



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
AND LIVE VIA ZOOM

Mayor Lee Kyriacou
Councilmember George Mansfield, At Large
Councilmember Paloma Wake, At Large
Councilmember Molly Rhodes, Ward 1
Councilmember Justice McCray, Ward 2
Councilmember Wren Longno, Ward 3
Councilmember Dan Aymar-Blair, Ward 4
City Administrator Chris White

**January 30, 2023
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

[Mayor Kyriacou's 2023 State of the City Address](#)

Public Comment

Public Hearings

[Public Hearing on Proposed Renovations and PILOT Agreement for Tompkins Terrace Housing Development](#)

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. [Resolution No. 6 - Reappointing Sergei Krasikov to the Conservation Advisory Committee](#)
2. [Resolution No. 7 - Reappointing Eleanor Peck to the Conservation Advisory Committee](#)
3. [Resolution No. 8 - Reappointing Phillip Stamatis to the Conservation Advisory Committee](#)
4. [Resolution No. 9 - Reappointing Peter Bailey to the Tree Advisory Committee](#)
5. [Resolution No. 10 - Appointing May Sharif to the Conservation Advisory Committee](#)
6. [Resolution No. 11 - Appointing James Burton to the Conservation Advisory Committee](#)
7. [Resolution No. 12 - Appointing Justine Bienkowski to the Conservation Advisory Committee](#)

Approval of Minutes

1. [January 17, 2023 Minutes](#)

Public Comment - Second Opportunity

Adjournment

City of Beacon City Council Agenda
01/30/2023

Title:

Mayor Kyriacou's 2023 State of the City Address

ATTACHMENTS

City of Beacon City Council Agenda
01/30/2023

Title:

Public Hearing on Proposed Renovations and PILOT Agreement for Tompkins Terrace Housing Development

ATTACHMENTS

[Related Affordable Presentation on Proposed Renovations and PILOT Agreement for Tompkins Terrace](#)

[Tompkins Terrace Housing Development PILOT Term Sheet](#)

Tompkins Terrace

Beacon, New York

PROPOSAL TO PRESERVE AFFORDABLE HOUSING IN BEACON

Related Affordable

Related Affordable (“RA”), a subsidiary of The Related Companies (“Related”), is a leading acquirer, developer, and preserver of affordable housing throughout the U.S. Founded in 1972, Related has its roots in affordable housing development and today stands as one of the world’s largest private real estate developers.

Related has maintained its commitment to developing quality affordable housing for low- and moderate-income households. RA’s primary focus is on **preserving America’s affordable housing stock through transactions in which RA acquires and/or rehabilitates aging affordable assets that are at risk of losing affordability**, thereby extending affordability at those properties with significant physical renovations and upgrades.

Related manages its large affordable housing portfolio through its affiliated management company, Related Management Company, a leader in the industry. In total, Related owns and manages **over 50,000 units of affordable housing** across the country.



Property Overview

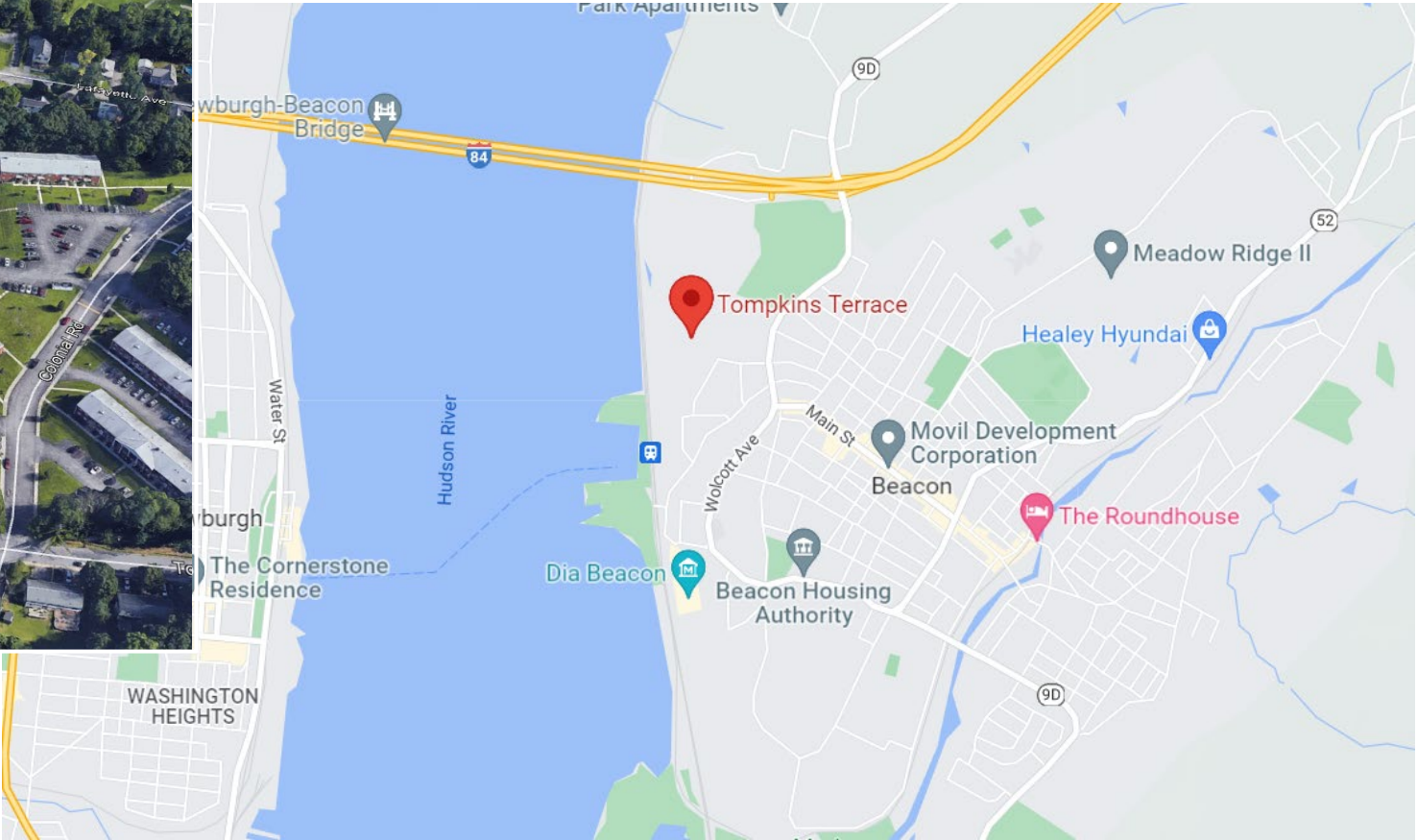
Tompkins Terrace is a 193-unit affordable multifamily rental property for families in Beacon. It lies on the west side of town directly adjacent to the Hudson River, offering quick access to downtown and a half mile trip to and from the train/ferry stop.

Built in 1973, the property consists of thirteen garden-style and townhome buildings with 22 studios, 74 one-bedrooms, 51 two-bedrooms, 34 three-bedrooms and 12 four-bedrooms. With the varied unit mix, the property caters to families and households of all sizes, as well as residents of all ages (including many seniors).

Tompkins Terrace offers two central laundry facilities, a community room with a kitchenette, and two playgrounds in addition to on-site management and common parking. Overall, the property is a quality place for families to live, but **it is in need of renovation to ensure its longevity as a critical affordable housing asset in the local community.**



Property Map



Affordability

Tompkins Terrace operates under a partial project-based Housing Assistance Payments (“HAP”) Contract with the Beacon Housing Authority, which covers 61 units and ensures these **tenants pay no more than 30% of their household incomes on rent**. Approximately 95 other families benefit from a mobile housing choice voucher.

