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YONKERS ECONOMIC DEVELOPMENT CORPORATION

BOARD MEETING

CITY HALL

40 SOUTH BROADWAY  
YONKERS, NEW YORK 10701

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DATE: October 10, 2018  
TIME: 9:41 A.M.

P R E S E N T:

MAYOR MIKE SPANO - CHAIRMAN (Absent)  
WILSON KIMBALL - SECRETARY  
MELISSA NACERINO - TREASURER (absent)  
CECILE SINGER - BOARD MEMBER  
PETER KISCHAK - VICE CHAIRMAN

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, PLLC  
SHAWN GRIFFIN, ESQ. - HARRIS BEACH, PLLC  
PETER DIEHL - ACCOUNTANT

1 PROCEEDINGS

2 MS. SINGER: I would like to  
3 call the meeting of the Yonkers  
4 Economic Development Corporation to  
5 order.

6 The first order of business is  
7 the roll call.

8 MS. LYRAS: Mayor Spano is  
9 running late. Cecile Singer?

10 MS. SINGER: Here.

11 MS. LYRAS: Peter Kischak?

12 MR. KISCHAK: Here.

13 MS. LYRAS: Wilson Kimball?

14 MS. KIMBALL: Here.

15 MS. LYRAS: And Melissa  
16 Nacerino is excused.

17 We have a quorum.

18 MS. SINGER: The Financial  
19 Statements for August and September  
20 are before you.

21 Are there any questions? Oh,  
22 I'm sorry, the minutes are before  
23 you.

24 Are there any questions?

25 MR. KISCHAK: I don't have any

1 PROCEEDINGS

2 questions. I make a motion.

3 MS. SINGER: May I have a  
4 motion to approve?

5 MR. KISCHAK: I make a motion.

6 MS. KIMBALL: I second it.

7 MS. SINGER: The Financial  
8 Statements are before you for August  
9 and September.

10 Are there any questions?

11 MR. KISCHAK: I have no  
12 questions.

13 MS. SINGER: If there are no  
14 questions, may I have a motion to  
15 approve the Financial Statements for  
16 August and September as submitted?

17 MR. KISCHAK: I'll make a  
18 motion.

19 MS. KIMBALL: I'll second it.

20 MS. SINGER: The YIDA 2019  
21 Budget and the three year budget plan  
22 are before you.

23 MS. MCGILL: The 2019 proposed  
24 YEDC budget reflects only one minimal  
25 contractual increase. Previously we

1 PROCEEDINGS

2 had scaled down on this budget to the  
3 bear bones. So, only necessary  
4 operational expenses are reflected  
5 here. So, that has not changed other  
6 than one small increase in our annual  
7 audit fee.

8 MS. SINGER: Do you have any  
9 questions?

10 MR. KISCHAK: I have no  
11 questions.

12 MS. SINGER: May I have a  
13 motion to accept the budget and the  
14 three year budget plan?

15 MS. KIMBALL: I'll make a  
16 motion.

17 MR. KISCHAK: I'll second it.

18 MS. SINGER: The resolution for  
19 consideration is the authorizing  
20 resolution on the mortgage recording  
21 tax for Extell Hudson Waterfront.

22 MR. ROTHMAN: Yes. Good  
23 morning. So, the Extell development  
24 team applied and submitted an  
25 application to the IDA last year. As

1 PROCEEDINGS

2 part of that process their  
3 application was also referred to the  
4 EDC.

5 The company is looking to  
6 develop approximately 1,395  
7 residential rental units, about 1,587  
8 parking spaces and just over 48,000  
9 square feet of commercial space.

10 The company went through the  
11 IDA process. The IDA induced, had a  
12 public hearing and has authorized  
13 participation in its normal quote  
14 unquote straight lease transaction.

15 As part of their application  
16 they were expecting a full board for  
17 recording tax exemption. That would  
18 be through the Economic Development  
19 Corporation.

20 So, the resolution before you  
21 would authorize the EDC to provide  
22 that exemption, and that exemption  
23 only, and if there are any questions,  
24 I'd be happy to answer them.

25 MS. SINGER: The IDA is not by

1 PROCEEDINGS

2 law allowed to provide this  
3 exemption. And so, it is our  
4 understanding and counsel's advice  
5 that it is within the purview of the  
6 Yonkers Economic Development  
7 Corporation to provide this tax  
8 exemption.

