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STATE OF NEW YORK  
CITY OF YONKERS

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Minutes of  
Yonkers Economic Development Corp.  
March 12, 2019 - 9:20 a.m.  
At  
470 Nepperhan Avenue  
Yonkers, New York 10701-3892  
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B E F O R E:

- CECILE SINGER, Chairperson
- MELISSA NACERINO, Member
- PETER KISCHAK, Member

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:

- ROBERT DANIELE - O'CONNOR DAVIES
- PETER DIEHL - FINE, CILIBERTI & DiPIETRO, LTD.

1 PROCEEDINGS

2 MS. SINGER: I would like to  
3 call the meeting of the Yonkers  
4 Economic Development Corporation to  
5 order. The first order of business  
6 is the roll call.

7 MS. LYRAS: Ms. Singer.

8 MS. SINGER: I am here.

9 MS. LYRAS: Peter Kischak.

10 MR. KISCHAK: Here.

11 MS. LYRAS: Melissa Nacerino.

12 MS. NACERINO: Here.

13 MS. LYRAS: We have a quorum.

14 MS. SINGER: The next order of  
15 business is the minutes, they are  
16 before you. Again, you can look at  
17 them.

18 MS. NACERINO: Motion to  
19 accept.

20 MS. SINGER: Any additions or  
21 corrections? If there are no  
22 additions or corrections--

23 MR. KISCHAK: I second.

24 MS. SINGER: Second. All  
25 right. The next order of business is

1 PROCEEDINGS

2 the review and discussion of the  
3 report of the Audit Committee of the  
4 YEDC.

5 MR. DANIELE: Thank you again,  
6 and I set up the same presentation  
7 for the Yonkers Economic Development  
8 Corporation, so again if we turn to  
9 page one, again the field work was  
10 complete and the scope of the work  
11 was the same as we described in our  
12 planning communications with the  
13 exception of the unwinding of the new  
14 market tax credit structure.

15 The financial statements have  
16 been drafted and reviewed by  
17 management and again they are going  
18 through our quality review process as  
19 we speak.

20 A couple of items that are open  
21 would be the public authority and  
22 accountability act documents that are  
23 approved, as I said in a week or so  
24 that we get final copies for our  
25 records before they are submitted to

1 PROCEEDINGS

2 the public authorities.

3 And again, the final approval  
4 of financial statements by you folks  
5 including the independent auditor's  
6 report and our report on internal  
7 controls.

8 If we turn to page three again  
9 of the financial statement of the  
10 packet, we are going to start with  
11 the statement of activities for 2018  
12 and the 2017 column.

13 You can see that agency fees  
14 are up about \$250,000 or so. There  
15 were particularly three projects that  
16 were closed on that generated the  
17 \$250,000 in the current year compared  
18 to 2017.

19 Your expenses are pretty  
20 consistent with the prior year, and  
21 then we come could down to your  
22 nonoperating revenues and expenses  
23 which include the unwinding of the  
24 new market tax credit structure.

25 Regarding the Larkin garage,

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PROCEEDINGS

the initial investments of the YEDC or in comparison with the YIDA was 10.5 million dollars about seven years ago with about 7.6 million coming from the city through the form of grants, and 2.6 million from the loan that we discussed. That money has been forgiven through the unwinding, and that's included in this \$13,604,000 that you see there, so there is three pieces in that 13 million dollars, the 10.598 million dollars from the Larkin garage, as well as the Warburton Wells project that was also unwinded and that included 2.9 million dollars which was initially an Empire State Development Corporation grant for 2.9 million dollars that was set up as a loan and, in the unwinding it was converted back to a grant, so that was written off, and then there was some accrued interest of about \$87,000 on the loan that was also

1 PROCEEDINGS

2 forgiven and that generates the 13.6  
3 million dollars.

4 MS. SINGER: And there was a  
5 grant as well that was tied in with  
6 that?

7 MR. DANIELE: There was a 2.9  
8 million dollar grant for the  
9 Warburton Wells restoration and that  
10 was separate from the Larkin garage.

11 MS. SINGER: But part of the  
12 whole transaction.

13 MR. DANIELE: Yes. Initially  
14 that was a grant that was converted  
15 to a loan, but in the unwinding it  
16 was converted back to a grant, so it  
17 was set up as a loan on the books and  
18 now that it was treated as a grant,  
19 it is forgiven, so that has to be  
20 written off, so that's part of the  
21 13.6 million dollars.

22 MS. SINGER: Do we somewhere  
23 have the attachment when I asked for  
24 the clarification from Shawn? Where  
25 is that?