The property is also encumbered by a regulatory agreement with Housing & Community Renewal (“HCR”) that restricts 38 units to households earning 50% of Area Median Income (“AMI”) or less and the balance of 155 units to households earning 60% of AMI or less. *In Beacon, this is equal to a **four-person** household earning a maximum of \$56,200 (50%) or \$67,440 (60%).*

The property’s initial 15-year compliance period under this regulatory agreement expires in 2022, meaning that its **long-term affordability is at risk if not preserved**.

RA intends to enter into new regulatory restrictions in order to **maintain the affordability of the property for current and future residents for at least another 40 years**.



Homelessness Worsens in Older Populations as Housing Costs Take Toll

A rising number of older people around the country are on the verge of homelessness or now living on the streets after falling on hard times.

By Dan Frosch / Photographs by Kyle Green for The Wall Street Journal December 11, 2022 10:00 am ET

“Homeless shelters and aging-service groups in numerous cities say they are seeing more elderly people in desperate need of housing than in years past. A confluence of factors are driving the increase...including soaring rents, a nationwide shortage of affordable housing and the winding down of pandemic-related aid programs.”

“In Boston, the group Hearth, Inc., which aids elderly homeless, said it had noticed a rise in newly homeless clients...Dawn Matchett, the group’s chief program officer, said **the first-time elderly homeless demographic struggled more with economic hardship than other problems like substance abuse or mental illness.**”



“Debbie Sholley, 62, is afraid of being evicted from her rented Boise, Idaho, home after experiencing financial difficulties following the death of her husband...”

*Cobbling together enough money for rent is never a sure thing...She drained her retirement savings years ago to help care for her sick husband. **She is on a waiting list for the Section 8 low-income federal housing program, but that could take well over a year.***

Proposed Rehabilitation Scope

RA intends to undertake an approximately 12-month renovation, which will improve various aspects of the property. The total renovation budget is projected to be about \$14.5 million, including contingency. Upgrades will include:

General Unit Interior: new vinyl plank flooring, energy efficient LED lighting, PTAC/HVAC equipment, entry and interior doors, window treatments, and painting

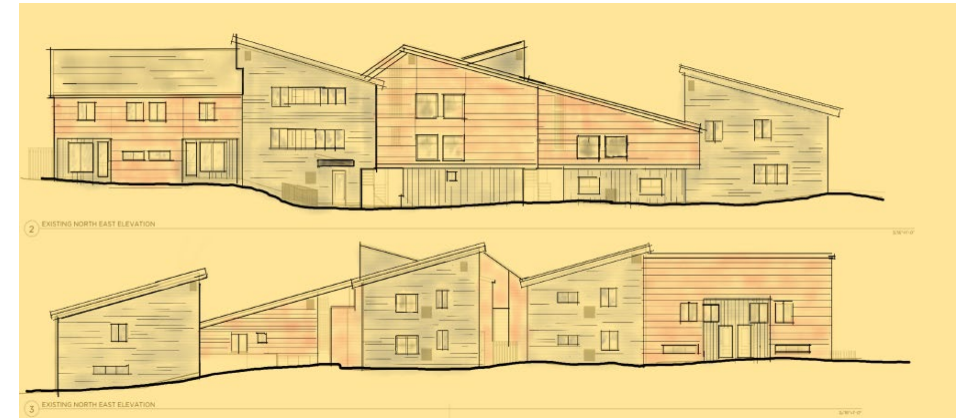
Kitchens: new cabinets, counters, stainless steel sinks, faucets, and appliances

Bathrooms: new vanities, full tub/showers, sinks, exhaust fans, and toilets

Common Areas & Amenities: addition of a business center, upgrade laundry rooms with new finishes, install all new water heaters, replace waste pump, erect two (2) new playgrounds, add free in-unit Wi-Fi throughout all apartments

Building Exterior & Site: new siding/façade (incl. soffits, gutters, leaders), roofs and windows, update all breezeways, convert exterior lighting to LED, landscaping work (incl. drainage/grading), fresh site signage, parking overlays and concrete repairs

ADA: make ten (10) units fully ADA accessible along with ADA site work and path/ramp improvements to meet all UFAS requirements



	\$ / UNIT	TOTAL \$
CONSTRUCTION COSTS	\$69,275	\$13,370,000
CONTINGENCY	\$6,078	\$1,173,000
TOTAL BUDGET	\$75,353	\$14,543,000

Benefits to Residents



Aging in Place: Senior households will be able to remain in place and age in their homes



Strong Financial Outcomes: Sustained housing affordability will promote residents' economic wellbeing and facilitate wealth-building



Strong Health Outcomes: Continued housing stability and enhanced apartment facilities will promote mental health



Access to Critical Local Community Amenities:

- Transportation (train / ferry)
- Pharmacies / supermarkets
- Dia Beacon
- Howland Public Library
- Downtown shops & stores
- Public parks and pools
- Food pantry (Fareground)
- Public school system

Benefits to the City & Region



Curb Appeal: Rehabilitation will significantly improve the exterior appearance of the property and promote neighborhood attractiveness



Job Creation: Project is estimated to create 40 fulltime jobs over 12 months and will recruit from local communities given DCIDA's requirement that 80% of workers must reside in specified counties in New York



Local Spending: Mitigated rent burden will facilitate local business patronage and spending



Regional Business Support: Project will incorporate products manufactured by New York-based companies

Proposed Rehabilitation Strategy

1. Affiliate of RA will acquire and recapitalize the property in Q2 2023.
2. RA will undertake a renovation of the property, **spending in excess of \$14.5 million (over \$75,000 per unit) over 12 months.**
3. The renovation will focus on enhancing amenities, adding energy efficiency upgrades, extending the property's useful life, and improving quality of life for residents.
4. In connection with new tax-exempt bonds and 4% Low Income Housing Tax Credits ("LIHTC"), RA will enter into new regulatory agreements with the Dutchess County Industrial Development Agency ("DCIDA") and HCR that will ensure the property continues to provide affordable housing to existing and future residents for at least the next 40 years.
5. To enable new long-term financing via DCIDA, RA is proposing to gain support from the City of Beacon to enter into a new, extended tax agreement in order for our lender and investor to underwrite a consistent stream of property tax expense.

TIMING OF CLOSING: Q2 2023

RENOVATION TIMING: Approx. 12 months

TARGET COMPLETION: July 31, 2024

FINANCING: Tax-Exempt Bonds & 4% LIHTCs

BOND ISSUER: DCIDA

LIHTC ALLOCATOR: HCR

Proposed PILOT

RA proposes to enter into a new fixed Payment in Lieu of Taxes (“PILOT”) increasing over the existing payment amount for the property. The first-year PILOT would be \$310,000 trended with a 40-year term.

Est. 2022 Amt.
\$290,000

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
\$310,000	\$316,975	\$324,107	\$331,399	\$338,856	\$346,480	\$354,276	\$362,247	\$370,398	\$378,732	\$387,253	\$395,966	\$404,875	\$413,985	\$423,300	\$432,824	\$442,563	\$452,520	\$462,702	\$473,113
Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
\$483,758	\$494,642	\$505,772	\$517,152	\$528,788	\$540,685	\$552,851	\$565,290	\$578,009	\$591,014	\$604,312	\$617,909	\$631,812	\$646,028	\$660,563	\$675,426	\$690,623	\$706,162	\$722,051	\$738,297

TOTAL TAX REVENUE OVER 40 YEARS = \$19.75 MILLION

This PILOT will provide the project with predictable future property tax payments that can be underwritten by our financing partners, thus making this preservation project feasible. Without a preservation project, the property tax payments to the City of Beacon would remain more stagnant and potentially even decline long-term as the property continues to age and value regresses.

