

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF NEW YORK
CITY OF YONKERS

-----X

Minutes of
The Yonkers Economic Development Corp.
June 29, 2018 - 9:20 a.m.
At
City Hall
40 South Broadway
Yonkers, New York 10701

-----X

B E F O R E:

- MAYOR MIKE SPANO, Chairman
- WILSON KIMBALL, Secretary
- MELISSA NACERINO, Treasurer (Not Present)
- CECILE SINGER, Board Member
- PETER KISCHAK, Vice Chairman

I D A S T A F F

- JAIME MCGILL - IDA Executive Director
- MARY LYRAS - IDA/YEDC Chief Fiscal Officer

P R E S E N T:

- KARLY N. GROSZ, ESQ - IDA Counsel
- DAVID ROTHMAN, ESQ. - HARRIS BEACH

1 YEDC - MEETING

2 MS. LYRAS: Ready for roll
3 call?

4 MAYOR SPANO: Yes, lets go.

5 MS. LYRAS: Mayor Spano.

6 MAYOR SPANO: Here.

7 MS. LYRAS: Mr. Kischak.

8 MR. KISCHAK: Here.

9 MS. LYRAS: Ms. Singer.

10 MS. SINGER: Here.

11 MS. LYRAS: Ms. Kimball.

12 MS. KIMBALL: Here.

13 MS. LYRAS: And Melissa
14 Nacerino is excused. We have a
15 quorum.

16 MAYOR SPANO: We have the
17 minutes for the March 22nd, 2018
18 meeting. Everyone has them in front
19 of them.

20 MS. KIMBALL: I just have a
21 correction.

22 MAYOR SPANO: Sure.

23 MS. KIMBALL: Mr. Chairman, I
24 am Ms. Kimball, not Mr.

25 MAYOR SPANO: Any other

1 YEDC - MEETING

2 corrections? Hearing none.

3 MS. SINGER: Move to accept the
4 minutes.

5 MR. KISCHAK: I second.

6 MAYOR SPANO: Motion by Cecile,
7 seconded by Pete, all in favor?

8 (A chorus of ayes.)

9 MAYOR SPANO: The item has
10 passed. Mary, item two.

11 MS. LYRAS: For the month of
12 March, April and May, YEDC received
13 no closing fees. Our cash on hand as
14 of May 31st 1st is \$43,566, and we
15 have our accountant, Peter Diehl on
16 hand should anyone have any
17 questions.

18 MAYOR SPANO: Are there any
19 questions?

20 MR. KISCHAK: I have no
21 questions.

22 MAYOR SPANO: No questions.
23 Anyone make a motion?

24 MR. KISCHAK: I make a motion.

25 MAYOR SPANO: Pete made a

1 YEDC - MEETING

2 motion, seconded by Wilson. All in
3 favor?

4 (A chorus of ayes.)

5 MAYOR SPANO: Any negatives?
6 The item is passed. Resolutions for
7 consideration.

8 MS. MCGILL: A is a Resolution
9 Approving Increase in Mortgage
10 Recording Tax Exemption for Stagg
11 Construction, LLC. Harris Beach,
12 David Rothman.

13 MR. ROTHMAN: Thank you. So
14 the property at 705 Bronx River Road,
15 the IDA has provided financial
16 benefits. The company has come back
17 and requested assistance with their
18 mortgage recording tax. They have
19 additional costs and expenses that
20 they are going to financially
21 remortgage. They are requesting YEDC
22 assistance with that mortgage
23 recording tax exemption.

24 The project itself is the same.

25 MS. SINGER: Have we done

1 YEDC - MEETING

2 mortgage tax exemptions before?

3 MR. ROTHMAN: We have, yes.

4 MAYOR SPANO: Have they
5 satisfied -- there was concern with
6 one of the neighbors there, the
7 property caving in. Has that been
8 satisfied?

9 MR. ROTHMAN: I don't know.

10 MS. KIMBALL: I worked with the
11 Building Department for the
12 inspections and the engineer and also
13 ET because they were getting comments
14 from the neighbors and I believe we
15 got it remediated last month.

16 MAYOR SPANO: It looks like
17 they have been repaired. I drive by
18 but I wanted to make sure.

19 MS. KIMBALL: There was an
20 issue with Stagg having access to the
21 homeowner's driveway where they were
22 supposed to lay new asphalt. They
23 got that at the beginning of June.

24 MAYOR SPANO: Would you mind
25 following back up to make sure?

1 YEDC - MEETING

2 MS. KIMBALL: Sure, no problem.

3 MAYOR SPANO: Any questions?

4 Anyone want to make a motion? Wilson

5 makes a motion, seconded by Cecile.

