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STATE OF NEW YORK  
CITY OF YONKERS

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Minutes of  
The City of Yonkers YEDC  
March 25, 2019 - 10:40 a.m.  
At  
470 Nepperhan Avenue  
Yonkers, New York 10701

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B E F O R E:

- MAYOR SPANO, Chairman
- PETER KISCHAK, Vice Chairman
- WILSON KIMBALL, Secretary
- MELISSA NACERINO, Treasurer
- CECILE SINGER, President and CEO

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:

- SHAWN GRIFFIN, ESQ. - HARRIS BEACH
- MICHAEL CURTI, ESQ. - HARRIS BEACH
- KARLY GROSZ, ESQ., YONKERS IDA COUNSEL.

1 PROCEEDINGS

2 MAYOR SPANO: We are going to  
3 have the YEDC.

4 MS. LYRAS: Mayor Spano.

5 MAYOR SPANO: Here.

6 MS. LYRAS: Peter Kischak.

7 MR. KISCHAK: Here.

8 MS. LYRAS: Cecile Singer.

9 MS. SINGER: Here.

10 MS. LYRAS: Wilson Kimball.

11 MS. KIMBALL: Here.

12 MS. LYRAS: Melissa Nacerino.

13 MS. NACERINO: Here.

14 MS. LYRAS: We have a quorum.

15 MAYOR SPANO: Okay. I don't  
16 think I have a packet. Thank you.

17 Good morning, everybody. So we  
18 have the minutes for the January  
19 11th, 2019 meeting in front of you.  
20 Are there any questions?

21 MS. KIMBALL: I make a motion.

22 MAYOR SPANO: Hearing no  
23 questions, Wilson made a motion,  
24 seconded by Cecile. All in favor?

25 (A chorus of ayes.)

1 PROCEEDINGS

2 MAYOR SPANO: Any negatives?

3 Item is passed. Number three.

4 MS. SINGER: The Audit

5 Committee of the Yonkers Economic

6 Development Corporation met with the

7 auditors, reviewed all the financials

8 and their reports, and we are very

9 pleased to report that we have a

10 clean report that our financials are

11 in order and we recommend adoption of

12 the annual report as submitted.

13 MAYOR SPANO: Again, special

14 thanks to Cecile and her committee

15 for doing such a good job. We have

16 an excellent audit.

17 Are there any questions?

18 Hearing no questions, Pete has made a

19 motion that we accept the audit,

20 seconded by Wilson. All in favor?

21 (A chorus of ayes.)

22 MAYOR SPANO: Any negatives?

23 Hearing none, the item has passed.

24 Number four.

25 MS. LYRAS: The PAAA 2018

1 PROCEEDINGS

2 annual report in your packet  
3 summarizes the operations and  
4 accomplishments as well as highlights  
5 four projects that the Yonkers  
6 Economic Development Corp. assisted  
7 on in 2018. It also highlights other  
8 activities throughout the year.

9 Once the annual report is  
10 approved, we'll submit it to the New  
11 York State Authority Budget Office.

12 MAYOR SPANO: Okay. Any  
13 questions? Hearing none, somebody  
14 want to make a motion? Wilson made a  
15 motion, seconded by Melissa. All in  
16 favor?

17 (A chorus of ayes.)

18 MAYOR SPANO: Any negatives?  
19 Hearing none, the item is passed.  
20 Number five.

21 MS. LYRAS: For the month of  
22 December, January and February, YEDC  
23 did not receive any agency fees. Our  
24 cash on hand as of February is  
25 \$290,000, and we have our accountant,

1 PROCEEDINGS

2 Peter Diehl on hand if anyone has any  
3 questions.

4 MAYOR SPANO: We have our  
5 accountant. Any questions for our  
6 accountant? Hearing none, somebody  
7 want to make a motion? Melissa made  
8 a motion, seconded by Pete. All in  
9 favor?

10 (A chorus of ayes.)

11 MAYOR SPANO: Any negatives?  
12 Hearing none, the item has passed.

13 MS. MCGILL: Resolutions for  
14 consideration. The first resolution  
15 is Yonkers BV AMS LLC also known as  
16 Teutonia, for mortgage recording tax  
17 exemption. We have Harris Beach,  
18 Michael Curti.

19 MR. CURTI: Thank you, Mr.  
20 Chairman. What is before you is a  
21 resolution authorizing a mortgage  
22 recording tax mortgage at about 9.2  
23 million dollars for the Teutonia  
24 Project.

25 You may recall there was a

1 PROCEEDINGS

2 closing in connection with this  
3 project back in October of 2018  
4 whereby the developer purchased the  
5 property from the previous developers  
6 for 18 million dollars cash.

7 The developer is looking to  
8 obtain a mortgage or loan on the  
9 property to create working capital in  
10 furtherance of the project, so they  
11 are coming to you requesting this  
12 mortgage recording tax exemption for  
13 the full amount.

14 MAYOR SPANO: Okay. Are there  
15 any questions?

16 MS. KIMBALL: I make a motion.

17 MAYOR SPANO: Wilson made a  
18 motion, second by Melissa. All in  
19 favor?

20 (A chorus of ayes.)

21 MAYOR SPANO: Any negatives?  
22 Hearing none, the item is passed.

23 MS. MCGILL: Next is a  
24 resolution correcting Larkin Parking  
25 Garage Unwinding Resolution which is

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PROCEEDINGS

dated November 30th, 2018, and  
amending the minutes.