Example: Biltmore Towers



Example: Park Club Apartments



Related Affordable Foundation



AFTER SCHOOL **matters**

Charitable, tax-exempt 501(c)3 private foundation that provides grant awards to nonprofit organizations that focus on the following impact areas



Education



Food Security



Health &
Wellness



Workforce
Development

Notable Grant Awards

- After School Matters Parkway Gardens art mural
- City Harvest monthly meal distribution at Ocean Park
- KABOOM! Bella Vista playground & City of Anderson multi-sport court
- YMCA of South Florida Path to Health Program



Fareground & CAP Dutchess County



City of Beacon, New York

Office of the Mayor

Lee Kyriacou, Mayor

FOR IMMEDIATE RELEASE

June 1, 2020

845.838.5011 | mayor@CityofBeacon.org

Fareground, Inc. Expands "Dinner To Go" Program with Support from the Related Affordable Foundation

Beacon, NY – May 27, 2020 – Fareground, Inc., a women-run anti-hunger and food justice non-profit focusing on food insecurity since 2012, has partnered with the Related Affordable Foundation to expand their 'Dinner To Go' program. The initiative delivers food to communities in need during the current pandemic on a weekly basis including at Tompkins Terrace.

"We are grateful for the support from our community and for Related Affordable Foundation to rise to the occasion during this pandemic. Hunger exists because of choices we, as a country, have collectively made. Attending to this problem requires an extraordinary commitment to our disadvantaged community members. Our plan is to distribute food to our neighbors because they need help today. But we need to think bigger, ask the difficult questions, and confront the larger issues of poverty, inequality, and inequity if we ever hope to end hunger once and for all," says Kara Dean-Assael and Karen George of Fareground.

"Thank you to the organizations and individuals that have donated needed funding and necessary volunteerism to help their fellow residents in this time of need. The City was happy to make a connection with these entities. I applaud your commitment to our community," says City of Beacon Mayor Lee Kyriacou.

Beacon summer lunch program to continue with foundation funding

July 18, 2019



Thank You

Property Tour



PROPERTY TOUR (PROPERTY TOUR.webm)

TOMPKINS TERRACE PILOT TERM SHEET

Purpose	To set forth the terms under which the City of Beacon, New York (the “ <u>City</u> ”) will grant a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law (“ <u>Article XI</u> ”) and enter into an agreement for payment in lieu of taxes (“ <u>PILOT Agreement</u> ”) with an affiliate of Related Affordable, LLC (the “ <u>Sponsor</u> ”). The tax exemption will enable the Sponsor to substantially rehabilitate that certain affordable housing property known as Tompkins Terrace, located in Beacon, New York (the “ <u>Project</u> ”).
Project Description	The Project is a 193-unit, partially project-based rental-subsidized garden-style property. Originally built in 1973, the Project has been owned and operated by an affiliate of Related Affordable since late 2018 and is currently managed by Related Management Company (“ <u>RMC</u> ”). The Sponsor will redevelop the property through the use of tax-exempt bonds and Low-Income Housing Tax Credits (“ <u>LIHTC</u> ”) in order to ensure its successful continuation as a safe and reliable community for low-income residents in Dutchess County, New York for the long-term. The Sponsor will cause the Project to be restricted by a new regulatory agreement which maintains the in-place affordability protections for the next 40 years.
Renovation Description	The planned rehabilitation budget for the Project is approximately \$14,500,000 in total, including contingency, or approximately \$75,000 per apartment on average. The Project will undergo construction that will result in improved comfort, security and convenience for all residents. The scope of work is focused on bettering site features, increasing resident quality of life and safety, enhancing curb appeal and aesthetics, and replacing aging building systems in order to extend the useful life of the overall property. Among other improvements, the proposed scope envisions renovation to 100% of the 193 units. Current tenants of Tompkins Terrace will be able to remain residents at the property and will not be displaced by the renovation (other than temporarily for in-unit work).
Ownership Structure	In order for the Project to avail itself of a tax exemption pursuant to Article XI, the Project must be owned by a Housing Development Fund Company formed pursuant to Article XI. The Sponsor has formed Tompkins Terrace Housing, L.P., a New York limited partnership (the “ <u>Beneficial Owner</u> ”). The Sponsor will also apply to the New York State Housing and Community and Renewal (“ <u>HCR</u> ”) for the formation of a housing development fund company formed pursuant to Article XI and Section 402 of the Not-For-Profit Corporations Law to act as the nominal fee owner (the “ <u>HDFC</u> ”) for and on behalf of the Beneficial Owner.

PILOT Payments	The PILOT under the structure described herein would be for a term of 40 years, with a payment schedule as follows:			
	Year 1	\$310,000	Year 21	\$483,758
	Year 2	\$316,975	Year 22	\$494,642
	Year 3	\$324,107	Year 23	\$505,772
	Year 4	\$331,399	Year 24	\$517,152
	Year 5	\$338,856	Year 25	\$528,788
	Year 6	\$346,480	Year 26	\$540,685
	Year 7	\$354,276	Year 27	\$552,851
	Year 8	\$362,247	Year 28	\$565,290
	Year 9	\$370,398	Year 29	\$578,009
	Year 10	\$378,732	Year 30	\$591,014
	Year 11	\$387,253	Year 31	\$604,312
	Year 12	\$395,966	Year 32	\$617,909
	Year 13	\$404,875	Year 33	\$631,812
	Year 14	\$413,985	Year 34	\$646,028
	Year 15	\$423,300	Year 35	\$660,563
	Year 16	\$432,824	Year 36	\$675,426
	Year 17	\$442,563	Year 37	\$690,623
	Year 18	\$452,520	Year 38	\$706,162
	Year 19	\$462,702	Year 39	\$722,051
	Year 20	\$473,113	Year 40	\$738,297
The PILOT payments would be allocated between the City of Beacon, Dutchess County, Beacon City School District, and Howland Library.				

City of Beacon City Council Agenda
01/30/2023

Title:

Resolution No. 6 - Reappointing Sergei Krasikov to the Conservation Advisory Committee

ATTACHMENTS

[Sergei Krasikov Committee Application](#)

[Sergei Krasikov Resume](#)

[Resolution Approving the Reappointment of Sergei Krasikov to the Conservation Advisory Committee](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name

Sergei Krasikov

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☒ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☐ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☐ Zoning Board of Appeals
- ☐ Any of the above
- ☐ Other

Available number of
Hours per week (for
Committee work)

4

Occupation

Project Manager

Employer

One Nature LLC

Work Address

Work Phone

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☒ Bachelor's Degree
☐ Master's Degree
☐ Doctorate Degree

Interest & Skills

Environment, community engagement, commu

Areas of Expertise
(business & civic)

Sustainable and regenerative land stewardship

Reference

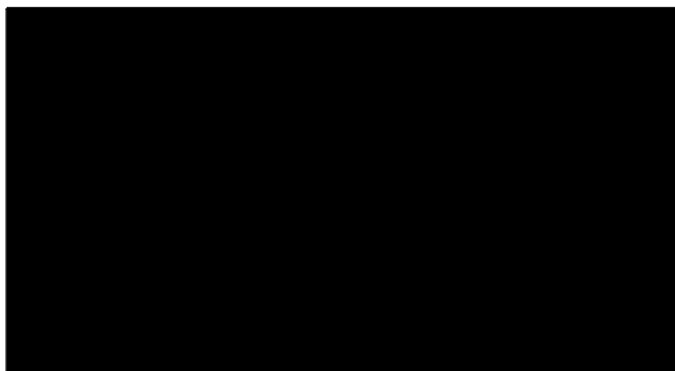
Reference Name

Address

Phone

Email Address

Relationship



Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: _____

A handwritten signature in black ink, appearing to be 'J. B. Smith', written over a horizontal line.

Date: 1/17/2023 _____



Communication specialist and dedicated land steward, team worker and project manager, I strive to use my skills and experience to further a more sustainable and equitable world.

EXPERIENCE

One Nature LLC, Beacon NY — *Project Manager*

March 2021 PRESENT

Oversee and implement environmental landscape designs and build outs.

Kinoserge, NY — *Producer*

Feb 2013 PRESENT

Developed and oversaw film and video productions.

CityLore NGO, NY — *DP / Editor*

Jan 2010 - 2022

Documentary films, art documentation, education series, etc.
Freelance.