6 All in favor?

7 (A chorus of ayes.)

8 MAYOR SPANO: Any negatives?

9 The item is passed.

10 MS. MCGILL: Resolution for

11 Approving Mortgage Refinance and

12 increase in Mortgage Recording Tax

13 Exemption for River Tides, LLC.

14 MR. ROTHMAN: River Tides also

15 has IDA benefits and assistance.

16 They have constructed the project.

17 Due to additional cost overruns

18 attributable to high finishes, public

19 space and amenities for their

20 residence, they have asked YEDC

21 provide some mortgage recording tax

22 relief for the cost of those

23 additional benefits and improvements

24 to the project.

25 MAYOR SPANO: Okay. Any

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

YEDC - MEETING

questions? Anyone make a motion?
Motion by Wilson, seconded by Pete.
All in favor?

(A chorus of ayes.)

MAYOR SPANO: Any negatives?
The item is passed. Any legal
comments?

MS. GROSZ: No.

MAYOR SPANO: Any other
business? No other business, anyone
want to make a motion we adjourn?
Pete, seconded by Cecile.

All in favor?

(A chorus of ayes.)

MAYOR SPANO: We are adjourned.
(Whereupon, at 9:30 A.M., the
above matter concluded.)

° ° ° °

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

YEDC - MEETING
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 above is a correct
transcription of my stenographic notes.

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 30th day of June 2018.



