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STATE OF NEW YORK  
CITY OF YONKERS

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Minutes of  
The City of Yonkers YEDC  
July 17, 2019 - 9:00 A.M.

At  
470 Nepperhan Avenue, Suite 200  
Yonkers, New York 10701-3892

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B E F O R E:

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

Y E D C S T A F F:

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

P R E S E N T:

MICHAEL CURTI, ESQ. - HARRIS BEACH

1 PROCEEDINGS

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

5 The first business is the roll  
6 call.

7 MS. LYRAS: Cecile Singer?

8 MS. SINGER. Here.

9 MS. LYRAS: Peter Kischak?

10 MR. KISCHAK: Here.

11 MS. LYRAS: Wilson Kimball.

12 MS. KIMBALL: Here.

13 MS. LYRAS: Melissa Nacerino?

14 MS. NACERINO: Here.

15 MS. LYRAS: And Mayor Spano is  
16 excused. We have a quorum.

17 MS. SINGER: The next order of  
18 business is the minutes. You have  
19 the minutes before you in your  
20 packets.

21 MS. KIMBALL: Madam Chairwoman,  
22 I'll make a motion.

23 MR. KISCHAK: I second.

24 Q. Are there any additions or  
25 corrections?

1 PROCEEDINGS

2 MS. KIMBALL: I'll make a  
3 motion, Madam Chairwoman.

4 MS. SINGER: Any seconds?

5 MR. KISCHAK: I'll second.

6 MS. SINGER: Any objection?

7 Next item is the financials. The  
8 financials are before you for the  
9 month ending June 30th.

10 MS. LYRAS: Within the month of  
11 June, we received \$66,000 in corp  
12 fees, closing on CPG 3 and Oz. Our  
13 cash on hand as of June 30th is  
14 \$2.3 million, and we have our  
15 accountant on hand if anyone has any  
16 questions.

17 MR. KISCHAK: The one question  
18 is the variance budget for the  
19 current month. What's the speed  
20 going forward? It seems like a large  
21 sum.

22 MS. LYRAS: Which item are you  
23 looking at, Pete?

24 MR. KISCHAK: Development corp  
25 fees, variance budget, current month.

1 PROCEEDINGS

2 MS. LYRAS: Yes. So our budget  
3 -- are you comparing the current  
4 month to the budget?

5 Mr. KISCHAK: Cecile?

6 MS. SINGER: Yes.

7 MS. LYRAS: So it's not aligned  
8 for the month, but if you look at the  
9 year to date, we're well over budget  
10 for the year, very well over budget in  
11 agency fees. So it's good.

12 MS. SINGER: Are there any  
13 other questions.

14 MS. NACERINO: No. I make a  
15 motion.

16 MS. KIMBALL: I'll second it.

17 MS. SINGER: The next order of  
18 business is a resolution that we have  
19 for consideration, and it is a  
20 resolution authorizing the issuance,  
21 execution and sale on the charter  
22 school, and I'll allow counsel to  
23 discuss.

24 MR. CURTI: Good morning,  
25 members of the board. Thank you,

1 PROCEEDINGS

2 Madam Chairwoman.

3 My name is Michael Curti. I'm  
4 from the Law Firm of Harris and  
5 Beach, PLLC, bond counsel to the  
6 Yonkers Economic Development  
7 Corporation. I'm here to talk a  
8 little bit about YEDC resolution  
9 7-2019-12, which is a resolution for  
10 Lamartine/Warburton LLC and the  
11 Charter School of Educational  
12 Excellence, a project to build a 9 to  
13 12 high school here in Yonkers.

14 I'm going to give a short  
15 presentation about the resolution  
16 itself, and I'll turn it over to the  
17 applicants to give you a little  
18 presentation about the nuts and bolts  
19 of the school.

20 So the first order of business  
21 it to talk a little bit about the  
22 school in itself. The Charter School  
23 of Educational Excellence is a New  
24 York not-for-profit corporation and  
25 an organization that falls under

1 PROCEEDINGS

2 501(c)(3) of the Internal Revenue  
3 Code, so it is a not-for-profit  
4 corporation.

5 CSEE was incorporated for the  
6 purposes of operating a charter  
7 school pursuant to Article 56 of the  
8 Education Law. And their original  
9 charter to operate a charter was  
10 granted back in 2004 by the New York  
11 State Board of Regents.