SKILLS

- Climate forward landscape design and construction
- Project development and management
- Multimedia communication campaigns design
- Team building and managing
- Research and data analysis
- Creative cinematography and editing
- Languages: English, Russian, Polish

CURRENT VOLUNTEERISM

- Beacon CAC, chair
- Compost Working Group, member
- Liberty / Wilson Streets community organizing
- Fishkill Creek Watershed Alliance, founding member
- Stop Danskammer Coalition
- Beacon Farmers Market Steering Committee

EDUCATION

Minsk State Linguistic University, Minsk, Belarus — *Bachelor*

Sept 1996 - May 2000

Linguistics and pedagogics, English language.



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 6 OF 2023

**APPROVING THE REAPPOINTMENT OF
SERGEI KRASIKOV TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, Sergei Krasikov recently completed a term of service on the City of Beacon Conservation Advisory Committee; and

WHEREAS, Sergei Krasikov wishes to serve a further term beginning in 2023 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Sergei Krasikov to the Conservation Advisory Committee to a term set to expire on December 31, 2024.

Resolution No. 6 of 2023			Date: January 30, 2023				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Justice McCray					
		George Mansfield					
		Wren Longno					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
01/30/2023

Title:

Resolution No. 7 - Reappointing Eleanor Peck to the Conservation Advisory Committee

ATTACHMENTS

[Eleanor Peck Committee Application](#)

[Eleanor Peck Resume](#)

[Resolution Approving the Reappointment of Eleanor Peck to the Conservation Advisory Committee](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name

Eleanor Peck

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☒ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☐ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☐ Zoning Board of Appeals
- ☐ Any of the above
- ☐ Other

Available number of
Hours per week (for
Committee work)

2

Occupation

Clean Energy Communities Manager

Employer

Hudson Valley Regional Council

Work Address

Work Phone

Education

- ☐ Some High School
- ☐ High School Diploma
- ☐ Some College
- ☐ Associates Degree
- ☐ Bachelor's Degree
- ☒ Master's Degree
- ☐ Doctorate Degree

Interest & Skills

Renewable Energy, Composting

Areas of Expertise
(business & civic)

Clean Energy, Public Engagem

Reference

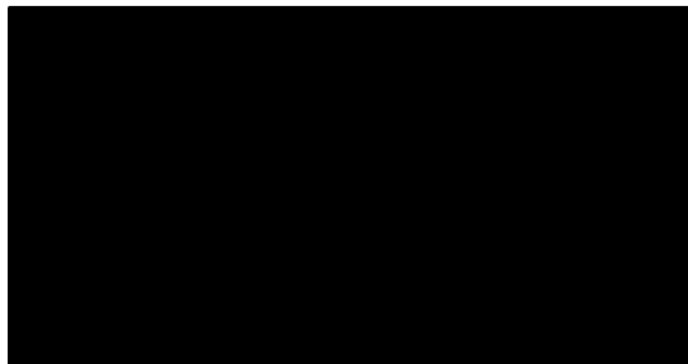
Reference Name

Address

Phone

Email Address

Relationship



Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: Eleanor Peck

Date: 1/4/23

Eleanor Peck

Experience

Clean Energy Communities Coordinator

Hudson Valley Regional Council

May 2021 - Present

- Assists all towns and villages in Westchester, Putnam, and Dutchess counties with NYSEDA Clean Energy Communities Designation and Climate Smart Communities Certification
- Works closely with elected officials, municipal staff and appointed volunteers on climate and clean energy projects ranging from LED streetlight conversion to greenhouse gas inventorying projects.
- Manages two staff to assist entire mid-hudson region on climate action

Climate Smart Coordinator

City of Beacon, NY

September 2019 - May 2021

- Stewarded passage of climate policies like electric vehicle policy, NY Stretch Code, environmental purchasing policy
- Coordinated 20+ volunteers in effort for City to become Silver Climate Smart Certified
- Conducted greenhouse gas inventory process for City and sustainability/climate action plan
- Implemented composting, additional recycling, electric car charging, renewable energy projects, bike/pedestrian planning, and more for City

Manager, Foundation/Corporate Relations

Cary Institute of Ecosystem Studies

Millbrook, NY December 2017 - May 2021

- Managed all relationships with foundations and corporations, raising \$1.5M annually
- Managed all private grants
- Worked closely with President to build relationships with foundations and corporations
- Assisted with fundraising and educational events



Education

New School University

MA in International Studies

2015 - 2018 3.8GPA

Roosevelt University

BA in Political Science

2010 - 2013 3.8GPA

Skills and Abilities

Software: Salesforce, MS Office, Raiser's Edge, Neon CRM, Mailchimp, Constant Contact, ICLEI Clearpath

Skills: volunteer coordination, grant writing, project management, sustainability planning, greenhouse gas inventorying, climate action planning

Accomplishments

- *Energy Advisory Group Member*, New York State Climate Impacts Assessment, 2021 - Present
- *Advisory Board Member*, Beacon Institute for Rivers and Estuaries, 2020 - present
- *Member*, City of Beacon Conservation Advisory Committee, 2019 - present

Other Experience

- **Associate, Institutional Advancement**, Wildlife Conservation Society, Bronx, NY, 2016- 2017
- **Consultant**, African Centre for Cities and Slum/Shack Dwellers International (via New School International Field Program) South Africa, Summer 2017
- **Membership Assistant**, The Garden Conservancy, 2014 - 2016
- **Communications and Member Relations Coordinator**, Niagara Foundation, 2013 - 2014
- **Intern**, Congressman Mike Quigley, Summer 2012



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 7 OF 2022

**APPROVING THE REAPPOINTMENT OF
ELEANOR PECK TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, Eleanor Peck recently completed a term of service on the City of Beacon Conservation Advisory Committee; and

WHEREAS, Eleanor Peck wishes to serve a further term beginning in 2023 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Eleanor Peck to the Conservation Advisory Committee to a term set to expire on December 31, 2024.

Resolution No. 7 of 2023			Date: January 30, 2023				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Justice McCray					
		George Mansfield					
		Wren Longno					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/30/2023

Title:

Resolution No. 8 - Reappointing Phillip Stamatis to the Conservation Advisory Committee

ATTACHMENTS

[Phillip Stamatis Committee Application](#)

[Phillip Stamatis Resume](#)

[Resolution Approving the Reappointment of Phillip Stamatis to the Conservation Advisory Committee](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name

PHILLIP STAMATIS

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☒ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☐ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☐ Zoning Board of Appeals
- ☐ Any of the above
- ☐ Other

Available number of
Hours per week (for
Committee work)

5-10

Occupation

CERTIFIED ATHLETIC TRAINER

Employer

NY PRESBYTERIAN

Work Address

Work Phone

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☒ Bachelor's Degree
☐ Master's Degree
☐ Doctorate Degree

Interest & Skills

SPORTS MEDICINE. OUTDOOR RECREATION

Areas of Expertise
(business & civic)

Reference

Reference Name

Address

Phone

Email Address

Relationship

Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: P. STAMATIS

Date: 1/3/23

PHILLIP T. STAMATIS, ATC

PROFESSIONAL SUMMARY

- Certified Athletic Trainer with over 9 years' experience in physician office and secondary school settings.
- Responsibilities: Record history of present injury, vital signs, medications & allergies; educate patients on home exercise plans, pre/post operation protocols, bracing/casting, and injection preparation injections.
- Oversaw radiology staff at multiple locations and registration for patient imaging.
- Responsible for ordering and maintaining office inventory, communicated billing with durable medical equipment representative, designed and executed office protocol for platelet rich plasma procedures.
- Sub investigator for physician clinical trial research, lead contact for F.D.A. & I.R.B. correspondence and collection of patient reported outcomes.
- Specialties include injury prevention, acute care of emergency situations, implementation of treatment & rehabilitation programs and medical record documentation.