9 So, on that bases are, there  
10 any questions?

11 MR. KISCHAK: No, I'm fine.

12 MS. KIMBALL: I'm fine. I will  
13 make a motion.

14 MR. KISCHAK: And I will second  
15 it.

16 MS. SINGER: Are there any  
17 legal updates?

18 MS. GROSZ: Not at this time.

19 MS. SINGER: Is there any other  
20 business?

21 MS. KIMBALL: I just want to  
22 point out, Cecile, that our last  
23 meeting was Greg Young's last meeting  
24 with the city and he passed on. I  
25 wanted to acknowledge his service.

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PROCEEDINGS

MS. SINGER: Yes. Greg Young was here for a considerable length of time. He had a distinguished background of service both in the New York State Assembly and here in Yonkers, and we wanted also to remember him and his passing and his service to the city.

So, we would like to adjourn in his memory.

MS. KIMBALL: I make a motion.

MR. KISCHAK: I second it.

(Whereupon, the Proceedings concluded at 9:47 A.M.)

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PROCEEDINGS

C E R T I F I C A T E

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

I, MADELINE IOVINO, 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 28th day of October 2018.

  
\_\_\_\_\_  
MADELINE IOVINO



<b>1</b>	<b>B</b>	<p><b>do</b> [1] - 8:8  <b>do you</b> [1] - 4:8  <b>don't</b> [1] - 2:25  <b>down</b> [1] - 4:2  <b>duly</b> [1] - 8:11</p>	<p><b>hearing</b> [1] - 5:12  <b>here</b> [6] - 2:10, 2:12, 2:14, 4:5, 7:3, 7:6  <b>hereby</b> [1] - 8:9  <b>hereinbefore</b> [1] - 8:11  <b>hereunto</b> [1] - 8:19  <b>him</b> [1] - 7:8  <b>his</b> [4] - 6:25, 7:8, 7:11  <b>Hudson</b> [1] - 4:21</p>
<p><b>1,395</b> [1] - 5:6  <b>1,587</b> [1] - 5:7  <b>10</b> [1] - 1:8  <b>10701</b> [1] - 1:6</p>	<p><b>background</b> [1] - 7:5  <b>bases</b> [1] - 6:9  <b>be</b> [2] - 5:18, 5:24  <b>BEACH</b> [2] - 1:20, 1:20  <b>bear</b> [1] - 4:3  <b>before</b> [5] - 2:20, 2:22, 3:8, 3:22, 5:20  <b>blood</b> [1] - 8:16  <b>board</b> [1] - 5:16  <b>BOARD</b> [2] - 1:4, 1:13  <b>bones</b> [1] - 4:3  <b>both</b> [1] - 7:5  <b>BROADWAY</b> [1] - 1:6  <b>Budget</b> [1] - 3:21  <b>budget</b> [5] - 3:21, 3:24, 4:2, 4:13, 4:14  <b>business</b> [2] - 2:6, 6:20  <b>by</b> [4] - 5:25, 8:13, 8:16</p>	<b>E</b>	<b>I</b>
<b>2</b>		<p><b>E</b> [6] - 1:10, 1:18, 8:2  <b>Economic</b> [3] - 2:4, 5:18, 6:6  <b>ECONOMIC</b> [1] - 1:3  <b>EDC</b> [2] - 5:4, 5:21  <b>ESQ</b> [3] - 1:19, 1:20, 1:20  <b>examination</b> [2] - 8:10, 8:12  <b>excused</b> [1] - 2:16  <b>EXECUTIVE</b> [1] - 1:16  <b>exemption</b> [5] - 5:17, 5:22, 6:3, 6:8  <b>expecting</b> [1] - 5:16  <b>expenses</b> [1] - 4:4  <b>Extell</b> [2] - 4:21, 4:23</p>	<p><b>I</b> [22] - 2:2, 2:25, 3:2, 3:3, 3:6, 3:11, 3:14, 4:10, 4:12, 6:12, 6:14, 6:21, 6:24, 7:12, 7:13, 8:2, 8:7, 8:14, 8:16, 8:19  <b>i</b> [1] - 3:5  <b>I'd</b> [1] - 5:24  <b>i'll</b> [2] - 3:17, 3:19  <b>I'll</b> [2] - 4:15, 4:17  <b>I'm</b> [3] - 2:22, 6:11, 6:12  <b>IDA</b> [7] - 1:15, 1:16, 1:19, 4:25, 5:11, 5:25  <b>IDA/YEDC</b> [1] - 1:16  <b>if</b> [2] - 3:13, 5:23  <b>IN</b> [1] - 8:19  <b>in</b> [7] - 4:6, 5:13, 7:5, 7:6, 7:10, 8:17  <b>increase</b> [2] - 3:25, 4:6  <b>induced</b> [1] - 5:11  <b>interested</b> [1] - 8:17  <b>IOVINO</b> [2] - 8:7, 8:23  <b>is</b> [10] - 2:6, 2:8, 2:16, 4:19, 5:5, 5:25, 6:3, 6:5, 8:10, 8:12  <b>is there</b> [1] - 6:19  <b>it</b> [7] - 3:6, 3:19, 4:17, 6:3, 6:5, 6:15, 7:13  <b>its</b> [1] - 5:13</p>