12 The board may remember that  
13 back in November of 2010, this  
14 corporation loaned CSEE \$11.735  
15 million dollars in education revenue  
16 bonds which were tax exempt, and  
17 \$710,000 in Educational Revenue  
18 Bonds, which were taxable, for the  
19 construction of a K-8 school at 260  
20 Warburton Avenue in Yonkers. The  
21 proceeds of those bonds were then  
22 used to loan money to CSEE to build a  
23 K-8 school.

24 So when you take out the bond  
25 component of this, this looks very

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much like a conventional loan

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transaction where you would have a

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bank or a lending institution would

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be loaning money, and in exchange for

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that, there would be a mortgage to

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secure the facility.

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It's the same concept here with

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the bonds, where investors are

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providing proceeds, which are then

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loaned out by this corporation to the

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charter school to build the 9-12

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facility.

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It's important to that -- note

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that back in 2010, this corporation

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also provided a mortgage recording

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tax exemption maximum to the maximum

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extent provided by law to the Charter

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School of Educational Excellence.

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And they are seek a similar mortgage

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recording tax exemption as part of

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this application.

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CSEE's charter has been renewed

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three times, and is in effect through

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June 30th of 2023. Their last

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2 renewal was back in 2017 and 2018.  
3 And at that time, they were also  
4 granted the authority to enroll 400  
5 students in grades 9-12 starting in  
6 2019-2020 school year. They already  
7 are authorized to enroll up to 729  
8 students in the K-8 facility that was  
9 built using the proceeds from the  
10 corporation funds that were issued  
11 back in 2010.

12 CSEE has submitted an  
13 application to the Yonkers Economic  
14 Development Corporation on behalf of  
15 itself, and as a wholly owned  
16 subsidiary that they created, which  
17 is a for-profit LLC called  
18 Lamartine/Warburton LLC, requesting  
19 that the corporation issue tax-exempt  
20 revenue bonds in the principal  
21 amount, not to exceed, of \$52 million  
22 for the purpose of assisting in  
23 financing a certain project, namely  
24 the construction of a high school to  
25 educated the 400 students, that they



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were given approval by the New York State Board of Regents a short time ago.

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Project elements are going to consist of the following: The construction of an approximately 76,000 square-foot educational facility, which will include a four-story building with a one-level parking garage, and a two-story building with a one-level parking garage and an athletic field. And all this is located at 220-226 Warburton Avenue, 232 Warburton Avenue and 236 Warburton Avenue.

The project location was formally the Holy Rosary Church and School. Lamartine/Warburton, which is the LLC that CSEE will create or has created will be the owner of the facility, and CSEE will be the operator of the facility pursuant to a lease from Lamartine/Warburton to the charter school.

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The property formally had a church, school, rectory and dormitory building for clergy that worked for the school. The applicant will tell you a little bit about the construction and what elements they're keeping and what elements they'll be modifying going forward.

The CSEE is not requesting Yonkers Industrial Development Agency involvement, as it is exempt from paying property tax currently, and is exempt also from paying sales tax.

Based on projections from the school as to labor costs resulting from the 44 new jobs created, the project will likely generate between \$12,000 and \$24,000 in Yonkers personal income tax revenue each and every year.

In addition, the application indicates that approximately \$17 million in labor costs will be expended to built the project.

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A portion of the bonds or approximately \$8.515 million will be used as a leveraged loan to a New Market Tax Credit investor to make qualified equity investment of approximately at \$3.884 million towards the project.

I just want to tell the board here that YEDC will not be involved in that transaction, except to the extent that an a portion of the proceeds will be used as part of the capitol staff to have the investor make an equity investment into the project.

So just to give you a brief synopsis of how the New Market Tax Credits work, New Market Tax Credit investor puts in \$4 million; the bonds provide \$8 million of proceeds, which comes to about \$12 million, and then the investor is able to take 39 percent tax credit off the entire \$12 million. And the reason for that

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is, obviously, the investor wants to receive the tax credits so they can reduce their tax liability going forward.

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MS. SINGER: I think that's all very interesting. We had a discussion about this. The important thing is, there is no ongoing liability on the part of the YEDC, there's no tail that can come back, and that's the purposes for which we are constituted.

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MR CURTI: That's correct. The recourse here if things were to end up defaulting would be the bondholders would have to look to the facility to receive their money back, which means the building, the school, and land and what have you.

