

CITY OF YONKERS  
ECONOMIC DEVELOPMENT CORPORATION

AUDIT MEETING  
DECEMBER 17, 2013  
10:00 a.m.

**List of present members:**

Cecile Singer  
Robert Maccariello

**Non-Members:**

Melvina M. Carter  
Deepika Mehra  
Charles Mangiarancina  
Robert Daniele  
Pat Serenson

CECILE SINGER: Approval of the minutes.

Cecile Singer: Can we look at the minutes. Can I have a motion to approve the minutes of the March 22<sup>nd</sup> meeting?

Robert Maccariello: Motion

Cecile Singer: And the engagement letter which is attached.

Charles Mangiarancina: There is a separate amount for the YEDC? From the front it's page six. It's right there in the second paragraph, \$15,000.00.

Cecile Singer: May I have a motion to approve the fee as submitted by O'Connor Davies?

Robert Maccariello: Motion

Cecile Singer: Is there any other business for the YEDC? Melvina do you have anything else?

Melvina Carter: No, not at this time.

Charles Mangiarancina: Anything happening for YEDC during the year?

Melvina Carter: No, YEDC has been relatively very quiet this year. We still have the very convoluted New Market tax credit project but in terms of new deals, no.

Pat Serenson: The only thing we are able to do is set up a liability for the ground lease.

Melvina Carter: That's still in association with the Larkin Garage project. No new projects but there is an item under the Larkin Garage that may be new.

Pat Serenson: Yes

Charles Mangiarancina: And YIDA is still big in giving support to YEDC through that shared agreement.

Melvina Carter: Correct. The IDA pays YEDC through the management agreement to the YEDC for the services of Deepika.

Charles Mangiarancina: Right.

Cecile Singer: That was with IHM?

Melvina Carter: No this is just a management agreement between the IDA because Deepika is the only employee of the YEDC but we utilize her services at the IDA as well.

So there is a management agreement where YIDA could pay, I believe up to \$70,000.00 for her salary because we had that whole issue with the Comptroller's Retirement issue. Deepika could not be an IDA person working on YEDC but she could be a YEDC employee working on IDA related items.

Cecile Singer: So we had an allocation and a separation.

Melvina Carter: Yes.

Cecile Singer: Do you have any questions?

Charles Mangiarancina: No. It's fine. The way they structured it last year, it's fine.

Cecile Singer: All right, so we are moving forward with the same structure?

Melvina Carter: Yes.

Cecile Singer: Is there any other business?

Charles Mangiarancina: Our intentions are to do the audits for YIDA & YEDC simultaneously.

Melvina Carter: Yes, when they came in for December, they came in and did the preliminaries simultaneously and were expecting the audit to go forth IDA and YEDC at the same time because we still have the same deadline to meet at the end of March to get the audits and annual reports up to the state.

Cecile Singer: So all of the statements, all of the structures, everything is done simultaneously?

Melvina Carter: Yes.

Cecile Singer: But you have a separation as far as staff and as far as we are keeping the books?

Melvina Carter: Correct. Yes everything is separate. We'll just do the audit at the same time.

Cecile Singer: So we will resolve the problem by having another corporation which is convoluted and has a lot of duplication.

Charles Mangiarancina: Good choice of words. Convoluted. That whole new market tax credit thing is convoluted.

Rob and I are just putting our toe in the water for another one here related to the Yonkers Pier Development. Another whole new market tax credit. Another seven players involved

in that thing. It's been on the shelf for about seven years. Trying to figure it out. We have audit from inception to December 2012, not even 2013 – year 2012. That's another issue.

Cecile Singer: We have so many small corporate structures that are pulled back in. I think that a lot of it is because of the uniqueness of the city and it's particular needs and the difficulty of developing it. So everyone tries to find a way in and something that will work. I think particularly that when we lost the second tier which was at the cohesive plan here because of the change in economic conditions then a lot of pieces floated out. Like we're just going to do a termination of some vacant corporations. They don't exist anymore. That were all in the second tier. And so because of that, in trying to continue development I think you see all of these pieces. I think it's been done admirably. There are things that are continuing to happen but it's much more difficult. Then you have to adjust to the scale and to the need of what you bring in. It's been a difficult period. We just had a developer in doing something that would have been a straight condominium deal at another time in a very good area adjacent to Bronxville where they would have had no problem and it's coming in as a market rate rental and on the waterfront the same thing has happened. Everything that was scheduled to be a condominium is coming in as a rental and it changes a lot of the dynamic and how you need to do this and the financing for them. It's much more difficult. The IDA I think they've done a remarkable job with a very small staff.

Melvina Carter: This was an unbelievable year, in terms of the lack of staff. We're glad it's coming to a close and looking forward to the audit and to working with all of you.

Cecile Singer: Thank you. Can I have a motion to adjourn.

Charles Mangiarancina: Melvina I have the original letter of engagement. One for you to keep and sign and one for us. Same letter that was sent by email.

Cecile Singer: Any other questions?

Cecile Singer: No. Thank you.