MR. GRIFFIN: I will touch on  
that. During my presentation I  
talked specifically about the amount  
of debt and how the unwind would  
leave a 2.6 million dollar note and  
obligation.

In the resolution there was  
still a reference to an additional  
2.5 million dollars that relates to a  
grant that was for the parking that  
was for the Warburton housing across  
the street that went up without  
parking, quite frankly.

We don't think that the parking  
operations can handle amortizing both  
the 2.6 and the 2.5. Why there was  
even a discussion on the 2.5 was  
money that the county was originally  
going to put in, did not, the city  
put it in. The city put it in to  
purchase an easement to make that a  
public parking ramp and all events

1 PROCEEDINGS

2 while the structures are in place, so  
3 it was a purchase, it is not debt.  
4 Nothing has to be paid back to the  
5 city, and it is not something we  
6 think the reasonable cash flows of  
7 that garage can handle, so we  
8 intended to set it at 2.6.

9 It was my mistake. There was  
10 still a reference in the minutes to  
11 the additional 2.5. We are deleting  
12 that.

13 MAYOR SPANO: Cecile.

14 MS. SINGER: This was, as you  
15 know, a very complex transaction and  
16 we had all kinds of leverages and  
17 other things, very difficult to  
18 follow and to unwind, and so we  
19 depended upon the opinion of counsel  
20 that we have the authority to do this  
21 in the way that was suggested, and I  
22 would like that to be recorded.

23 MAYOR SPANO: Okay.

24 MS. SINGER: As part of the  
25 proceedings.



1 PROCEEDINGS

2 MR. GRIFFIN: To the credit of  
3 the Audit Committee and Cecile, they  
4 actually unearthed this as part of it  
5 and we noticed it was not deleted.  
6 That's why we came back to you to  
7 correct the minutes.

8 MAYOR SPANO: We are correcting  
9 the minutes.

10 MS. KIMBALL: I will make a  
11 motion.

12 MAYOR SPANO: Wilson made a  
13 motion, seconded by Melissa. All in  
14 favor?

15 (A chorus of ayes.)

16 MS. SINGER: I abstain because  
17 this was something in a prior role at  
18 the bank that I was involved with.

19 MAYOR SPANO: Absolutely.  
20 Okay. There are no negatives, one  
21 abstention, Cecile. The item is  
22 passed.

23 MS. MCGILL: The next item is  
24 an authorization resolution,  
25 Parkledge Preservation LLC mortgage

1 PROCEEDINGS

2 recording tax exemption.

3 MR. CURTI: Mike Curti, Harris  
4 Beach. This matter was approved by  
5 the Yonkers Industrial Development  
6 Agency at its meeting earlier today.

7 This resolution is before the  
8 board to provide a complete mortgage  
9 recording tax exemption to the  
10 project going forward.

11 As the board is aware, in 2016  
12 there was a law passed that does not  
13 exempt the 30 basis points that the  
14 MTA requires from the Metropolitan  
15 Transportation Commuter District, so  
16 the Yonkers Economic Development  
17 Corporation is able to provide  
18 complete relief for the full mortgage  
19 recording tax of 1.8 percent and  
20 that's the resolution that is before  
21 the board at this point.

22 MS. KIMBALL: I will make a  
23 motion.

24 MAYOR SPANO: Wilson made a  
25 motion, seconded by Pete. All in

1 PROCEEDINGS

2 favor?

3 (A chorus of ayes.)

4 MAYOR SPANO: Any negatives?

5 Hearing none, the item is passed.

6 MS. MCGILL: The next  
7 resolution is a resolution for the  
8 distribution of funds for the City of  
9 Yonkers PRIDE event, \$5,000.

10 Karly Grosz, General Counsel,  
11 will handle it. We also have Robert  
12 Voorhees on hand who is coordinating  
13 the event.

14 MS. GROSZ: The Yonkers LGBTQ  
15 Community is really growing in the  
16 Yonkers area and the PRIDE event is  
17 critical to expand and continue  
18 downtown development.

19 MS. KIMBALL: I want to note  
20 when the Mayor came here, and Robert  
21 is here on this issue, Michael  
22 Sabatino and I were shocked to learn  
23 that the City of Yonkers had like a  
24 75 approval rating and I think we are  
25 over 95 percent now.

1 PROCEEDINGS

2 MR. VOORHEIS: We were at 69  
3 percent, and in the past four years  
4 we have been 100 percent and we are  
5 working on that to achieve 100  
6 percent. We are only one of a few in  
7 the State of New York to have that  
8 designation.

9 MAYOR SPANO: Thank you,  
10 Robert, thank you for all that you do  
11 because I know you volunteer so much  
12 of your time and effort to make this  
13 a successful event, so whatever  
14 little we can do we try to make it  
15 that much better.

16 Any questions.

17 MS. KIMBALL: I will make a  
18 motion.

19 MAYOR SPANO: Wilson made a  
20 motion, seconded by Cecile. All in  
21 favor?

22 (A chorus of ayes.)

23 MAYOR SPANO: Any negatives?  
24 Hearing none, the item is passed.  
25 Thank you.

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PROCEEDINGS

Any legal updates?

MS. GROSZ: No legal updates.

MAYOR SPANO: Any other  
business? No other business.

Somebody want to make a motion?

Wilson made a motion, seconded by  
Pete. All in favor?

(A chorus of ayes.)

MAYOR SPANO: We are adjourned.

(Whereupon, at 10:50 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 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 25th day of March 2019.



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HOWARD BRESHIN

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