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The bond proceeds together with the New Market Tax Credit structure equity will be ultimately lent to a special purpose entity that is owned and controlled by the charter school.

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It's important to note that YEDC will

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have no direct involvement or

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liability in the New Market Tax

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Credit structure as a conduit issuer.

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The only recourse the bond

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holders will have is a certain

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mortgage interest in the facility,

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and also the K-8 school, and the

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principal and interest redemption

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price payments from school aid.

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What that basically means is as

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long as the school is continuing

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operating as a school, there is an

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intercept of school aid to make sure

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that the school facility continues to

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function as such.

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In the event that the school

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were to stop functioning as a

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school, obviously school aid will not

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be diverted to the bond holders. So

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just kind of keep that in mind for

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other board cases as well.

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It's important to note that

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neither the City of Yonkers nor the

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2 State of New York will have any  
3 direct involvement or liability in  
4 the New Market Tax Credit Structure.  
5 The other bonds are conventional.  
6 And keep in mind any payment that's  
7 made to the YEDC has to go to the  
8 trustee here that will pay back the  
9 bondholders.

10 The bonds will serve as a low  
11 interest loan for the project and is  
12 important to reduce costs for the  
13 construction of the project.

14 The project will be built  
15 utilizing a guaranteed maximum price  
16 contract, what's known as a GMP, that  
17 means that the general contractor  
18 that will build the facility at a  
19 not-to-exceed price. Preliminarily,  
20 initial estimates of the GMP indicate  
21 that it won't exceed \$42 million. So  
22 it is very possible that will there  
23 be a lesser amount of bonds that are  
24 issued. But those estimates are just  
25 preliminary and I'm just providing it

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for your information to the board,  
for lack of a better term.

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MS. SINGER: Where is the need  
for additional funds?

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MR CURTI: We would have to  
come back to the board it talk about  
that.

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I think that basically  
concludes my portion of the  
presentation. So at this point I  
would turn it over to the applicant  
to provide any other information.

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MR. LAGUERRE: Thank you. Good  
morning to you, members of the board.  
My name is Eduardo Laguerre. I'm a  
Yonkers resident. My children were  
educated in the City of Yonkers,  
they're all professionals.

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I want to thank you first for  
the bond financing that you allowed  
me to build the middle school ten  
years ago. I want to share with all  
of you that the school has been a  
huge success. Your intervention in

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giving us the money allowed to us

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really provide an education that is

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just been incredible.

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Over the past six years the

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school, the school has been one of

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the highest achieving schools of the

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state. We're in the top five

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percent. Right now, for the past

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five years, we've been what is called

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a Reward School. A Reward School is

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the highest academic designation that

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a school can receive. We're the only

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school in this region to receive that

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kind of designation over the past

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five years. So I'm very happy to

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share that with you.

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Children are doing extremely

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well. Most of the children in our

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middle school went into private

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school or specialized program because

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of the high level of achievement.

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Most of the kids, compared to other

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kids in other public school, are

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about 65 percent in mathematics and



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about 58 percent in ELA. Most of our

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kids are ready, and most end up

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spending three years doing their high

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school curriculum.

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We have a cadre of alumni that

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are now at universities that are

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doing extremely well. We have a

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couple that are graduating this year,

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actually.

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Because our program is very

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comprehensive, it's just not

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academic, the rigor is not just

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there; it's also in the field of

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sports because we believe in the

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healthy body concept. So we have a

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lot of our kids become athletes in

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the collegiate world. And

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scholarships, we have like three kids

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that are now being solicited by major

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professional sports leagues. So

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we're very excited to share that with

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you.

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The parents --

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MS. SINGER: I have one

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question. Are you tracking all of this?

MR. LAGUERRE: Yes. We have an alumni that meets regularly. We have all this documented. This is an incredible experience that all of them have had.

MS. SINGER: How do you track it.

MR. LAGUERRE: A couple of things: We have ongoing meetings with the alumni, we have several of our kids that provide tutor and mentorship to our elementary and middle school kids.

So through that ongoing process, we have had extensive communication with them over the years, and we meet regularly.

For example, just recently we had a picnic; the Alumni, and we even added the new kids that are going to be coming to the 9th grade.

We opened up the lottery for

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children to enroll in the 9th grade,

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and we had over 500 applicants. We

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selected 120 to start in September of

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this year. And we leased St. Bart's,

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and St. Bart's is going to be the

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site where we will be opening our

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first 9th grade class.