PROFESSIONAL EXPERIENCE

- NY Presbyterian** – Sports Medicine, Physical Medicine and Rehabilitation – Hudson Valley, NY May 2020 - Present
- Clinical Athletic Trainer for Physiatrists & Orthopedic Surgeons.
- Northwell Health** – Orthopedic Institute *Phelps Memorial Hospital, Sleepy Hollow, NY* August 2017 – March 2020
- Practice Athletic Trainer for Orthopedic Surgeon
- White Plains City School District** August 2017 – January 2019
- District Athletic Trainer Responsible for over 700 Student athletes.
 - Loucks Games – Three day Track & Field event with over 100 schools nationwide
- Orthopedic Associates of Dutchess County, Poughkeepsie, NY** March 2013 - June 2017
- Outreach Athletic Trainer - John Jay High School, *East Fishkill, NY*
- Clinical Preceptor/ Approved Clinical Instructor** March 2013 - June 2017
- Supervised Marist athletic training students during secondary school clinical rotations
- Teaching Assistant, CPR & First Aid, Marist College, Poughkeepsie, NY** January 2012 – December 2012
- Supervised students when learning and practicing CPR, splinting and first aid skills
 - Administered and graded practical examinations

PUBLICATIONS

Stamatis P, Powers ME. "The CoolShirt System™ aids thermoregulation during exertion in a hot environment."
Journal of Athletic Training. 49, Suppl. 3 (2014): S61.

PRESENTATIONS

National Athletic Trainers' Association Annual Symposium Indianapolis, IN- June 2014
Eastern Athletic Trainers' Association Annual Symposium Mashantucket, CT - January 2014

EDUCATION

Marist College, *Poughkeepsie, NY* Cum Laude, January 2013
Bachelor of Science in Athletic Training; Minor in Psychology

CLINICAL EXPERIENCE

Marist College Football, Baseball, and Volleyball; Vassar College Athletics; Arlington High School; Orthopedic Associates of Dutchess County - Physical Therapy; Spackenkill High School; Poughkeepsie High School.

AWARDS

Safe Sport School Award – 1 st team	EATA Undergraduate Research Award
Dean's List (Fall 2008, Spring 2009)	Kashdan Alumni Award
Arista National Honor Society	Herman Wolfe Award

VOLUNTEER

Can-Am Rugby Tournament, *Saranac Lake & Lake Placid, NY* July 2012
ING New York City Marathon, *New York, NY* November 2011

SKILLS

Intermediate level in Spanish • Certified CPR/AED, First Aid • Participated in Bystander Intervention Training
• Proficient in Athena, EPIC, AllScripts, SportsWare, Microsoft Word, Excel & PowerPoint



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 8 OF 2023

**APPROVING THE REAPPOINTMENT OF
PHILLIP STAMATIS TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, Phillip Stamatis recently completed a term of service on the City of Beacon Conservation Advisory Committee; and

WHEREAS, Phillip Stamatis wishes to serve a further term beginning in 2023 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Phillip Stamatis to the Conservation Advisory Committee to a term set to expire on December 31, 2024.

Resolution No. 8 of 2023			Date: January 30, 2023				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Justice McCray					
		George Mansfield					
		Wren Longno					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
01/30/2023

Title:

Resolution No. 9 - Reappointing Peter Bailey to the Tree Advisory Committee

ATTACHMENTS

[Peter Bailey Committee Application](#)

[Peter Bailey Resume](#)

[Resolution Approving the Reappointment of Peter Bailey to the Tree Advisory Committee](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☐ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☐ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☐ Zoning Board of Appeals
- ☐ Any of the above
- ☐ Other

Available number of
Hours per week (for
Committee work)

Occupation

Employer

Work Address

Work Phone

Education

- ☐ Some High School
- ☐ High School Diploma
- ☐ Some College
- ☐ Associates Degree
- ☐ Bachelor's Degree
- ☐ Master's Degree
- ☐ Doctorate Degree

Interest & Skills

**Areas of Expertise
(business & civic)**

Reference

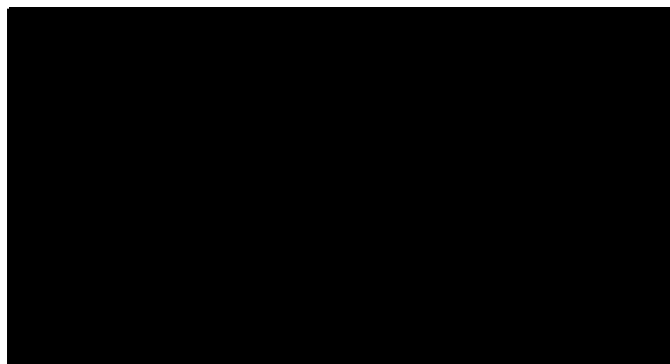
Reference Name

Address

Phone

Email Address

Relationship

A large black rectangular box redacting the reference information.

Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: _____

Date: _____

Peter Bailey

Work Experience

New York Power Authority (NYPA)

Environmental Justice Program Coordinator

September 2021 - present

The Environmental Justice department gives a voice to communities designated as disadvantaged in proximity to NYPA assets including power plants, offices, and transmission lines. My duties as coordinator are as follows:

- Manage NYPA's workforce development program, P-TECH (Pathways in Technology Early College High School), as the industry partner liaison for New York high schools and colleges.
- Plan and execute technical summer internships for 30-50 interns in engineering fields across New York to build the skills and experience necessary for the expanding green energy workforce.
- Organize NYPA's electric vehicle fleet donation program to automotive technician programs to train automobile mechanics to work with electric vehicles as part of New York's Just Transition.
- Monitor and research environmental justice movements and policies at state and federal levels to integrate into NYPA's program initiatives and make recommendations to senior staff.

Population Education- Washington DC

September 2018 - September 2021

Professional Development Coordinator for Population Education

- Planned and presented in-person and virtual professional development workshops for pre-service and in-service educators throughout the United States and Canada including national and state conferences.
- Responsible for marketing outreach, coordinating logistics, and invoicing of teacher professional development workshops.
- Researched new education trends and state Department of Education rules and regulations related to professional development providers.
- Responsible for the marketing and content of Population Education's online graduate course (Canvas platform).
- Assist in converting to and managing Population Education's CRM system, Hubspot.
- Develop new, standards-aligned lesson plans and activities for the modern classroom.

District of Columbia Public Schools

June 2015 – August 2018

ET-15 (5th Grade ELA and STEM Teacher)

August 2017 - August 2018

- Taught 5th grade English Language Arts and STEM.
- Continued work on the STEM committee as Partnership Chair.

- Coach and school liaison for DC SCORES, an after-school soccer, writing, and service learning program.
- Coached 4th and 5th grade VEX Robotics team.

Technology Coordinator

June 2015 - August 2017

- Taught a STEM specials course for grades Pre-K through 5th Grade focused on project-based and experimental work with different district and public curricula.
- Created the school's first electronic inventory of technology.
- Wrote grants to obtain new technology and programs.
- Oversaw technology in a building move from SY-16/17 to SY -17/18.
- Co-chair of school's STEM Committee.
 - The school became the first elementary school in DC to be recognized as a STEM school through the Office of the State Superintendent.
- Represented the school in OSSE's first Environmental Education Literacy Cadre (ELLC) cohort.

American University School of Communications

May 2013 - August 2013

Research Assistant

- Examined trends in public discussions of climate change from 2009 - 2012.
- Researched the different technologies and instruments that can be used to solve environmental issues.

Volunteer Experience

- Chairman of the City of Beacon Tree Advisory Committee.
- Phone bank and canvass for the Democratic National Committee.
- Coached elementary school VEX Robotics team.

Education

American University, College of Arts and Sciences, Washington, DC
Bachelor of Arts in Environmental Studies



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 9 OF 2023

**APPROVING THE REAPPOINTMENT OF
PETER BAILEY TO THE TREE ADVISORY COMMITTEE**

WHEREAS, Peter Bailey recently completed a term of service on the City of Beacon Tree Advisory Committee; and

WHEREAS, Peter Bailey wishes to serve a further term beginning in 2023 and is recommended for reappointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby reappoints, with the consent of the City Council, Peter Bailey to the Tree Advisory Committee to a term set to expire on December 31, 2024.