1 PROCEEDINGS

2 MR. DANIELE: I do have the  
3 chart. It is really in the notes to  
4 the financial statement. We didn't  
5 bring the chart but it is all worded  
6 out.

7 MS. SINGER: If you look at  
8 that, very complex, but it shows you  
9 the leverage. One was leveraged  
10 against the other so we have all  
11 these leverages and the grant and  
12 Warburton Wells is all mixed in  
13 together and so to sort it out is not  
14 simple, but it is a transaction.  
15 We'll be very glad to see the whole  
16 thing concluded.

17 MR. KISCHAK: When will that  
18 happen?

19 MS. SINGER: Pardon?

20 MR. KISCHAK: When will that  
21 happen?

22 MS. SINGER: That's what we are  
23 looking at now. It is the forgiving  
24 of the different things and tracing  
25 it back.

1 PROCEEDINGS

2 MR. DANIELE: That happened as  
3 of 12/31 so it is gone, so if you  
4 turn to page 2 you can see now that  
5 those loans, as well as the payable  
6 side is, forgiven and really the YEDC  
7 has some payables left and the bulk  
8 of it is cash, so if we turn to page  
9 three again you will see that the  
10 valuation, what we did here-- let's  
11 go back to page two, sorry.

12 The YEDC had a loan payable,  
13 2.3 million dollars at the end of  
14 last year, and again, to coincide  
15 with the IDA, Shawn felt that if the  
16 Larkin garage is profitable we should  
17 recover all of our out-of-pocket  
18 costs, so on this side you can see  
19 that the loan payable was written up  
20 by the \$358,000 and then it was  
21 forgiven, it was assigned to the IDA,  
22 so the IDA shows a receivable but it  
23 is not a receivable from the YEDC any  
24 longer, it is a receivable from the  
25 Larkin garage.



1 PROCEEDINGS

2 So on the IDA side you saw a  
3 write-up of the loan receivable, but  
4 what we did on the YEDC to kind of  
5 match it up, we wrote the loan  
6 payable up before we forgave it, so  
7 you will see the loan was written up  
8 from the 2.270 to the 2.629 was  
9 forgiven.

10 MS. SINGER: That's why I asked  
11 for additional notes from Shawn  
12 because I think that unless you have  
13 somebody there trying to unwind each  
14 level, nobody can possibly follow the  
15 transaction, and it is our job to be  
16 sure we understand it.

17 MR. DANIELE: We also confirmed  
18 with Shawn that the Larkin garage,  
19 which is a privately owned entity, is  
20 reflecting that loan payable as you  
21 see on a loan receivable in the IDA's  
22 books, so it matches up.

23 MS. SINGER: It is also all the  
24 leverages.

25 MR. DANIELE: They got their

1 PROCEEDINGS

2 credits and the leverage loans are  
3 now supposed to come over, but we  
4 know they are not going to be able to  
5 be repaid so those loans were written  
6 down. Very complicated in market tax  
7 structure.

8 MS. SINGER: It is, so what our  
9 job is is to make sure that what we  
10 do is transparent, I mean your job  
11 and our job, and that's not easy to  
12 do with this transaction.

13 MR. DANIELE: It is very legal  
14 detail oriented, so the notes are  
15 very detailed but --

16 MS. SINGER: So we have notes.

17 MR. DANIELE: Yes. That's  
18 really it. The required  
19 communications are consistent with  
20 what I went over with the IDA before,  
21 obviously more -- the notes are a  
22 little more expanded because of the  
23 unwinding on the YEDC side, but  
24 again, there was no problems with  
25 internal controls, no difficulties

1 PROCEEDINGS

2 with management, and everything that  
3 was proposed was recorded by the  
4 finance books before we can put it  
5 into our system.

6 MS. SINGER: Are there any  
7 questions?

8 MR. KISCHAK: I have no  
9 questions.

10 MS. NACERINO: I have no  
11 questions.

12 MS. SINGER: Is there any other  
13 business? Then can we have a motion  
14 to recommend submission of this to  
15 the Board?

16 MS. NACERINO: I make a motion.

17 MR. KISCHAK: I second.

18 MS. SINGER: Motion to adjourn.

19 MR. KISCHAK: I make a motion  
20 to adjourn.

21 MS. NACERINO: Seconded.

22 MS. SINGER: Thank you.

23 (Executive Session.)

24 MS. SINGER: I am very glad to  
25 report that you are still with this

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PROCEEDINGS

entity. As a result of our discussion, we found that you are all giving excellent cooperation to our auditors and that everything is working well and there are no adverse comments, so we congratulate you for that and look forward to the next year and for more accomplishments, so thank you very much.

(Whereupon, at 9:40 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 13th day of March 2019.



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HOWARD BRESHIN

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