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MS. SINGER: And how many will

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be in your first group.

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MR. LAGUERRE: In the first

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group is 120, in the first group. We

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graduated 81 kids; 80 of those

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children enrolled in the high school,

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and because we are what is called a

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regional school, we brought in the

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balance of the kids from outside the

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City of Yonkers, mostly from Mount

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Vernon.

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Mount Vernon has a charter

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school and allow their graduates from

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the eighth grade to enroll in the

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school. But those children that are

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coming from other municipalities,

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those districts will pay for the

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education of those children.

In essence, just to give an idea of numbers, we get about \$10,000 less than other children that are coming from the public schools.

And yet, over the past five years when we were planning to open the school, we were able to engage in a very rigorous fund-raising initiative. And through that fund-raising, doing cake sales with the PTO, with the students, with having fund-raisers, we raised close to \$4 million, and through that, we were able to purchase the site next door to the school.

We purchased it with cash, and we're able to also to raise the money to do the asbestos abatement, to now do the demolition of the existing structures.

And we are still ongoing with our fund-raiser. Just recently we had a philanthropist who donated

1  
2 \$200,000 to us -- to the school. We  
3 had a grant the State Department that  
4 had another \$200,000. We raised  
5 \$125,000.

6 Fund-raising for us is an  
7 ongoing effort. In order to have the  
8 kind of rigor, you need technology.  
9 Our school is based on technology.

10 The moment a child is enrolled  
11 in the school at the age of five, we  
12 give them a laptop. All the  
13 classrooms are technologically  
14 advanced, the software and hardware.  
15 They all have Smart Boards. And  
16 because of that, the kids have been  
17 just able to accelerate the learning  
18 process.

19 Most of the children that  
20 transfer in the middle school  
21 typically, and we have records of  
22 this, are two to four years behind  
23 grade level. And through  
24 individualized instruction and  
25 computer technology, we've been able

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to put them back at grade level.

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So because of the overwhelming demand of parents, we said let's do this high school. So we started fund-raising, we purchased the site. So where we're at right now is we designed the building, we paid for an architect already who has done initial work, and we have Mr. Carlo Schiatarella with us since the school. And maybe you can share a little bit about the operation of the site.

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MR. SCHIATARELLA: As Harris Beach stated earlier, we're building a 76,000 square-foot building that includes an underground garage, cafeteria and gymnasium. The gymnasium is actually a high school gymnasium with up to about 300 seats, which is something that's needed for the school.

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We are also -- what we're doing with the plan is to demo all of the

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structures on the site. So the old

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rectory, the rehab building, as well

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as the school facility, existing

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school facility, it's all going to be

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razed, demoed, and we're going to

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build new construction, 76,000

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square-feet.

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MR. LAGUERRE: And a play

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field.

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MR. SCHIATARELLA: And a play

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field.

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MS. SINGER: And how many

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children can that ultimately

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accommodate?

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MR. SCHIATARELLA: So basically

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we designed it for 400 high school

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students. Some of the K-8 students

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will be using the play field, and the

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gymnasium -- so those are shared

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facilities for the entire school.

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MS. SINGER: But the physical

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building?

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MR. SCHIATARELLA: The physical

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building will have 400 high school

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students in the class rooms.

There are state of the art labs; there's science labs, chemistry labs, biology labs, which is all spaces we can't do right now in the K-8 facility. We're maxed out. There's 729 kids for that facility, and we're maxed out.

MS. SINGER: Does it provide for any ability for expansion?

MR. SCHIATARELLA: For this particular campus, we basically designed it in a way that would maximize the square-footage for the site.

That's not to say that maybe in the future we could. But at this point, there's no plans to do that.

MR. KISCHAK: I have a question. What's the percentage of Yonkers students?

MR. LAGUERRE: Carmen? Carmen is our community relations governmental person, and she can --



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handles all the enrollment.

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MS. GOLDBERG: So the percentage of Yonkers students, it's 50/50, 50 percent Yonkers and 50 percent outside of Yonkers because that's what the Regents actually asked us to do.

So it's 50/50. So they get 50 percent of the vacancy. Any vacancy that we have, 50 percent has to go to outside.

MR. LAGUERRE: And the formula is that all the children that we presently have, they'll go into the 50/50 formula for new students, and new students that are coming in the future.