Resolution No. 9 of 2023			Date: January 30, 2023				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Justice McCray					
		George Mansfield					
		Wren Longno					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
01/30/2023

Title:

Resolution No. 10 - Appointing May Sharif to the Conservation Advisory Committee

ATTACHMENTS

[May Sharif Committee Application](#)

[May Sharif Resume](#)

[Resolution Approving the Appointment of May Sharif to the Conservation Advisory Committee](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name

May Sharif

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☒ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☐ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☐ Zoning Board of Appeals
- ☐ Any of the above
- ☐ Other

Available number of
Hours per week (for
Committee work)

2

Occupation

Environmental Engineer

Employer

Greeley and Hansen

Work Address

Work Phone

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☐ Bachelor's Degree
☒ Master's Degree
☐ Doctorate Degree

Interest & Skills

Water/wastewater, climate resiliency, community engagement, feasibility studies

Areas of Expertise
(business & civic)

water/wastewater engineering, community engagement

Reference

Reference Name

Address

Phone

Email Address

Relationship

Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: _____

Date: 12/15/2022

May Sharif, P.E.

Education

Master of Engineering, Environmental Engineering (Concentration: Environmental Processes), January 2012
Cornell University, College of Engineering, Ithaca, NY

Bachelor of Science, Environmental Engineering, June 2010
Cornell University, College of Engineering, Ithaca, NY

Greeley and Hansen, Project Manager (*Various NY sites*) **January 2022 – Present**

- Manage over \$15MM in wastewater improvement contracts across the northeast region, spanning all stages including preliminary engineering, final engineering design, procurement, and design services during construction.
- Work with municipalities and utilities to identify their long-term infrastructure management and service provision goals, and develop cost-effective solutions aligned with regulatory agency requirements and stakeholder needs.
- Empower and guide team members to deliver high quality, innovative designs within the specified scope, schedule, and budget.

Hunt Engineers and Architects, Site/Civil Team Lead (*Various NY sites*) **January 2020 – January 2022**

- Delivered high quality water and wastewater improvement projects, including managing the preparation of engineering reports, cost estimates, grant applications, permit applications, and engineering designs, as well as providing bidding and procurement services and construction oversight to ensure projects are executed within the specified scope, schedule, and budget.
- Managed company-wide site/civil workload across all project managers and engineers within the discipline and provide the tools and resources for success.

GEI Consultants, Inc P.C., Staff Professional (*Various NY and MA sites*) **April 2018 – December 2019**

- Supported the management of a variety of environmental remediation and geotechnical design projects, including preparing RFPs, preparing bid packages, providing construction oversight, and managing budgets.
- Conducted field studies to delineate extent and magnitude of environmental contamination and developed remedial design plans, including reports, drawings, and specifications.
- Conducted community air monitoring, groundwater sampling, environmental and geotechnical subsurface exploration and sampling, emerging contaminant sampling (PFAS, PFOS, and 1,4-dioxane), and stormwater pollution prevention inspections.

AguaClara Reach, Inc., Founder/Executive Director (*India, Nicaragua, Honduras*) **May 2013 – October 2018**

- Collaborated with funders, NGOs, universities, and local governments to implement regional programs to build new drinking water treatment and distribution infrastructure, while optimizing intersectional impacts in sanitation, hygiene, climate resilience, agriculture, nutrition, and gender equity initiatives.
- Structured working relationships through contracts, MOUs, and MSAs to improve understanding of shared goals, track progress based on mutually-identified indicators, and achieve a common vision of positive impact.
- Developed monitoring and evaluation programs to understand program results and continually iterate towards more effective solutions.
- Developed capacity building programs and designed circuit rider concepts to put the critical infrastructure in place for long-term community-led operation and support the goal of scaling to 100 villages over 3 years.
- Engaged in business development by creating feasibility studies, conducting field-based market research, and networking locally and in international conferences.

- Managed staff hiring and development, organizational finances, fundraising, grant writing, and marketing activities.
- Designed and managed local fabrication, construction, and startup of facilities for a hydraulically controlled disinfection system and gravity-powered Enclosed Stacked Rapid Sand filters.
 - Trained junior engineers to perform construction oversight, calibration, testing, and operator training.
 - Coordinated the development of training modules, fabrication manuals, and operation manuals.
 - Prepared technical reports, including performance evaluations and recommendations.

MWH Global, Inc. Pure Water Study, Consultant (San Diego, CA)

August 2015 – February 2016

- Analyzed laboratory test results to determine the impact of adding high-purity reuse water to WTP influent on effluent water quality, unit processes, plant hardware, and downstream infrastructure.
- Provided technical review and recommendations on new WTP operational procedures proposed by MWH for ability to prevent degradation of effluent water quality and minimize impact on existing infrastructure.

Design Engineer, AguaClara Lab, Cornell University (Ithaca, NY)

June 2011 – April 2013

- Advanced the design capability of an Automated Design Tool (ADT) used to generate 3D AutoCAD WTP designs based on flow rate by improving algorithms for flocculators, grit chambers, and sedimentation tanks, and adding filtration and chemical dosing design capabilities.
- Trained a team of 60 people over two years to update the ADT algorithms based on both the latest research coming out of the AguaClara lab at Cornell and feedback from various stakeholders.

Skills

- | | |
|--|--|
| • Cross-cultural multi-stakeholder engagement | • Logical Framework Planning |
| • Program development and management | • Grant writing and fundraising |
| • Monitoring and Evaluation | • Capacity building and training |
| • Developing and tracking Key Performance Indicators | • Language: Spoken Bengali and Hindi; spoken and written Spanish |
-

Honors, Awards, and Achievements

- Water Environment Federation – Water Leadership Institute Graduate 2018
- Founder of **Certified Benefit Corporation; Best for the World Overall Honoree 2015, 2017**
- 2016 World CSR Congress Leadership Award for “Outstanding Contribution to Water Efficiency”
- 2016 RELX Group Environmental Challenge, Second Prize

Service

- Volunteer Climate Steward, Tompkins County, Cornell Cooperative Extension
- 2021 National Judge for the Stockholm Junior Water Prize, Water Environment Federation
- AguaClara Reach, Board of Directors (2018-2019), Technical Advisory Board (2020), Strategic Planning Committee (2021)

Presentations and Publications

- “Selling it in the Water Sector,” Water, Environment & Technology (WE&T) Magazine. April 2019.
- “AguaClara: An Innovation Network Tackling Universal Access to Safe Drinking Water on Tap” NYWEA Spring Technical Conference and Exhibition, Bolton Landing, NY, June 2018. Monroe Weber-Shirk, Maysoon Sharif.
- “AguaClara: Safe Water on Tap for Communities Worldwide,” World Water Leadership Congress – Mumbai, India, February 2016
- XXXIII Inter-American Association of Sanitary and Environmental Engineering Congress – Salvador, Brazil, June 2012 “An Automated Design Tool for Sustainable, Gravity-Powered Water Treatment Plants” (Presentation and Publication) Monroe L. Weber-Shirk, Leonard W. Lion, Maysoon A. Sharif, Jeffrey C. Will



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 10 OF 2023

**APPROVING THE APPOINTMENT OF
MAY SHARIF TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, there is currently a vacant seat on the City of Beacon Conservation Advisory Committee; and

WHEREAS, May Sharif applied to serve a term on the Conservation Advisory Committee beginning in 2023 and is recommended for appointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, May Sharif to the Conservation Advisory Committee to a term set to expire on December 31, 2024.

Resolution No. 10 of 2023			Date: January 30, 2023				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Justice McCray					
		George Mansfield					
		Wren Longno					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/30/2023

Title:

Resolution No. 11 - Appointing James Burton to the Conservation Advisory Committee

ATTACHMENTS

[James Burton Committee Application](#)

[James Burton Resume](#)

[Resolution Approving the Appointment of James Burton to the Conservation Advisory Committee](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name

James Burton

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☒ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☐ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☐ Zoning Board of Appeals
- ☐ Any of the above
- ☐ Other

Available number of
Hours per week (for
Committee work)

1-2

Occupation

Senior Policy Associate

Employer

Institute for Market Transformation

Work Address

Work Phone

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☒ Bachelor's Degree
☐ Master's Degree
☐ Doctorate Degree

Interest & Skills

I am interested in becoming more engaged with the community of Beacon, and using my professional experience to aid the City Council.