<p><b>2018</b> [2] - 1:8, 8:20  <b>2019</b> [2] - 3:20, 3:23  <b>28th</b> [1] - 8:20</p>		<b>F</b>	<b>J</b>
<b>4</b>	<b>C</b>	<p><b>F</b> [1] - 8:2  <b>fee</b> [1] - 4:7  <b>feet</b> [1] - 5:9  <b>Financial</b> [3] - 2:18, 3:7, 3:15  <b>fine</b> [2] - 6:11, 6:12  <b>first</b> [1] - 2:6  <b>FISCAL</b> [1] - 1:16  <b>for</b> [8] - 2:19, 3:8, 3:15, 4:18, 4:21, 5:16, 7:3, 8:8  <b>forth</b> [1] - 8:11  <b>full</b> [1] - 5:16  <b>further</b> [1] - 8:14</p>	<p><b>JAIME</b> [1] - 1:16  <b>just</b> [2] - 5:8, 6:21</p>
<p><b>40</b> [1] - 1:6  <b>48,000</b> [1] - 5:8</p>	<p><b>C</b> [2] - 8:2  <b>call</b> [2] - 2:3, 2:7  <b>CECILE</b> [1] - 1:13  <b>Cecile</b> [2] - 2:9, 6:22  <b>certify</b> [2] - 8:9, 8:14  <b>CHAIRMAN</b> [2] - 1:11, 1:13  <b>changed</b> [1] - 4:5  <b>CHIEF</b> [1] - 1:16  <b>city</b> [2] - 6:24, 7:9  <b>CITY</b> [1] - 1:5  <b>commercial</b> [1] - 5:9  <b>company</b> [2] - 5:5, 5:10  <b>concluded</b> [1] - 7:15  <b>considerable</b> [1] - 7:3  <b>consideration</b> [1] - 4:19  <b>contractural</b> [1] - 3:25  <b>CORPORATION</b> [1] - 1:3  <b>Corporation</b> [3] - 2:4, 5:19, 6:7  <b>COUNSEL</b> [1] - 1:19  <b>counsel's</b> [1] - 6:4  <b>COUNTY</b> [1] - 8:5</p>	<b>G</b>	<b>K</b>
<b>9</b>		<p><b>given</b> [1] - 8:13  <b>good</b> [1] - 4:22  <b>Greg</b> [2] - 6:23, 7:2  <b>GRIFFIN</b> [1] - 1:20  <b>GROSZ</b> [2] - 1:19, 6:18</p>	
<p><b>9:41</b> [1] - 1:9  <b>9:47</b> [1] - 7:15</p>	<b>D</b>	<b>H</b>	
<b>A</b>	<p><b>DATE</b> [1] - 1:8  <b>dAVID</b> [1] - 1:20  <b>day</b> [1] - 8:20  <b>develop</b> [1] - 5:6  <b>Development</b> [3] - 2:4, 5:18, 6:6  <b>development</b> [1] - 4:23  <b>DEVELOPMENT</b> [1] - 1:3  <b>DIEHL</b> [1] - 1:21  <b>DIRECTOR</b> [1] - 1:16  <b>distinguished</b> [1] - 7:4</p>	<p><b>had</b> [3] - 4:2, 5:11, 7:4  <b>HALL</b> [1] - 1:5  <b>hand</b> [1] - 8:20  <b>happy</b> [1] - 5:24  <b>HARRIS</b> [2] - 1:20, 1:20  <b>has</b> [2] - 4:5, 5:12  <b>have</b> [9] - 2:17, 2:25, 3:3, 3:11, 3:14, 4:8, 4:10, 4:12, 8:19  <b>he</b> [2] - 6:24, 7:4</p>	
<p><b>A.M</b> [2] - 1:9, 7:15  <b>about</b> [1] - 5:7  <b>Absent</b> [1] - 1:11  <b>absent</b> [1] - 1:12  <b>accept</b> [1] - 4:13  <b>ACCOUNTANT</b> [1] - 1:21  <b>acknowledge</b> [1] - 6:25  <b>action</b> [1] - 8:16  <b>adjourn</b> [1] - 7:10  <b>advice</b> [1] - 6:4  <b>allowed</b> [1] - 6:2  <b>also</b> [2] - 5:3, 7:7  <b>am</b> [2] - 8:14, 8:17  <b>annual</b> [1] - 4:6  <b>answer</b> [1] - 5:24  <b>any</b> [10] - 2:21, 2:24, 2:25, 3:10, 4:8, 5:23, 6:10, 6:16, 6:19, 8:15  <b>application</b> [3] - 4:25, 5:3, 5:15  <b>applied</b> [1] - 4:24  <b>approve</b> [2] - 3:4, 3:15  <b>approximately</b> [1] - 5:6  <b>are</b> [7] - 2:20, 2:22, 3:8, 3:13, 3:22, 4:4, 5:23  <b>are there</b> [5] - 2:21, 2:24, 3:10, 6:9, 6:16  <b>as</b> [3] - 3:16, 4:25, 5:15  <b>Assembly</b> [1] - 7:6  <b>at</b> [2] - 6:18, 7:15  <b>audit</b> [1] - 4:7  <b>August</b> [3] - 2:19, 3:8, 3:16  <b>authorize</b> [1] - 5:21  <b>authorized</b> [1] - 5:12  <b>authorizing</b> [1] - 4:19</p>			

