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YONKERS ECONOMIC DEVELOPMENT CORPORATION
BOARD MEETING
CITY HALL
40 SOUTH BROADWAY
YONKERS, NEW YORK 10701
-----X

DATE: November 30, 2018

TIME: 10:00 A.M.

B E F O R E:

- MAYOR MIKE SPANO - CHAIRMAN
- WILSON KIMBALL - SECRETARY
- MELISSA NACERINO - TREASURER
- CECILE SINGER - BOARD MEMBER
- PETER KISCHAK - BOARD MEMBER

IDA STAFF

- JAIME MCGILL - IDA EXECUTIVE DIRECTOR
- MARY LYRAS - IDA/YEDC CHIEF FISCAL OFFICER

A L S O P R E S E N T:

- KARLY GROSZ, ESQ. - IDA COUNSEL
- DAVID ROTHMAN, ESQ. - HARRIS BEACH
- SHAWN GRIFFIN - HARRIS BEACH
- PETER DIEHL - ACCOUNTANT

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PROCEEDINGS

MAYOR SPANO: Everybody ready?

MS. LYRAS: Mayor Spano.

MR. SPANO: Here.

MS. LYRAS: Peter Kischak.

MR. KISCHAK: Here.

MS. LYRAS: Cecile Singer.

MS. SINGER: Here.

MS. LYRAS: Wilson Kimball.

MS. KIMBALL: Here.

MS. LYRAS: And Melissa

Nacerino.

MS. NACERINO: Here.

MS. LYRAS: We have a quorum.

MAYOR SPANO: Okay. We have the minutes for the October 10th meeting, 2018. Everybody has them at their desk-- sorry, everybody has them in front of them. Are there any questions?

MS. KIMBALL: I make a motion.

MAYOR SPANO: Wilson made a motion, there are no questions. Seconded by Pete. All in favor?

(A chorus of ayes.)

1 PROCEEDINGS

2 MAYOR SPANO: Any negatives?

3 Hearing none, the item is passed.

4 Three, financials.

5 MS. LYRAS: For the month of
6 October, we received no agency fees.

7 Our cash on hand is \$320,000,
8 and we have our accountant, Peter
9 Diehl on hand if anyone has any
10 questions.

11 MAYOR SPANO: Are there any
12 questions on the financials? Hearing
13 none, somebody want to make a motion.

14 MR. KISCHAK: I make a motion.

15 MAYOR SPANO: Peter made a
16 motion, seconded by Melissa. All in
17 favor?

18 (A chorus of ayes.)

19 MAYOR SPANO: Any negatives?

20 Number four.

21 MS. MCGILL: Resolutions for
22 consideration, the first and only
23 resolution is a resolution of the
24 Yonkers YEDC unwinding the new market
25 tax credit structure related to the

1 PROCEEDINGS

2 financing of the Larkin Parking
3 Garage Project and reestablishing the
4 facility as a Yonkers IDA project.
5 Harris Beach.

6 MR. GRIFFIN: The second
7 discussion, YEDC, which is an
8 intricate part of it because YEDC is
9 not exempt from income taxes so I can
10 take something like a grant or a loan
11 and convert it to a loan or however
12 we can do it in the structure, and
13 YEDC's involvement in this was
14 critical. It's the entity we kind of
15 attracted and put all the funding
16 together for.

17 The YEDC balance sheet has
18 always shown this as an asset or
19 liability, an asset, I believe. This
20 is the point at which we are past the
21 seven years and we go back to reality
22 which is the final chart and say
23 okay, what is the real data? Because
24 again, I didn't stress this as much
25 earlier, whether it was a grant,

1 PROCEEDINGS

2 money from the city for that easement
3 or whatever it was, it was all
4 captured together and made a loan,
5 and if you made it a loan that
6 triggers a 39 percent credit for the
7 investors, so therefore they get a 39
8 percent credit on the loan amount and
9 equity amount. That was a critical
10 part of this, and so the only real
11 loan was two million six.

12 There was an amount about of
13 two million dollars that the county
14 was supposed to come up with and they
15 short changed us and the city issued
16 a bond just prior to Mike's
17 administration to cover that county
18 piece with the understanding the
19 county was going to come through.
20 The county never did come through, so
21 two million six is the current debt
22 that we are going to collapse this
23 down to.

24 If leadership decides we'll
25 come back to talk you and amend that

1 PROCEEDINGS

2 because there was a two million
3 dollar piece but I don't think the
4 revenues from that garage will be
5 able to pay the 2.6 million, so
6 putting the two on there will just
7 sit there forever.

8 If we thought there was a lot
9 of cash flow we would try that but I
10 think that is gone, so at this point
11 both resolutions were set up to just
12 establish the debt as the original
13 debt, the old Hudson Valley now
14 Sterling Bank. We made that
15 correction and we probably have to
16 make the same correction in this
17 resolution as well.

18 MAYOR SPANO: Questions?

19 MS. SINGER: This was one that
20 drove me absolutely up the wall in
21 the YEDC because with our auditors
22 and everything else you are supposed
23 to have things like have clarity, you
24 know, and this transaction, I defy
25 anyone to find clarity anywhere in

1 PROCEEDINGS

2 it, but anyhow--

3 MS. KIMBALL: I make a motion
4 as amended.

5 MAYOR SPANO: I guess to be
6 clean, there is an amendment on the
7 language on the bank changing it from
8 Hudson Valley to Sterling made by
9 Wilson, seconded by Melissa. All in
10 favor?

11 (A chorus of ayes.)

12 MS. SINGER: It will show that
13 I recused myself.

14 MAYOR SPANO: Cecile recused
15 herself on this matter because of her
16 relationship were the bank, Hudson
17 Valley Bank.

18 On the matter at hand, Wilson
19 makes a motion, seconded by Melissa.
20 All in favor?

21 (A chorus of ayes.)

22 MAYOR SPANO: Any negatives?
23 The item passed. Any legal updates?

24 MS. GROSZ: No legal updates.

25 MAYOR SPANO: Any other

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PROCEEDINGS

business.

MS. KIMBALL: Motion to
adjourn.

MR. KISCHAK: I second.

MAYOR SPANO: Seconded by Pete.
No negatives? We're adjourned.

(Whereupon, at 10:10 A.M., the
above matter concluded.)

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PROCEEDINGS

C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF ROCKLAND)

I, HOWARD BRESHIN, a Notary Public
for and within the State of New York, do
hereby certify:

That the witness whose examination is
hereinbefore set forth was duly sworn and
that such examination is a true record of
the testimony given by that witness.

I further certify that I am not
related to any of the parties to this
action by blood or by marriage and that I
am in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 3rd day of November 2018.



HOWARD BRESHIN

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