the public; and

WHEREAS, the Village takes notice of prior local housing initiatives that experienced significant construction delays and financial impacts resulting from labor unrest and work stoppages; and

WHEREAS, the Village and the Developer recognize that certain local labor organizations have expressed a commitment to ensuring that this Project maintains a stable and uninterrupted work environment through the adoption of a PLA, thereby mitigating the risk of future picketing or jurisdictional disputes that have historically impacted regional development; and

WHEREAS, the Building and Construction Trades Council of Westchester and Putnam Counties has approved the PLA in its present form,

NOW THEREFORE BE IT RESOLVED: that the Board of Trustees of the Village of Croton-on-Hudson hereby determines that its interests are best met by requiring a project labor agreement; and

BE IT FURTHER RESOLVED: that the Board of Trustees of the Village of Croton-on-Hudson hereby authorizes the Village Manager to execute the Project Labor Agreement for the development of Lot A; and

BE IT FURTHER RESOLVED: that the Board of Trustees of the Village of Croton-on-Hudson hereby authorizes the Village Manager to take all other necessary actions to implement this resolution.

Dated: February 18, 2026