<b>L</b>	<p><b>NEW</b> [2] - 1:6, 8:4  <b>no</b> [5] - 3:11, 3:13, 4:10, 6:11, 8:17  <b>normal</b> [1] - 5:13  <b>not</b> [4] - 4:5, 5:25, 6:18, 8:14  <b>Notary</b> [1] - 8:7</p>	<p>3:14, 4:9, 4:11, 5:23, 6:10  <b>quorum</b> [1] - 2:17  <b>quote</b> [1] - 5:13</p>	<p><b>such</b> [1] - 8:12  <b>sworn</b> [1] - 8:11</p>
<p><b>L</b> [1] - 1:18  <b>last</b> [3] - 4:25, 6:22, 6:23  <b>late</b> [1] - 2:9  <b>law</b> [1] - 6:2  <b>lease</b> [1] - 5:14  <b>legal</b> [1] - 6:17  <b>length</b> [1] - 7:3  <b>like</b> [2] - 2:2, 7:10  <b>looking</b> [1] - 5:5  <b>LYRAS</b> [5] - 1:16, 2:8, 2:11, 2:13, 2:15</p>	<b>O</b>	<b>R</b>	<b>T</b>
<b>M</b>	<p><b>O</b> [1] - 1:18  <b>October</b> [2] - 1:8, 8:20  <b>OF</b> [2] - 8:4, 8:5  <b>of</b> [13] - 2:3, 2:6, 5:2, 5:9, 5:15, 6:5, 7:3, 7:5, 8:8, 8:12, 8:15, 8:17, 8:20  <b>OFFICER</b> [1] - 1:16  <b>oh</b> [1] - 2:21  <b>on</b> [4] - 4:2, 4:20, 6:9, 6:24  <b>one</b> [2] - 3:24, 4:6  <b>only</b> [3] - 3:24, 4:3, 5:23  <b>operational</b> [1] - 4:4  <b>or</b> [1] - 8:16  <b>order</b> [2] - 2:5, 2:6  <b>other</b> [2] - 4:5, 6:19  <b>our</b> [3] - 4:6, 6:3, 6:22  <b>out</b> [1] - 6:22  <b>outcome</b> [1] - 8:17  <b>over</b> [1] - 5:8</p>	<p><b>R</b> [3] - 1:10, 1:18, 8:2  <b>record</b> [1] - 8:12  <b>recording</b> [2] - 4:20, 5:17  <b>referred</b> [1] - 5:3  <b>reflected</b> [1] - 4:4  <b>reflects</b> [1] - 3:24  <b>related</b> [1] - 8:15  <b>remember</b> [1] - 7:8  <b>rental</b> [1] - 5:7  <b>residential</b> [1] - 5:7  <b>resolution</b> [3] - 4:18, 4:20, 5:20  <b>roll</b> [1] - 2:7  <b>ROTHMAN</b> [2] - 1:20, 4:22  <b>running</b> [1] - 2:9</p>	<p><b>T</b> [4] - 1:10, 1:18, 8:2  <b>tax</b> [3] - 4:21, 5:17, 6:7  <b>team</b> [1] - 4:24  <b>testimony</b> [1] - 8:13  <b>than</b> [1] - 4:6  <b>That</b> [1] - 8:10  <b>that</b> [12] - 4:5, 5:2, 5:17, 5:22, 6:5, 6:9, 6:22, 8:12, 8:13, 8:14, 8:16  <b>the</b> [39] - 2:3, 2:6, 2:7, 2:18, 2:22, 3:7, 3:15, 3:20, 3:21, 3:23, 4:2, 4:13, 4:18, 4:19, 4:20, 4:23, 4:25, 5:3, 5:5, 5:10, 5:11, 5:18, 5:20, 5:21, 5:25, 6:5, 6:24, 7:5, 7:9, 7:14, 8:8, 8:10, 8:13, 8:15, 8:17  <b>their</b> [2] - 5:2, 5:15  <b>them</b> [1] - 5:24  <b>there</b> [2] - 3:13, 5:23  <b>they</b> [1] - 5:16  <b>this</b> [7] - 4:2, 6:2, 6:7, 6:18, 8:15, 8:18, 8:20  <b>three</b> [2] - 3:21, 4:14  <b>through</b> [2] - 5:10, 5:18  <b>TIME</b> [1] - 1:9  <b>time</b> [2] - 6:18, 7:4  <b>to</b> [20] - 2:2, 2:4, 3:4, 3:14, 4:2, 4:13, 4:25, 5:3, 5:5, 5:21, 5:24, 6:2, 6:7, 6:21, 6:25, 7:7, 7:9, 7:10, 8:15  <b>transaction</b> [1] - 5:14  <b>TREASURER</b> [1] - 1:12  <b>true</b> [1] - 8:12</p>
