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 2
     STATE OF NEW YORK
     CITY OF YONKERS
 3
         Minutes of The City of Yonkers YEDO
 4
                  August 29, 2018
 5
                      9:15 a.m.
                         at
 6
                      City Hall
               Yonkers, New York 10701
        ----X
 8
 9
     BEFORE:
10
     MAYOR MIKE SPANO, Chairman
     WILSON KIMBALL, Secretary
     MELISSA NACERINO, Treasurer (Excused)
11
     CECILE SINGER, Board Member
12
     PETER KISCHAK, Vice Chairman (Excused)
13
14
     I D A S T A F F:
15
     JAIME MCGILL - IDA Executive Director
     MARY LYRAS - IDA/YEDC Chief Fiscal
16
     Officer
17
18
     PRESENT:
19
     GREGORY P. YOUNG, ESQ - IDA Counsel
20
     (Via teleconference)
     DAVID ROTHMAN, ESQ. - HARRIS BEACH
     PETER DIEHL, IDA ACCOUNTANT
21
22
23
2.4
25
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1	PROCEEDINGS
2	MS. LYRAS: Mayor Spano.
3	MR. SPANO: Here.
4	MS. LYRAS: Cecile Singer.
5	MS. SINGER: Here.
6	MS. LYRAS: Wilson Kimball.
7	MS. KIMBALL: Here.
8	MS. LYRAS: Melissa Nacerino
9	and Peter Kischak are excused. We
10	have a quorum.
11	MAYOR SPANO: We have a quorum.
12	We have the minutes for the June 29th
13	meeting in front of everyone. Are
14	there any questions? If there are no
15	questions, someone make a motion that
16	we accept the minutes. Wilson
17	Kimball, seconded by Cecile. All in
18	favor?
19	(A chorus of ayes.)
20	MAYOR SPANO: Any negatives?
21	The minutes are approved. Item 3,
22	Mary.
23	MS. LYRAS: For the month of
24	June, we received \$95,000 in agency
25	fees from Yonkers LW. For the month

1	PROCEEDINGS
2	of July we received a total of
3	\$180,000 from Rivertides and Stagg.
4	Our cash on hand as of July 31st is
5	\$331,000, and we have our accountant,
6	Peter Diehl on hand if anyone has any
7	questions.
8	MAYOR SPANO: Okay. Any
9	questions?
10	MS. SINGER: Motion to approve.
11	MAYOR SPANO: Being there are
12	no questions, Cecile made a motion,
13	seconded by Wilson. All in favor?
14	(A chorus of ayes.)
15	MAYOR SPANO: Any negatives?
16	The item is passed. Jaimie.
17	MS. MCGILL: For the first
18	resolution under consideration if a
19	resolution for Mortgage Recording Tax
20	Exemption for Hudson Blue Yonkers
21	LLC, also known as 70 Ashburton.
22	MR. ROTHMAN: So this
23	resolution that would authorize the
24	YEDC to provide a full mortgage
25	recording tax exemption on this

1	PROCEEDINGS
2	property at 70 Ashburton for
3	reconstruction of an existing
4	building, renovation and provision of
5	about 99 units of residential
6	housing.
7	MAYOR SPANO: Okay.
8	MS. KIMBALL: Market rate?
9	MR. ROTHMAN: Yes. There is a
10	market rate component to that.
11	MS. SINGER: Go back over the
12	rational for doing itin the YEDC.
13	MR. ROTHMAN: The YEDC can
14	provide a full mortgage recording tax
15	exemption whereas the Yonkers
16	Industrial Development Agency is no
17	longer able to provide that benefit.
18	When the company came in they
19	were requesting a full exemption, and
20	the difference in the savings on the
21	mortgage recording tax is significant
22	for this project and help it
23	financially go to closing. Is that
24	good?
25	MS SINCED. The minutes will

1	PROCEEDINGS
2	show that we have been so advised by
3	counsel that is an appropriate action
4	for the YEDC.
5	MR. ROTHMAN: Yes.
6	MS. KIMBALL: How much is the
7	total investment in the renovation?
8	MR. ROTHMAN: Almost 19 million
9	dollars.
10	MAYOR SPANO: So before we vote
11	on it we all know that that building
12	has been an eyesore for the city for
13	long before I was Mayor, so we
14	finally have a developer who is
15	coming in who's going to put a bow
16	around all the work that we did down
17	there in the waterfront, and the 16
18	million that was invested in the
19	streetscaping of Ashburton Avenue.
20	We are excited. We want to be
21	helpful here. This is one of these
22	moments where we think that this is
23	probably the only way this would
24	work, but we also know once this is
25	up and running, that that building

1	PROCEEDINGS
2	will just be a huge benefit to the
3	city, so thanks for your investment
4	and thanks for being part of it.
5	Any other questions? Cecile,
6	make a motion.
7	MS. SINGER: Yes.
8	MAYOR SPANO: Seconded by
9	Wilson. All in favor?
10	(A chorus of ayes.)
11	MAYOR SPANO: The item is
12	passed.
13	MS. MCGILL: The next item is a
14	resolution for allocation of funds to
15	Riverfest 2018.
16	MR. ROTHMAN: So the YEDC has
17	previously authorized the expenditure
18	of monies to help sponsor the Yonkers
19	Riverfest. It is a resolution authorizing
20	involving 2018.
21	MS. MCGILL: These are monies
22	that have been previously budgeted.
23	MAYOR SPANO: Yes. This has
24	been a long time tradition for the
25	city to participate in the Yonkers

1	PROCEEDINGS
2	Riverfest. It is good for the
3	waterfront, good for economic
4	development, so I recommend obviously
5	that we do this.
6	Wilson made a motion, seconded
7	from Cecile. All in favor?
8	(A chorus of ayes.)
9	MAYOR SPANO: The item is
10	passed. Any legal updates for us?
11	None. Any other business come before
12	us? None. Wilson, you make a motion
13	to adjourn, seconded by Cecile. All
14	in favor?
15	(A chorus of ayes.)
16	MAYOR SPANO: We are adjourned.
17	(Whereupon, at 9:25 A.M., the
18	above matter concluded.)
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1	PROCEEDINGS
2	CERTIFICATE
3	
4	STATE OF NEW YORK)
5	: SS.: COUNTY OF ROCKLAND)
6	
7	I, HOWARD BRESHIN, a Notary Public
8	for and within the State of New York, do
9	hereby certify:
10	That the above is a correct
11	transcription of my stenographic notes.
12	I further certify that I am not
13	related to any of the parties to this
14	action by blood or by marriage and that I
15	am in no way interested in the outcome of
16	this matter.
17	IN WITNESS WHEREOF, I have hereunto
18	set my hand this 30th day of August 2018.
19	
20	Hal Besl
21	
22	HOWARD BRESHIN
23	
24	

25

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