So the school in about seven to eight years will basically be about 50 percent Yonkers, but at the moment it's more something -- we're about --

MS. GOLDBERG: We're about 89 percent Yonkers.

MR. LAGUERRE: 89 percent

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Yonkers.

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MS. SINGER: Are there any questions? Pete.

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MR. KISCHAK: That's a state issue that it's 50/50?

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MS. GOLDBERG: Correct.

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MR. LAGUERRE: Yes, yes.

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MS. SINGER: Are there any further questions?

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MR. KISCHAK: No.

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MS. SINGER: All right. I thank you for --

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MR. LAGUERRE: Thank you so much.

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MS. SINGER: I thank you. I wish you all good luck in your venture.

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MR. KISCHAK: I just have to say I'm not happy with the 50/50, but if it's a state issue, what can we do?

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MS. SINGER: Mr. Kischak has said that he's not happy with the 50/50 ratio. And since this is the

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City of Yonkers, we have

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enormous needs within the city for --

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MS. GOLDBERG: Can I explain?

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MS. SINGER: Yes.

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MS. GOLDBERG: Yes, absolutely,

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you're a hundred percent correct.

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However, Dr. Quezada and the board of

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trustees for the Yonkers Public

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Schools felt that we were draining

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their budget, so they requested that

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it would be a 50 percent outside.

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That's what they requested to the

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Regents, and that's how come that was

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done.

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Basically, they didn't

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understand the concept that the money

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follows the student, and so they

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decided that this was the only way

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that they would actually allow us to

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work with us to have the high school

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in place.

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So the Regents took the

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determination that we will become a

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regional high school, and therefore

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2 will be 50/50.

3 This plan was also put in by a  
4 former superintendent before, and  
5 then we were asked that all students  
6 will be Yonkers, which is why we have  
7 now the largest percentage as  
8 Yonkers. So it just all depends on  
9 the administration.

10 MS. SINGER: So you're in  
11 constant talks with the --

12 MS. GOLDBERG: Constantly,  
13 conversation with Dr. Quezada, and  
14 the office and Reverend Lopez.

15 MR. KISCHAK: So that can  
16 change?

17 MS. GOLDBERG: It can change.

18 MR. KISCHAK: It can change?

19 MS. GOLDBERG: Yes.

20 MS. SINGER: Thank you.

21 MR. KISCHAK: Thank you.

22 MR. LAGUERRE: If I could just  
23 share another point of clarification.  
24 Thank you.

25 Our goal as a lifetime Yonkers

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resident is to service Yonkers

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children. That's what we wanted.

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That's what our initial proclamation

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and certification was to the state.

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That's what we wanted.

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We have close to a thousand

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children that reside in the City of

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Yonkers on the waiting list for every

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grade level. Parents, you know, are

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constantly calling me at all times,

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please, how can I get my children,

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you know, because of issues that are

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happening in the city.

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And I say, listen, in order for

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us to work happily with the school

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district, we went along with the

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recommendation of the board and the

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superintendent.

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Now, there are ways legally to

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change that. We've opted not to do

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that at the moment. But I can share

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with you honestly that if Yonkers is

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not able to construct additional

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buildings, that I would change the

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Regents certifier and move into a different certifier that has already told me that it would allow me to just bring Yonkers children to the school.

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So we have had discussions with CUNY in terms of changing the actual certifier. And we don't want to do that because I made a commitment to Dr. Quezada that we will work together.

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So I'm hoping that that becomes very helpful. We have a grant that allows for professional development that supports some of the Yonkers teachers. Hopefully they'll continue to take advantage of that because we want to model our instructional program.

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And not only do we produce incredible academic outcomes, but we operate at a substantially lower amount of money. Remember that we're getting \$10,000 less per child, and

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with that we've been able to really  
3 have a state of the art gym, we have  
4 18 sports programs in every sport  
5 area. My kids have become regional  
6 champions. We lost the final to  
7 Chappaqua in basketball, but we're  
8 going to get it back this year.

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So the kids are doing extremely  
well with sports, performing arts,  
and all going to prestigious schools  
and are able to finish high school in  
three years.

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So the program works. Because  
for the past six years, it has been  
our highest performing school north  
of New York city. There's only four  
schools that outperform us in terms  
of academics, but it works.

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23

And it's also cost effective.  
Our teachers are all part of the  
state retirement system, competitive  
salaries, so --

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25

MS. SINGER: What is your  
per-pupil cost?