<p><b>MADELINE</b> [2] - 8:7, 8:23  <b>make</b> [6] - 3:2, 3:5, 3:17, 4:15, 6:13, 7:12  <b>marriage</b> [1] - 8:16  <b>MARY</b> [1] - 1:16  <b>matter</b> [1] - 8:18  <b>may</b> [3] - 3:3, 3:14, 4:12  <b>MAYOR</b> [1] - 1:11  <b>mayor</b> [1] - 2:8  <b>MCGILL</b> [1] - 3:23  <b>McGILL</b> [1] - 1:16  <b>meeting</b> [3] - 2:3, 6:23  <b>MEETING</b> [1] - 1:4  <b>Melissa</b> [1] - 2:15  <b>MELISSA</b> [1] - 1:12  <b>MEMBER</b> [1] - 1:13  <b>memory</b> [1] - 7:11  <b>MIKE</b> [1] - 1:11  <b>minimal</b> [1] - 3:24  <b>minutes</b> [1] - 2:22  <b>morning</b> [1] - 4:23  <b>mortgage</b> [1] - 4:20  <b>motion</b> [9] - 3:2, 3:4, 3:5, 3:14, 3:18, 4:13, 4:16, 6:13, 7:12  <b>MR</b> [11] - 2:12, 2:25, 3:5, 3:11, 3:17, 4:10, 4:17, 4:22, 6:11, 6:14, 7:13  <b>MS</b> [27] - 2:2, 2:8, 2:10, 2:11, 2:13, 2:14, 2:15, 2:18, 3:3, 3:6, 3:7, 3:13, 3:19, 3:20, 3:23, 4:8, 4:12, 4:15, 4:18, 5:25, 6:12, 6:16, 6:18, 6:19, 6:21, 7:2, 7:12  <b>my</b> [1] - 8:20</p>	<b>P</b>	<b>S</b>	
	<p><b>P</b> [2] - 1:10, 1:18  <b>parking</b> [1] - 5:8  <b>part</b> [2] - 5:2, 5:15  <b>participation</b> [1] - 5:13  <b>parties</b> [1] - 8:15  <b>passed</b> [1] - 6:24  <b>passing</b> [1] - 7:8  <b>PETER</b> [2] - 1:13, 1:21  <b>Peter</b> [1] - 2:11  <b>plan</b> [2] - 3:21, 4:14  <b>PLLC</b> [2] - 1:20, 1:20  <b>point</b> [1] - 6:22  <b>previously</b> [1] - 3:25  <b>Proceedings</b> [1] - 7:14  <b>process</b> [2] - 5:2, 5:11  <b>proposed</b> [1] - 3:23  <b>provide</b> [3] - 5:21, 6:2, 6:7  <b>Public</b> [1] - 8:7  <b>public</b> [1] - 5:12  <b>purview</b> [1] - 6:5  <b>PUTNAM</b> [1] - 8:5</p>	<p><b>S</b> [3] - 1:10, 1:18  <b>scaled</b> [1] - 4:2  <b>second</b> [5] - 3:6, 3:19, 4:17, 6:14, 7:13  <b>SECRETARY</b> [1] - 1:12  <b>September</b> [3] - 2:19, 3:9, 3:16  <b>service</b> [3] - 6:25, 7:5, 7:9  <b>set</b> [2] - 8:11, 8:20  <b>SHAWN</b> [1] - 1:20  <b>SINGER</b> [15] - 1:13, 2:2, 2:10, 2:18, 3:3, 3:7, 3:13, 3:20, 4:8, 4:12, 4:18, 5:25, 6:16, 6:19, 7:2  <b>Singer</b> [1] - 2:9  <b>small</b> [1] - 4:6  <b>so</b> [7] - 4:3, 4:5, 4:23, 5:20, 6:3, 6:9, 7:10  <b>sorry</b> [1] - 2:22  <b>SOUTH</b> [1] - 1:6  <b>space</b> [1] - 5:9  <b>spaces</b> [1] - 5:8  <b>Spano</b> [1] - 2:8  <b>SPANO</b> [1] - 1:11  <b>square</b> [1] - 5:9  <b>SS</b> [1] - 8:4  <b>STAFF</b> [1] - 1:15  <b>State</b> [2] - 7:6, 8:8  <b>STATE</b> [1] - 8:4  <b>Statements</b> [3] - 2:19, 3:8, 3:15  <b>straight</b> [1] - 5:14  <b>submitted</b> [2] - 3:16, 4:24</p>	
<b>N</b>	<b>Q</b>		<b>U</b>
<p><b>N</b> [2] - 1:10, 1:18  <b>Nacerino</b> [1] - 2:16  <b>NACERINO</b> [1] - 1:12  <b>necessary</b> [1] - 4:3  <b>New</b> [2] - 7:5, 8:8</p>	<p><b>questions</b> [10] - 2:21, 2:24, 3:2, 3:10, 3:12,</p>		<p><b>understanding</b> [1] - 6:4  <b>units</b> [1] - 5:7  <b>unquote</b> [1] - 5:14  <b>updates</b> [1] - 6:17</p>
		<b>V</b>	<b>W</b>
		<p><b>VICE</b> [1] - 1:13</p>	<p><b>want</b> [1] - 6:21  <b>wanted</b> [2] - 6:25, 7:7  <b>was</b> [4] - 5:3, 6:23, 7:3, 8:11  <b>Waterfront</b> [1] - 4:21  <b>way</b> [1] - 8:17</p>