**Areas of Expertise
(business & civic)**

Building performance policy development and community engagement

Reference

Reference Name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email Address

[REDACTED]

Relationship

[REDACTED]

Please include your resume along with this application.

I agree that by submitting this application, I am electronically signing the application. I solemnly declare that the information I have provided is true.

Applicant Signature: James Burton

Date: 12/13/22

James Burton

Senior Policy Associate

PROFESSIONAL SUMMARY

Senior Policy Associate at the Institute for Market Transformation. Supporting the development and adoption of equitable building performance policies, by state and local governments, across the USA. Geopolitics graduate from the University of Dundee. Committed to advancing social, environmental and economic justice. Strong problem-solving and analytical skills, with a thirst for solving tough problems. Flexible, comfortable with some ambiguity, and a team player. Strong written and oral communication skills.

PROFESSIONAL EXPERIENCE

Senior Policy Associate, Institute for Market Transformation (IMT), March 2022 – Present

- Help jurisdictions, at local and state level, draft legislation to create more equitable building performance policies
- Create educational and technical resources on building performance policies, covering the intersection of social priorities such as resilience, public health, racial equity, affordable housing and workforce development
- Develop partnerships with community organizations, government agencies, companies, and trade associations
- Draw insightful conclusions that improve IMT's ability to advance market adoption of energy efficiency and intersecting social priorities

Real Time and Statistics Manager, Insolvency Service (UK Civil Service), September 2019 – April 2021

- Responsible for statistics, contact centre technology and workforce planning.
- Led purchasing and implementation of new contact centre software for department, nearly 2000 employees.
- Managed a team of over 40, both in-person and online.
- Collaborated with senior leaders and external delivery partners to set requirements for contact centre systems.
- Conducted regular team and individual check-in meetings to ensure welfare of staff working from home.
- Guided team through exponential workload increase due to pandemic economic strains.
- Adjusted daily processes used to keep the team within government-set targets.
- Cut customer wait time in half whilst doubling customer service productivity of team under my leadership.
- Awarded "Team of the Year" 2020 within the government department and was given several awards for surpassing targets during my time as manager.

SKILLS

Policy Analysis

Drafting Legislation

Team Leadership

Resource Management

Public Speaking

Teamwork

Problem Solving

MS Office

EDUCATION

Bachelor's Degree Geopolitics
University of Dundee
Dundee, Scotland
2013 -2017

Semester at SUNY New Paltz
Politics & International Relations
January - April 2016



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 11 OF 2023

**APPROVING THE APPOINTMENT OF
JAMES BURTON TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, there is currently a vacant seat on the City of Beacon Conservation Advisory Committee; and

WHEREAS, James Burton applied to serve a term on the Conservation Advisory Committee beginning in 2023 and is recommended for appointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, James Burton to the Conservation Advisory Committee to a term set to expire on December 31, 2024.

Resolution No. 11 of 2023			Date: January 30, 2023				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Justice McCray					
		George Mansfield					
		Wren Longno					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/30/2023

Title:

Resolution No. 12 - Appointing Justine Bienkowski to the Conservation Advisory Committee

ATTACHMENTS

[Justine Bienkowski Committee Application](#)

[Justine Bienkowski Resume](#)

[Resolution Approving the Appointment of Justine Bienkowski to the Conservation Advisory Committee](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name

JUSTINE BIENKOWSKI

Address

Phone Number

Alternate Phone

Email Address

Committee You are
Interested In

- ☐ Board of Assessment Review
- ☐ Board of Ethics
- ☒ Conservation Advisory Committee
- ☐ Emergency Management Committee
- ☐ Human Relations Commission
- ☐ Planning Board
- ☐ Recreation Committee
- ☐ Traffic Safety Committee
- ☐ Zoning Board of Appeals
- ☐ Any of the above
- ☒ Other GREENWAY TRAIL COMMITTEE

Available number of
Hours per week (for
Committee work)

0-5, WILL DEPEND ON THE WEEK

Occupation

DIRECTOR OF IT

Employer

GLARI INC

Work Address

Work Phone

Education

- ☐ Some High School
- ☐ High School Diploma
- ☐ Some College
- ☐ Associates Degree
- ☐ Bachelor's Degree
- ☒ Master's Degree
- ☐ Doctorate Degree

Interest & Skills

GARDENING, COOKING, COMMUNITY SERVICE

**Areas of Expertise
(business & civic)**

IT / TECHNOLOGY

Reference

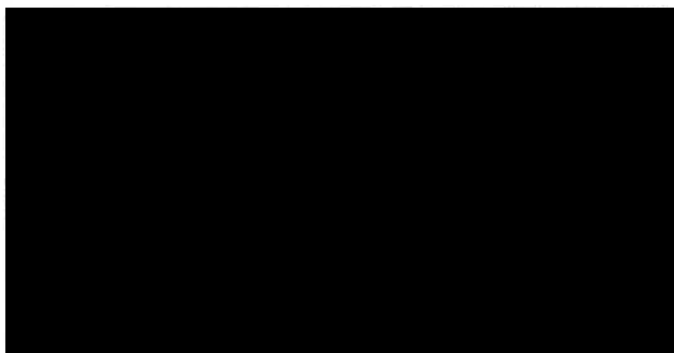
Reference Name

Address

Phone

Email Address

Relationship



Applicant Signature: _____

A handwritten signature in black ink, consisting of a stylized 'D' followed by a horizontal line.

Date: _____

Experience

CLARI INC, Remote (10/21-Present) **Director, IT**

- Directed and set the vision for a multifunctional IT Organization, inclusive of the IT End User Support, IT Systems Engineering, Business Systems, and IT Project Management teams.
- Collaborated closely with senior business leaders in creation and implementation of Business Systems steering committee to provide clearer understanding and visibility of projects impacting Salesforce and ensure business alignment.
- Worked jointly with the Director of GRC to provide evidence for audits and establish compliance guidelines.
- Built out headcount strategy for future fiscal years, and mapped this to identified roadmap items to showcase the plan to uplevel the team from reactive to proactive.
- Supported Legal & HR team in ediscovery and investigation requirements.
- Assisted the business with merger & acquisition projects to review existing tech stack, create migration plans, and smoothly onboard new teammates.
- Supervised and mentored the IT organization, coached the team on leadership skills and handled performance issues. Provided support and framework to the team to adjust to remote work.
- Made recruiting & employee staffing decisions, determined leveling and compensation, and implemented a career path for the IT organization.
- Owned the departmental budget and partnered with finance, legal, and security to establish a vendor management process for procurement and implementation.

BETTERCLOUD, New York City, NY (08/19-10/21) **Director of SaaSops & Corporate IT**

- Implemented quarterly roadmap planning and realignment based on cross-functional stakeholder input to embed the IT organization into the business.
- Created a project planning process for the team, including scrumban sprints, and created an automation mandate for the team of 25% per sprint based on tagged automation backlog from operational helpdesk tickets.
- Created IT tenets and mission statement to guide the team's work, connecting their day-to-day work to strategic initiatives to increase buy-in and boost productivity.
- Mandated initiative to revolutionize internal use of BetterCloud products by "drinking our own champagne" to push the limits and create best practices. This work was done in collaboration with stakeholders across the company, and directly influenced the BetterCloud product roadmap.
- Partnered with the Marketing department to create collateral based on real-life IT at BetterCloud to share with customers and prospects, to help get people excited about IT and to build up the brand.
- Envisioned, wrote, and co-hosted a 20-episode YouTube series about SaaS Management called the SaaSops show, sharing best practices and topical IT topics.
- Created a system for employees called #BetterIdeas to submit ideas and bubble up areas of improvement to the org technology stack.
- Managed data cabling, perimeter security, and audio-visual implementation of 2 office build outs.