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MR. LAGUERRE: Our per-pupil  
cost is coming in the area of --

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MR. SCHIATARELLA: \$16,500.

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6

MR. LAGUERRE: We've been able  
to engage in what I as a trustee of  
the board chairperson -- being on the  
board, I have other responsibilities  
that are beyond fiduciary. They're  
about raising money.

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I am constantly raising money  
for my school. I raised millions of  
dollars, and that has made the  
difference in being able to buy a  
laptop for every kid, technology in  
every classroom, coding at the third  
grade level where kids are already  
designing their own software  
programs.

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This is something that if you  
don't put the energy into it -- and I  
serve as the trustee in the New York  
City public schools. I retired as  
the deputy superintendent of schools,  
so I know what works for inner city



1

2 kids. I put it into practice here, I  
3 had six other schools in New York  
4 City that were also high achieving  
5 schools.

6

7 So it can be done with minimal  
8 money if you have the right training  
9 for the teachers.

10

11 For example, Carmen and some of  
12 my staff were recently in Las Vegas,  
13 meetings with the pros and bringing  
14 back information. At the moment I  
15 have my superintendant and my  
16 director of finances in a two-day  
17 conference.

18

19 So if you don't expose your  
20 staff to what's going on in other  
21 districts, in other states and bring  
22 that back, then you're not going to  
23 stay in alignment with what's working  
24 across the country.

25

26 So whatever works in other  
27 municipalities, because I have the  
28 flexibility, I'm able to bring it,  
29 tweak it and implement it.

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MS. SINGER: Yes. It certainly sounds like a wonderful structure, we've heard very good things about it. But you have to remember that this is the Yonkers Economic Development Corporation.

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MR. LAGUERRE: Absolutely.

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MS. SINGER: So our base is Yonkers. Our duty is to the City of Yonkers.

12

MR. LAGUERRE: Absolutely.

13

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MS. SINGER: And as Mr. Kischak said, there is really an important interest in seeing that the students here are taken care of. And if there is an opportunity to give them --

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MR. LAGUERRE: There is.

19

20

MS. SINGER: -- to go give them the opportunity.

21

MR. LAGUERRE: There is.

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MS. SINGER: So I hope that you will keep that firmly in mind as you move forward.

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MR. LAGUERRE: It's my goal to

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MS. SINGER: And that we'll get

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some kind of annual report on the  
number of students from the City of  
Yonkers that are in the new facility  
as well, and that we can continue to  
work together to improve opportunity  
for the students here.

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MR. LAGUERRE: Absolutely.

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MS. SINGER: Which is critical  
for us.

MS. KIMBALL: Let me just  
clarify why this is confusing or  
apparently problematic and why the  
superintendent wanted it 50/50.

First of all, the charter  
school has been a great partner.  
They worked with us in the planning  
board on everything, they worked even  
with local artists to retrieve wood  
and recycle wood from the churches  
that they bought for the high school  
they will eventually raise, and they  
also have a great community garden.

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So they've been fabulous partners, and I'm a hundred percent behind this project, but I just want to clarify why the 50/50 split.

So when students are taken out of the public school system and put into a charter school, it's my understanding, and maybe former Board of Ed member, Jim Kavanaugh can assist, but as something like \$12,000 per pupil travels with the pupil, so now comes out of the Yonkers Public School system and goes to the charter school.

So that's always been the challenge for the superintendant, because as we know, last year --

MS. SINGER: It's a balance.

MS. KIMBALL -- like \$50 million short. So for money to be channeled in a different way, albeit to a fabulous education and a tremendous opportunity, has always been a fiscal challenge for the superintendent.

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So that's why he asked be a 50/50, so it takes less out of the public school system in Yonkers.

MS. SINGER: All right. Do you have anything?

MR. KISCHAK: No, I understand that. It's just the plain and simple of it is it's 50/50. The public doesn't want to see it that way. They see it that you go through the YEDC and it's only 50 percent. That's what they see, they don't see the numbers. So it's a hard act to accept.

MS. SINGER: It's creating a public understanding of that --

MS. KIMBALL: Education.

MS. SINGER: Because the benefit flows from here. And so we want to be very sure that we're addressing that.

We congratulate you surely on what you are doing and what you have done.

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MR. KISCHAK: I agree.

MS. SINGER: It's provided enormous opportunity for a whole group of students to succeed and that's what we're all interested in.

