1	
2	STATE OF NEW YORK
3	CITY OF YONKERS
4	YONKERS ECONOMIC DEVELOPMENT CORPORATION
5	BOARD MEETING
6	CITY HALL
7	470 Nepperhan Avenue
8	Yonkers, New York 10701
9	X
LO	
11	DATE: December 19, 2018
12	TIME: 9:15 A.M.
13	
L4	PRESENT:
15	MAYOR MIKE SPANO - CHAIRMAN WILSON KIMBALL - SECRETARY (absent)
L6	MELISSA NACERINO - TREASURER CECILE SINGER - BOARD MEMBER
L7	PETER KISCHAK - VICE CHAIRMAN
18	IDA STAFF
L9	JAIME McGILL - IDA EXECUTIVE DIRECTOR
20	MARY LYRAS - IDA/YEDC CHIEF FISCAL OFFICER
21	ALSO PRESENT:
22	KARLY GROSZ, ESQ IDA COUNSEL
23	DAVID ROTHMAN, ESQ HARRIS BEACH, PLLC SHAWN GRIFFIN, ESQ HARRIS BEACH, PLLC
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1	PROCEEDINGS
2	MAYOR SPANO: Mary.
3	MS. LYRAS: Mayor Spano?
4	MAYOR SPANO: Here.
5	MS. LYRAS: Peter Kischak?
6	MR. KISCHAK: Here.
7	MS. LYRAS: Cecile Singer?
8	MS. SINGER: Here.
9	MS. LYRAS: Melissa Nacerino?
10	MS. NACERINO: Here.
11	MS. LYRAS: And Wilson Kimball
12	is absent. We have a quorum.
13	MAYOR SPANO: We have the
14	minutes for the November 30, 2018
15	meeting in front of all of you. Take
16	a look at them, peruse them. Do you
17	have any questions?
18	If there are no questions, does
19	anyone want to make a motion?
20	MR. KISCHAK: I'll make a
21	motion.
22	MAYOR SPANO: Peter made a
23	motion. Seconded by Melissa that we
24	accept the minutes of November 30.
25	All in favor?

1	PROCEEDINGS
2	(Chorus of ayes.)
3	MAYOR SPANO: Any negatives?
4	The item is passed. Okay, Mary.
5	MS. LYRAS: In the month of
6	November we received \$2,500 in agency
7	fees closing on Hudson Blue.
8	Our cash on hand on November
9	30th was 320,000.
10	We have our accountant, Peter
11	Diehl, on hand if anyone has any
12	questions.
13	MAYOR SPANO: Are there any
14	questions about the financials?
15	Does anyone want to make a
16	motion? Cecile made a motion.
17	Seconded by Melissa.
18	All in favor?
19	(Chorus of ayes.)
20	MAYOR SPANO: Financials are
21	passed. Let's go to item 4.
22	MS. McGILL: The resolutions
23	for consideration; the first
24	resolution is an authorizing
25	recolution for Warburton Wells

1	PROCEEDINGS
2	Unwind. Shawn Griffin, Harris Beach.
3	MR. GRIFFIN: This is nowhere
4	near as complicated as the Larkin
5	Garage because we had much lighter
6	activity. We were not heavily
7	involved with the structure of the
8	transaction.
9	All YEDC did with this this
10	is the Warburton Wells. That's that
11	street scape frontage that was
12	preserved as part of a debate back
13	and forth that became part of the
14	housing and the large tower behind it
15	instead of the tower coming all the
16	way to the street.
17	There was a lot of grants and
18	loans put together to try to make
19	that happen. It was horribly
20	expensive.
21	One of the grants that Empire
22	State Development provided could have
23	been just put into the project as a
24	grant and you can see the amount, it
25	was \$3,505,000. That was intended to

1	PROCEEDINGS
2	be a grant for that project. And
3	instead of doing a straight grant
4	into the project, we had the grant
5	come to YEDC and then YEDC loaned it
6	into the project. That created the
7	basis for the new market tax credits
8	and created that 39 percent credit,
9	and it basically increased the value
_0	of that grant significantly.
.1	It had to stay as a loan during
_2	the seven year market period. That's
.3	over with. That was right at the
4	start of the Mayor's administration,
.5	and at this point they are looking
-6	for us to forgive that quote loan to
.7	convert it back to what really was
-8	intended to be a grant to facilitate
_9	the redevelopment of the whole
20	frontage along that street.
21	So, the request is to unwind
22	the formerly structured loan and
23	convert it back to the intended
24	grant.
) <u>L</u>	The grant conditions have been