<p><b>we</b> [4] - 2:17, 3:25, 7:7, 7:10  <b>went</b> [1] - 5:10  <b>were</b> [1] - 5:16  <b>WHEREOF</b> [1] - 8:19  <b>whereupon</b> [1] - 7:14  <b>whose</b> [1] - 8:10  <b>will</b> [2] - 6:12, 6:14  <b>WILSON</b> [1] - 1:12  <b>Wilson</b> [1] - 2:13  <b>with</b> [1] - 6:24  <b>within</b> [2] - 6:5, 8:8  <b>WITNESS</b> [1] - 8:19  <b>witness</b> [2] - 8:10, 8:13  <b>would</b> [4] - 2:2, 5:17, 5:21, 7:10</p>
<b>X</b>
<b>X</b> [2] - 1:2, 1:7
<b>Y</b>
<p><b>year</b> [3] - 3:21, 4:14, 4:25  <b>YEDC</b> [1] - 3:24  <b>yes</b> [2] - 4:22, 7:2  <b>YIDA</b> [1] - 3:20  <b>YONKERS</b> [2] - 1:3, 1:6  <b>Yonkers</b> [3] - 2:3, 6:6, 7:7  <b>York</b> [2] - 7:6, 8:8  <b>YORK</b> [2] - 1:6, 8:4  <b>you</b> [5] - 2:20, 2:23, 3:8, 3:22, 5:20  <b>Young</b> [1] - 7:2  <b>Young's</b> [1] - 6:23</p>