HOWARD BRESHIN

\$	asphalt [1] - 5:22 assistance [3] - 4:17, 4:22, 6:15 at [4] - 1:5, 4:14, 5:23, 7:17 attributable [1] - 6:18 eyes [5] - 3:8, 4:4, 6:7, 7:5, 7:15	cost [2] - 6:17, 6:22 costs [1] - 4:19 Counsel [1] - 1:22 COUNTY [1] - 8:5	GROSZ [2] - 1:22, 7:9
1		D	H
10701 [1] - 1:6 1st [1] - 3:14		D [1] - 1:16 DAVID [1] - 1:23 David [1] - 4:12 day [1] - 8:18 Department [1] - 5:11 Diehl [1] - 3:15 Director [1] - 1:17 DJONBALAJ [1] - 1:13 do [1] - 8:8 don't [1] - 5:9 done [1] - 4:25 drive [1] - 5:17 driveway [1] - 5:21 Due [1] - 6:17	Hall [1] - 1:5 hand [3] - 3:13, 3:16, 8:18 HARRIS [1] - 1:23 Harris [1] - 4:11 Has [1] - 5:7 has [5] - 2:18, 3:9, 4:15, 4:16, 6:15 Have [2] - 4:25, 5:4 have [12] - 2:14, 2:16, 2:20, 3:15, 3:16, 3:20, 4:18, 5:3, 5:17, 6:16, 6:20, 8:17 having [1] - 5:20 Hearing [1] - 3:2 HENRY [1] - 1:13 Here [4] - 2:6, 2:8, 2:10, 2:12 hereby [1] - 8:9 hereunto [1] - 8:17 high [1] - 6:18 homeowner's [1] - 5:21 HOWARD [2] - 8:7, 8:21
2	B	E	I
2018 [3] - 1:4, 2:17, 8:18 22nd [1] - 2:17 29 [1] - 1:4	B [1] - 1:8 back [2] - 4:16, 5:25 Beach [1] - 4:11 BEACH [1] - 1:23 because [1] - 5:13 been [2] - 5:7, 5:17 before [1] - 5:2 beginning [1] - 5:23 believe [1] - 5:14 benefits [3] - 4:16, 6:15, 6:23 blood [1] - 8:14 Board [1] - 1:12 BRESHIN [2] - 8:7, 8:21 Broadway [1] - 1:6 Bronx [1] - 4:14 Building [1] - 5:11 business [2] - 7:11 but [1] - 5:18 by [10] - 3:6, 3:7, 4:2, 5:17, 6:5, 7:3, 7:13, 8:14	E [6] - 1:8, 1:21, 8:2 engineer [1] - 5:12 ESQ [2] - 1:22, 1:23 ET [1] - 5:13 Everyone [1] - 2:18 excused [1] - 2:14 Executive [1] - 1:17 Exemption [2] - 4:10, 6:13 exemption [1] - 4:23 exemptions [1] - 5:2 expenses [1] - 4:19	I [18] - 1:16, 2:20, 2:23, 3:5, 3:20, 3:24, 5:9, 5:10, 5:14, 5:17, 5:18, 8:2, 8:7, 8:12, 8:14, 8:17 IDA [5] - 1:4, 1:17, 1:22, 4:15, 6:15 IDA/YEDC [1] - 1:18 improvements [1] - 6:23 in [11] - 2:18, 3:7, 4:2, 4:9, 5:7, 6:6, 6:12, 7:4, 7:14, 8:15 IN [1] - 8:17 Increase [1] - 4:9 increase [1] - 6:12 inspections [1] - 5:12 interested [1] - 8:15 is [8] - 2:14, 3:14, 4:6, 4:8, 4:24, 6:9, 7:7, 8:10 issue [1] - 5:20 it [1] - 5:15 It [1] - 5:16 item [5] - 3:9, 3:10, 4:6, 6:9, 7:7 itself [1] - 4:24
3		F	J
30th [1] - 8:18 31st [1] - 3:14		F [4] - 1:8, 1:16, 8:2 favor [5] - 3:7, 4:3, 6:6, 7:4, 7:14 fees [1] - 3:13 financial [1] - 4:15 financially [1] - 4:20 finishes [1] - 6:18 Fiscal [1] - 1:18 following [1] - 5:25 For [1] - 3:11 for [10] - 2:2, 2:17, 4:6, 4:10, 5:11, 6:10, 6:13, 6:19, 6:22, 8:8 from [1] - 5:14 front [1] - 2:18 further [1] - 8:12	JAIME [1] - 1:17 June [3] - 1:4, 5:23, 8:18 just [1] - 2:20
4		G	
40 [1] - 1:6		getting [1] - 5:13 go [1] - 2:4 going [1] - 4:20 got [2] - 5:15, 5:23	
7			
705 [1] - 4:14			
9			
9:20 [1] - 1:4 9:30 [1] - 7:17			
A	C		
a.m [1] - 1:4 A.M [1] - 7:17 above [2] - 7:18, 8:10 accept [1] - 3:3 access [1] - 5:20 accountant [1] - 3:15 action [1] - 8:14 additional [3] - 4:19, 6:17, 6:23 adjourn [1] - 7:12 adjourned [1] - 7:16 all [1] - 3:7 All [4] - 4:2, 6:6, 7:4, 7:14 also [2] - 5:12, 6:14 am [3] - 2:24, 8:12, 8:15 amenities [1] - 6:19 any [3] - 3:16, 3:18, 8:13 Any [8] - 2:25, 4:5, 6:3, 6:8, 6:25, 7:6, 7:7, 7:10 anyone [2] - 3:16, 7:11 Anyone [3] - 3:23, 6:4, 7:2 Approving [2] - 4:9, 6:11 April [1] - 3:12 are [3] - 4:20, 4:21, 7:16 Are [1] - 3:18 as [1] - 3:13 asked [1] - 6:20	C [2] - 8:2 call [1] - 2:3 cash [1] - 3:13 caving [1] - 5:7 CECILE [1] - 1:12 Cecile [3] - 3:6, 6:5, 7:13 certify [2] - 8:9, 8:12 Chairman [3] - 1:9, 1:14, 2:23 Chief [1] - 1:18 chorus [5] - 3:8, 4:4, 6:7, 7:5, 7:15 CITY [1] - 1:2 City [2] - 1:4, 1:5 closing [1] - 3:13 come [1] - 4:16 comments [2] - 5:13, 7:8 company [1] - 4:16 concern [1] - 5:5 concluded [1] - 7:18 consideration [1] - 4:7 constructed [1] - 6:16 Construction [1] - 4:11 correct [1] - 8:10 correction [1] - 2:21 corrections [1] - 3:2		