BUZZFEED, New York City, NY (04/13-07/19)

**Director of IT (03/19-07/19), Senior IT Manager (02/16-03/19),
IT Manager (01/15-02/16), IT Team Lead (01/14-01/15),
Senior IT Coordinator (04/13-01/14)**

- Grew internal IT organization from 2 IT coordinators to 26 IT specialists, senior members, leads and managers.
- Managed teams across 3 time zones globally that had varying focus, notably IT support technicians, AV engineers, security response, enterprise platform engineers, and network engineers.
- Coached managers on leadership skills, on handling performance issues with ICs, and trained senior technicians into junior lead roles. Partnered with Human Resources on people management initiatives.
- Coached team leads to meet with stakeholders on roadmap and project discussions.
- Owned IT departmental budget and worked closely with Finance and Legal departments on contracts and budgeting for the IT Team and all IT projects.
- Created IT Acceptable Use Policy and implemented Security response workflow for phishing emails etc.
- Managed and completed IT aspects of 5 full office build outs and worked with IT consultant company to complete build out of new 6 floor office housing over 600 employees.
- Managed cabling infrastructure build-out for Election 2016 live Twitter show and served as technical bridge between contract broadcasting firm and BuzzFeed stakeholders during the event.
- Entrusted with planning and management of all IT projects from conception to completion including a large data migration between 2 cloud file sharing providers, and initial JAMF's Casper Suite implementation.

CMIT SOLUTIONS, New York City, NY (08/10-01/13)

Network Engineer (08/10-01/13)

- Provided networking, software, and hardware support for over 100 small business clients which consisted of over 100 Windows servers and over 800 end user workstations (Mac OS X and Windows).
- Implemented helpdesk practices and procedures to create a triage system to ensure more efficient delivery of service to clients. Drove documentation standards to ensure the elimination of single points of failure on the team.
- Guided growth of the team by training incoming engineers.

NEW BRUNSWICK COMPUTING SERVICES, Piscataway, NJ (07/07-07/10)

**HD Supervisor (01/08-07/10), RESNET (05/09-07/10), Operator (01/09-07/10), HD
Consultant (07/07-01/08)**

- Supervised team of helpdesk consultants and provided tier 2 support for escalated issues.
- Participated in the hiring of 60 consultants and trained over 30 incoming consultants to provide superb customer service to users.
- Managed 5 direct reports, providing consistent feedback and participating in the review process.
- Wrote detailed documentation for both end-users and helpdesk consultants to assist with technical support.

Education & Certifications

The New School New York City, New York (08/10-05/12)

- Master of Fine Arts, Creative Writing. Concentration: Poetry.

Rutgers College New Brunswick, NJ (08/06-05/10)

- Bachelor of Arts, English.

BetterCloud Administrator Fundamentals (12/20)

Industry Leadership

The SaaSops Show (writer & co-host)

- [Youtube Playlist](#)

Writing

- [How we built a strategic IT roadmap](#)
- [A day in the life of a saasops leader](#)

Event Speaker

- BetterCloud Altitude 2020, Lessons Learned from Monitoring the BetterCloud IT Environment, & 2 Live SaaSops Shows
- Bettercloud Altitude 2018, IT Management Efficiency
- Bettercloud Altitude 2015, Cloud IT

Case Studies

- [Google - GSuite](#)
- [Egnyte](#)
- [BetterCloud](#)
- [Mover.io](#)

SaaS Stack

◆ Google Workplace ◆ BetterCloud ◆ Slack ◆ Dropbox ◆ Egnyte ◆ Zoom ◆ Blue Jeans ◆ PagerDuty ◆ Bamboo HR ◆ Namely ◆ Sapling ◆ Workday ◆ Charthop ◆ Zendesk ◆ Jira ◆ Confluence ◆ Okta ◆ Ally ◆ Meraki ◆ M365 ◆ Expensify ◆ Concur ◆ TripActions ◆ Lessonly ◆ Skilljar ◆ Coupa ◆ JAMF ◆ Intune ◆ Automox ◆ Code42 ◆ Crowdstrike ◆ Sophos ◆ LastPass ◆ 1Password ◆



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 12 OF 2023

**APPROVING THE APPOINTMENT OF
JUSTINE BIENKOWSKI TO THE CONSERVATION ADVISORY COMMITTEE**

WHEREAS, there is currently a vacant seat on the City of Beacon Conservation Advisory Committee; and

WHEREAS, Justine Bienkowski applied to serve a term on the Conservation Advisory Committee beginning in 2023 and is recommended for appointment to such by Mayor Kyriacou.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints, with the consent of the City Council, Justine Bienkowski to the Conservation Advisory Committee set to expire on December 31, 2024.

Resolution No. 12 of 2023			Date: January 30, 2023				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Justice McCray					
		George Mansfield					
		Wren Longno					
		Molly Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
01/30/2023

Title:

January 17, 2023 Minutes

ATTACHMENTS

[January 17, 2023 Minutes](#)



**COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
AND LIVE VIA ZOOM**

Mayor Lee Kyriacou
Councilmember George Mansfield, At Large
Councilmember Paloma Wake, At Large
Councilmember Molly Rhodes, Ward 1
Councilmember Justice McCray, Ward 2
Councilmember Wren Longno, Ward 3
Councilmember Dan Aymar-Blair, Ward 4
City Administrator Chris White

**January 17, 2023
7:00 PM
City Council
Draft
Minutes**

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council. The City Council Meeting was held through video conference and in the Courtroom at 1 Municipal Plaza, Beacon NY 12508. A video recording of the meeting is available at

<https://vimeo.com/user1296488>. The public was able to attend in-person or through video or telephone and were made aware via the City of Beacon website, beaconny.gov. Please take notice that the full transcript of this meeting is available upon request at City Hall Suite 1, 1 Municipal Plaza, Beacon NY 12508, or by calling (845) 838 – 5010, or by emailing cityofbeacon@beaconny.gov.

Councilmembers Present

Mayor Lee Kyriacou

Councilmember Paloma Wake, At Large

Councilmember Molly Rhodes, Ward One

Councilmember Wren Longno, Ward Three

Councilmember Dan Aymar-Blair, Ward Four

Also Present

Chris White, City Administrator

Nicholas Ward-Willis, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Community Segment

[Presentation by Related Affordable Regarding Proposed Renovations and a new PILOT Agreement for Tompkins Terrace Housing Development](#)

Public Comment

Reports: Mayor, City Council, and City Administrator

1. [Proclamation Regarding Martin Luther King Jr. Day](#)

Local Laws and Resolutions

1. [Resolution No. 1 - Approving an Agreement with Video Ventures, Ltd. for 2023-2024 Video Services](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Longno.

Motion passes 5 – 0.

2. [Resolution No. 2 - Approving an Agreement with Flock Group, Inc. for License Plate Readers](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Longno.

Motion passes 5 – 0.

3. [Resolution No. 3 - Designating the Poughkeepsie Journal as the Newspaper of Record](#)

Motion to pass the resolution by Councilmember Longno.

Second by Councilmember Aymar-Blair.

Motion passes 5 – 0.

4. [Resolution No. 4 - Authorizing the City Administrator to Approve Certain Expenditures](#)

Motion to pass the resolution by Councilmember Aymar-Blair.

Second by Councilmember Rhodes.

Motion passes 5 – 0.

5. [Resolution No. 5 - Approving Mtr. of ENEL North America, Inc. 2021 and 2022 Tax Certiorari Settlement](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Mayor Kyriacou.

Motion passes 5 – 0.

Approval of Minutes

1. [December 19, 2022 City Council Minutes](#)

Motion to approve the minutes by Councilmember Wake.

Second by Councilmember Rhodes.

Motion passes 5 – 0.

Public Comment - Second

Opportunity Adjournment

Motion to adjourn by Councilmember Longno.

Second by Councilmember Aymar-Blair.

Motion passes 5 – 0.