But as I said, we have a duty to the City of Yonkers, as well as to the Board of Education, et cetera, and to the charter school. So just as you're balancing, we're balancing all of those things and evaluating what we do and how we do it.

But I thank you for what you do and we will be very interested in the progress.

When do you think the building will be completed?

MR. LAGUERRE: Exactly a year from now. We have an accelerated schedule. We had multiple contractors apply, and so they're all committed to it within the year.

Again, it's all incumbent on the demolition schedule. That's

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going to be finished by the middle of

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August. So we're very excited just

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to put closure on the thing.

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I think if we were to follow

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the formula, eight years from now

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when the 50/50 really takes an

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effect, there will be about 600 kids

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from Yonkers and 600 kids from

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outside.

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But with what has been said

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today, I am 100 percent committed to bring

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change the relationship. I would

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have to change the certifier and go

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to CUNY.

16

But again, I will satisfy your

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needs. I just want to make sure I

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can work collaboratively with you and

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the school district. Because as a

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former school board teacher in New

21

York City and administrator in the

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public schools, that's always been my

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desire, to work with all children.

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So hopefully down the road I

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can just go back to where it was,

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because the previous superintendent

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wanted me to bring nothing but

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Yonkers kids, but that was okay. We

5

have a new superintendant with a

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different philosophy.

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So I'm caught between the two,

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but I would be more than happy to go

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back and say, listen, this is what

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the IDA want's it, I'll convert it

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back. I have no problems doing that.

12

Thank you.

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MS. SINGER: Thank you, thank

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you so much for being here.

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I will now call the resolution.

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The resolution is before you --

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MR. HARROD: Excuse me. Could

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I address the board or no?

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MS. KIMBALL: No. That's public

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MR. HARROD: Just a comment I

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would like to make, if possible.

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MS. KIMBALL: I don't think so,

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Brian. Can we finish business and

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then we'll --



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MR. HARROD: Will there be a  
comment section towards the end?

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MS. KIMBALL: What?

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MR. HARROD: Because this is a  
public school, technically. We do  
have a thousand residents who want it  
here. It's a very diverse community.  
It should have diverse educational  
options.

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Obviously there's a substantial  
portion of families and households --  
you got a thousand households that  
want a child in a school, which is a  
public school, even though a charter  
sounds great. There should be  
diverse options in a diverse  
community like this, and I wanted to  
comment along those lines, if  
possible.

21

MS. KIMBALL: Got it.

22

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MR. KISCHAK: He should have  
been at the meeting. There was a  
hearing.

25

MR. HARROD: I missed it, I'm

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2           sorry. My mistake.

3           MS. SINGER: That's the purpose  
4 of the hearing --5           MR. HARROD: I didn't realize  
6 there was a public hearing. I  
7 noticed I missed a June meeting or  
8 two, so I apologize.9           MR. KISCHAK: There was a  
10 public meeting and nobody showed up.11           MR. HARROD: I don't know how I  
12 missed it, but I was awfully busy  
13 last month. My apologies.14           Anyway, I appreciate your time  
15 and indulgence.16           MS. SINGER: Is there anyone  
17 else who wishes to speak.18           MS. KIMBALL: I'll make a  
19 motion.20           MS. SINGER: We have the  
21 resolution before us and Wilson has  
22 made a motion in favor of it.

23           MS. NACERINO: Second.

24           MS. SINGER: It's been  
25 seconded. Do we have any further

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discussions? Then we'll close.

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All in favor?

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(A chorus of ayes.)

5

MS. SINGER: Any opposition?

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Thank you. And congratulations to

7

all of you.

8

MR. LAGUERRE: Thank you.

9

MR. KISCHAK: Good luck. Thank

10

you.

11

MS. SINGER: Are there any

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legal updates?

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MR. CURTI: No legal updates.

14

MS. SINGER: Is there any other

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business?

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MS. MCGILL: No other business.

17

MS. SINGER: Do you have

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anything you want to tell us about

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any future projects?

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MS. MCGILL: Not at this moment.

21

MS. KIMBALL: I'll make a

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motion to adjourn.

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MS. NACERINO: Second.

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MS. SINGER: Any objections?

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We are adjourned. Thank you all.

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(Whereupon, at 9:38 A.M., the  
above matter concluded.)

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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 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 29th day of July 2019.

*Madelaine Iovino*  
\_\_\_\_\_  
MADELINE IOVINO

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