<p style="text-align: center;">K</p> <p>KARLY [1] - 1:22 KIMBALL [7] - 1:10, 2:12, 2:20, 2:23, 5:10, 5:19, 6:2 Kimball [2] - 2:11, 2:24 KISCHAK [5] - 1:14, 2:8, 3:5, 3:20, 3:24 Kischak [1] - 2:7 know [1] - 5:9</p>	<p>Mr [3] - 2:7, 2:23, 2:24 MR [8] - 2:8, 3:5, 3:20, 3:24, 4:13, 5:3, 5:9, 6:14 mS [1] - 2:2 MS [18] - 2:5, 2:7, 2:9, 2:10, 2:11, 2:12, 2:13, 2:20, 2:23, 3:3, 3:11, 4:8, 4:25, 5:10, 5:19, 6:2, 6:10, 7:9 Ms [3] - 2:9, 2:11, 2:24 my [2] - 8:11, 8:18</p>	<p>project [3] - 4:24, 6:16, 6:24 property [2] - 4:14, 5:7 provide [1] - 6:21 provided [1] - 4:15 public [1] - 6:18 Public [1] - 8:7</p>	<p>5:16, 5:24, 6:3, 6:8, 6:25, 7:6, 7:10, 7:16 Spano [1] - 2:5 SS [1] - 8:4 Stagg [2] - 4:10, 5:20 State [1] - 8:8 STATE [2] - 1:2, 8:4 stenographic [1] - 8:11 supposed [1] - 5:22 Sure [2] - 2:22, 6:2 sure [2] - 5:18, 5:25</p>
<p style="text-align: center;">L</p> <p>last [1] - 5:15 lay [1] - 5:22 legal [1] - 7:7 lets [1] - 2:4 like [1] - 5:16 LLC [2] - 4:11, 6:13 looks [1] - 5:16 LYRAS [8] - 1:18, 2:2, 2:5, 2:7, 2:9, 2:11, 2:13, 3:11</p>	<p style="text-align: center;">N</p> <p>N [2] - 1:21, 1:22 NACERINO [1] - 1:11 Nacerino [1] - 2:14 negatives [3] - 4:5, 6:8, 7:6 neighbors [2] - 5:6, 5:14 new [1] - 5:22 NEW [2] - 1:2, 8:4 New [2] - 1:6, 8:8 no [4] - 3:13, 3:20, 6:2, 8:15 No [3] - 3:22, 7:9, 7:11 none [1] - 3:2 Not [1] - 1:11 not [2] - 2:24, 8:12 Notary [1] - 8:7 notes [1] - 8:11</p>	<p style="text-align: center;">Q</p> <p>questions [6] - 3:17, 3:19, 3:21, 3:22, 6:3, 7:2 quorum [1] - 2:15</p>	<p style="text-align: center;">T</p> <p>T [4] - 1:16, 1:21, 8:2 Tax [2] - 4:10, 6:12 tax [4] - 4:18, 4:23, 5:2, 6:21 Thank [1] - 4:13 That [1] - 8:10 that [6] - 4:19, 4:22, 5:7, 5:23, 8:12, 8:14 the [23] - 2:16, 2:17, 3:3, 3:11, 4:14, 4:15, 4:24, 5:6, 5:10, 5:11, 5:12, 5:14, 5:20, 5:23, 6:16, 6:22, 6:24, 7:17, 8:8, 8:10, 8:13, 8:15 The [7] - 1:4, 3:9, 4:6, 4:16, 4:24, 6:9, 7:7 their [2] - 4:17, 6:19 them [2] - 2:18, 2:19 there [3] - 3:18, 5:5, 5:6 There [1] - 5:19 They [4] - 4:18, 4:21, 5:22, 6:16 they [6] - 4:20, 5:4, 5:13, 5:17, 5:21, 6:20 this [3] - 8:13, 8:16, 8:18 those [1] - 6:22 Tides [2] - 6:13, 6:14 to [13] - 3:3, 4:20, 5:18, 5:20, 5:22, 5:25, 6:4, 6:17, 6:18, 6:24, 7:12, 8:13 transcription [1] - 8:11 Treasurer [1] - 1:11 two [1] - 3:10</p>
<p style="text-align: center;">M</p> <p>made [1] - 3:25 make [7] - 3:23, 3:24, 5:18, 5:25, 6:4, 7:2, 7:12 makes [1] - 6:5 March [2] - 2:17, 3:12 marriage [1] - 8:14 MARY [1] - 1:18 Mary [1] - 3:10 matter [2] - 7:18, 8:16 May [2] - 3:12, 3:14 Mayor [1] - 2:5 MAYOR [21] - 1:9, 2:4, 2:6, 2:16, 2:22, 2:25, 3:6, 3:9, 3:18, 3:22, 3:25, 4:5, 5:4, 5:16, 5:24, 6:3, 6:8, 6:25, 7:6, 7:10, 7:16 MCGILL [3] - 1:17, 4:8, 6:10 mediated [1] - 5:15 meeting [1] - 2:18 MELISSA [1] - 1:11 Melissa [1] - 2:13 Member [2] - 1:12, 1:13 MIKE [1] - 1:9 