

STATE OF NEW YORK  
CITY OF YONKERS

# YEDC

## *Yonkers Economic Development Corporation*

**Minutes of  
Yonkers Economic Development Corporation  
Regular Board Meeting  
October 14, 2020 at 11:30 a.m.**

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Yonkers Economic Development Corp. Board Meeting scheduled for October 14, 2020 will be held electronically via conference call instead of a public meeting open for the public to attend in person. Members of the public may listen to the board meeting by calling into:

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**BEFORE:**

Mayor Mike Spano – Chairman  
Peter Kischak – Member  
Wilson Kimball – Secretary  
Melissa Nacerino – Treasurer (Excused)  
Cecile D. Singer – President

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**IDA STAFF:**

Jaime McGill – Executive Director  
Mary Lyras – CFO  
Fiona Rodriguez – Administrative Assistant  
Samantha Young – Bookkeeper

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OTHERS:

Deputy Mayor Jim Cavanaugh – City of Yonkers

Michael Curti, Esq. - Harris Beach PLLC, Transaction Counsel

Andrew Komaromi – Harris Beach PLLC, Transaction Counsel

Deputy Mayor Jim Cavanaugh – City of Yonkers

Carlo Schiattarella – Charter School for Educational Excellence – Lamartine/Warburton LLC

Eduardo LaGuerre – Charter School for Educational Excellence – Lamartine/Warburton LLC

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MS. LYRAS: Mayor Spano?

MAYOR SPANO: Here.

MS. LYRAS: Peter Kischak?

MR. KISCHAK: Here.

MS. LYRAS: Cecile Singer?

MS. LYRAS: I know we have Cecile. Wilson Kimball?

Ms. KIMBALL: Here.

MS. LYRAS: And Melissa Nacerino is excused. We have a quorum.

MAYOR SPANO: Good afternoon, everyone. It's good to see everyone. We've it is just on Zoom everyone should have at their disposal the minutes from the last meeting. Are there any questions on those minutes? If not does somebody one of a motion that we accept?

MS. MCGILL: There are no minutes for this meeting. They weren't prepared yet - so we'll have those for next meeting.

MAYOR SPANO: Okay, thank you. Okay. So, then, do we, are we going to have a financial report?

MS. MCGILL: Yes.

MAYOR SPANO: Okay so, Mary?

MS: LYRAS: For the month of June, July, and August we receive no fees or cash on hand as of August 31<sup>st</sup> is 3.3 million and we have our accountant on if anyone has any questions.

MAYOR SPANO: Any questions? Somebody want to make a motion? Pete made a motion, seconded by Wilson Kimball. All in favor?

ALL BOARD MEMBERS: Chorus of ayes.

MAYOR SPANO: Any negatives? Hearing none the item is passed. Jaime McGill?

JAIME MCGILL: Our only item resolution for consideration is a final resolution for issuance of certain education revenue bonds and the amount of up to \$50 million for Lamartine/Warburton LLC, aka Charter School of Educational Excellence and consideration of mortgage recording tax exemption. We have Michael Curti here with council to represent the project.

MIKE CURTI, ESQ: Good morning members of the board. Can you all hear me?

MS. KIMBALL: Yes.

MR. CURTI, ESQ.: What's before you...

MS. KIMBALL: No,no.

MR. KISCHAK:

Mayor Mike Spano: I'm sorry I turn my head for a second. What are we missing?

MR. CURTI, ESQ.: Good morning, Michael Curti for Harris Beach PLLC, White Plains New York.

MAYOR SPANO: HI Michael.

MR. CURTI, ESQ.: What is before you is a final resolution authorizing the refinancing of certain loans that were issued by the Agency back in 2010 for the lower school the Charter School for Educational Excellence that's located on Warburton Avenue in the City of Yonkers a portion of, there will also be a new money piece. That will be used to acquire the existing lease of Clean City Super Laundromat, which is located at 244 Warburton Avenue and to 260 Warburton Avenue. The purpose of this acquisition is to build both additional classrooms and also administrative staff space and office space for the lower school. On the phone is Carlo Schiattarella, who will give a brief overview of the project and what they intend to with the funds.

MS. KIMBALL: Carlo, you're on mute.

MR. SCHIATTARELLA: Yes, just unmuted myself. Thank you. Thank you very much, Michael. Yes. The, the current plan is to convert the laundromat space into educational use space and the idea is to sort of have it as support space for the high school in particular, making into an automotive classroom where kids have real hands on experience in terms of fixing and repairing automobiles and that's the current thinking. Post-closing we would fall with the department of buildings and with the site planning department on that plan. There may also be a possibility because of COVID we may be using that space for additional space for kids because of distance social distancing and the like and so that's where, that's where we are at this point with that particular space.

MS. KIMBALL: Okay, Michael do you or Jamie, do you need or the Mayor do you need a motion?

MR. SCHIATTARELLA: Yes.

MS. KIMBALL: Okay. Thank you Carlo. Do you have more to say? Or can I make a motion?

MR. SCHIATTARELLA: No, you can take a motion.

MR. KISCHAK: Can I ask a question?

MAYOR SPANO: Yes, are there any questions . Go ahead Pete.

MR. KISCHAK: I have a question. Is that going to be in competition with Saunders Trade School? Because they have an automotive or is Saunders closing down there automotive shop?

MR. CURTI, ESQ.: To our knowledge they're not closing down their shop. This would, to the extent that they were to use the space for automotive vocational technology, it would just be an added I guess. I don't want to call it an extracurricular but an added elective that's available for some of the upper school students. Is that fair to say, Carlo?

MR. SCHIATTARELLA: Yeah, it's absolutely fair to say it's just it's just an added program piece in terms of the high school curriculum.

MR. KISCHAK: Are you going to have lifts and you know equipment there, automotive equipment in there?

MR. SCHIATTARELLA: That's the plan to have, you know, certain lifts and other automotive technology in that particular space and that's the current plan.

MR. KISCHAK: Okay. I have no other questions.

MAYOR SPANO: Okay, Any other questions? Hearing none, Wilson Kimball made a motion seconded by

MR. KISCHAK: Pete makes a motion.

MAYOR SPANO: Pete has made a second motion all favor?

ALL BOARD MEMBERS: Chorus of ayes

MAYOR SPANO: Any negatives? Hearing none item is passed. So to all of you congratulations. Eddie thank you.

MR. LAGUERRE: Thank you so much Mayor.

MR. SCHIATTARELLA: Thank you Mayor.

MAYOR SPANO: We have any other business? We have no other business.

MS. KIMBALL: Motion to adjourn.

MAYOR SPANO: Wilson Kimball's made a motion to adjourn. Seconded by Pete, all in favor?

ALL BOARD MEMBERS: Chorus of ayes.

MAYOR SPANO: Thank you everyone.

*(Adjournment)*