Τ	PROCEEDINGS
2	fully complied with or held harmless
3	by the Warburton Wells entity.
4	So, our role is really kind of
5	a conduit passthrough in this.
6	So, today's resolution is
7	asking you to take that final action
8	after the seven year recapture
9	period, which is now, and agree that
10	that can be unwound to be back to a
11	grant basically by forgiving the
12	loan.
13	MAYOR SPANO: Any questions?
14	MS. SINGER: It's an
15	interesting transaction.
16	MR. GRIFFIN: It will clean up
17	our balance sheet, too because I
18	think we've been showing it as a loan
19	for all this time, but that's the way
20	it was structured with the idea that
21	the board would then convert back to
22	a grant after that period.
23	Again, you probably picked up
24	another 6, \$700,000 on a 3.5 at the
25	end of this project because of that.

1	PROCEEDINGS
2	MS. SINGER: So, we won't have
3	to explain to our auditors?
4	MR. GRIFFIN: I'm going to have
5	to explain it to the auditors. This
6	would be the last time.
7	MS. SINGER: We are confident
8	in the fact that any action that YEDO
9	takes that our counsel has approved
10	it and recommended it.
11	MR. GRIFFIN: Yes. You can put
12	that on the record. I recommend it.
13	I reviewed the documents. Your
14	position is not taken in terms of a
15	risk. We are still being held
16	harmless by the company.
17	MR. KISCHAK: Good point,
18	Cecile.
19	MAYOR SPANO: Thank you,
20	Cecile. Anybody else? I've got no
21	questions. Does someone want to make
22	a motion? Melissa made a motion.
23	Seconded by Pete.
24	All in favor?
25	(Chorus of ayes.)

1	PROCEEDINGS
2	MAYOR SPANO: Any negatives?
3	The item is passed.
4	MS. McGILL: The final
5	resolution is a resolution to
6	authorize issuance of RFQ for
7	advisory services on City of Yonkers
8	opportunity zones.
9	MR. GRIFFIN: This is the
10	identical resolution the IDA just
11	passed. The reason we are asking
12	permission to do an RFQ for both
13	agencies is we are not exactly sure
14	who was going to respond and what the
15	proposals would be. Because they'll
16	be out working with the same business
17	community the IDA is working with and
18	Jamie and the leadership is doing
19	pilots with, I wanted to preserve our
20	right to maybe just do this contract
21	through YEDC. I don't want to get to
22	the closing table and have somebody
23	help them move their opportunity
24	zones at the very time the IDA is
25	doing the pilot.

1	PROCEEDINGS
2	So, depending on who responds,
3	if it's more than the megaphone, if
4	it's more than the facilitator, if
5	it's part of this fund concept, we'll
6	come back and talk to you at a
7	subsequent meeting and make a
8	recommendation, but either YEDC or
9	YIDA would have the right to contract
10	with one of these parties that comes
11	in. Thank you.
12	MAYOR SPANO: Does anyone have
13	any questions?
14	Melissa made a motion.
15	Seconded by Cecile.
16	All in favor?
17	(Chorus of ayes.)
18	MAYOR SPANO: Any legal
19	updates?
20	MS. GROSZ: None.
21	MAYOR SPANO: Any other
22	business? Can someone make a motion
23	to adjourn? Pete, seconded by
24	Melissa.
25	All in favor?

1	PROCEEDINGS
2	(Chorus of ayes.)
3	MAYOR SPANO: We are adjourned.
4	(Whereupon, the meeting
5	concluded at 9:22 A.M.)
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1	PROCEEDINGS
2	CERTIFICATE
3	
4	STATE OF NEW YORK )
5	: SS.: COUNTY OF PUTNAM )
6	
7	I, MADELINE IOVINO, 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 4th day of January 2019.
19	
20	Madeline Idvinio
21	MADELINE IOVINO
22	PIADELLINE TOVINO
23	
24	

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\$2.500 pt - 326 \$2.500 pt - 326 \$3.505,000 pt - 425 \$700,000 pt - 624  1				
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