mind [1] - 5:24 minutes [2] - 2:17, 3:4 Minutes [1] - 1:3 month [2] - 3:11, 5:15 mortgage [4] - 4:18, 4:22, 5:2, 6:21 Mortgage [3] - 4:9, 6:11, 6:12 Motion [2] - 3:6, 7:3 motion [7] - 3:23, 3:24, 4:2, 6:4, 6:5, 7:2, 7:12 Move [1] - 3:3</p>	<p style="text-align: center;">O</p> <p>O [1] - 1:8 OF [4] - 1:2, 1:2, 8:4, 8:5 of [18] - 1:3, 1:4, 2:19, 3:8, 3:11, 3:14, 4:4, 5:6, 5:23, 6:7, 6:22, 7:5, 7:15, 8:8, 8:11, 8:13, 8:15, 8:18 Officer [1] - 1:19 Okay [1] - 6:25 on [2] - 3:13, 3:15 one [1] - 5:6 or [1] - 8:14 other [3] - 2:25, 7:10, 7:11 Our [1] - 3:13 our [1] - 3:15 outcome [1] - 8:15 overruns [1] - 6:17</p>	<p style="text-align: center;">R</p> <p>R [3] - 1:8, 1:21, 8:2 Ready [1] - 2:2 received [1] - 3:12 recording [3] - 4:18, 4:23, 6:21 Recording [2] - 4:10, 6:12 Refinance [1] - 6:11 related [1] - 8:13 relief [1] - 6:22 remortgage [1] - 4:21 repaired [1] - 5:17 requested [1] - 4:17 requesting [1] - 4:21 residence [1] - 6:20 Resolution [2] - 4:8, 6:10 Resolutions [1] - 4:6 River [3] - 4:14, 6:13, 6:14 Road [1] - 4:14 ROCKLAND [1] - 8:5 roll [1] - 2:2 Rothman [1] - 4:12 ROTHMAN [5] - 1:23, 4:13, 5:3, 5:9, 6:14</p>	<p style="text-align: center;">S</p> <p>S [2] - 1:16, 1:21 same [1] - 4:24 satisfied [2] - 5:5, 5:8 second [1] - 3:5 seconded [5] - 3:7, 4:2, 6:5, 7:3, 7:13 Secretary [1] - 1:10 set [1] - 8:18 should [1] - 3:16 Singer [1] - 2:9 SINGER [4] - 1:12, 2:10, 3:3, 4:25 So [1] - 4:13 some [1] - 6:21 South [1] - 1:6 space [1] - 6:19 SPANO [21] - 1:9, 2:4, 2:6, 2:16, 2:22, 2:25, 3:6, 3:9, 3:18, 3:22, 3:25, 4:5, 5:4,</p>
<p style="text-align: center;">P</p> <p>P [1] - 1:21 parties [1] - 8:13 passed [4] - 3:10, 4:6, 6:9, 7:7 Pete [4] - 3:7, 3:25, 7:3, 7:13 PETER [1] - 1:14 Peter [1] - 3:15 Present [1] - 1:11 problem [1] - 6:2</p>	<p style="text-align: center;">P</p>	<p style="text-align: center;">S</p>	<p style="text-align: center;">U</p> <p>up [1] - 5:25</p>
<p style="text-align: center;">V</p> <p>Vice [1] - 1:14</p>	<p style="text-align: center;">V</p>	<p style="text-align: center;">S</p>	<p style="text-align: center;">U</p>
<p style="text-align: center;">W</p> <p>want [2] - 6:4, 7:12 wanted [1] - 5:18 was [2] - 5:5, 5:19 way [1] - 8:15</p>	<p style="text-align: center;">W</p>	<p style="text-align: center;">S</p>	<p style="text-align: center;">U</p>

<p>we [4] - 3:14, 4:25, 5:14, 7:12 We [4] - 2:14, 2:16, 5:3, 7:16 were [2] - 5:13, 5:21 where [1] - 5:21 WHEREOF [1] - 8:17 Whereupon [1] - 7:17 Wilson [3] - 4:2, 6:4, 7:3 WILSON [1] - 1:10 with [5] - 4:17, 4:22, 5:5, 5:10, 5:20 within [1] - 8:8 WITNESS [1] - 8:17 worked [1] - 5:10 Would [1] - 5:24</p>
X
X [2] - 1:3, 1:7
Y
<p>YEDC [4] - 1:4, 3:12, 4:21, 6:20 Yes [1] - 2:4 yes [1] - 5:3 YONKERS [1] - 1:2 Yonkers [2] - 1:4, 1:6 YORK [2] - 1:2, 8:4 York [2] - 1:6, 8:8 you [2] - 4:13, 5:24</p>
°
° [4] - 7:20