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BOARD MEETING  
OF THE  
YONKERS ECONOMIC DEVELOPMENT CORPORATION  
470 Nepperhan Avenue  
YONKERS, NEW YORK 10701

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DATE: August 17, 2021

TIME: 10:51 A.M.

P R E S E N T:

MAYOR MIKE SPANO, CHAIRMAN  
MARLYN ANDERSON, SECRETARY  
CECILE SINGER, BOARD MEMBER  
MELISSA NACERINO, TREASURER (ABSENT)  
PETER KISCHAK, VICE CHAIRMAN (ABSENT)

IDA STAFF  
JAIME MCGILL - IDA EXECUTIVE DIRECTOR  
SIBY OOMMEN, IDA/YEDC CHIEF FISCAL OFFICER  
JAMES CAVANAUGH, DEPUTY MAYOR

A L S O P R E S E N T:  
MICHAEL CURTI, ESQ. - HARRIS BEACH, PLLC  
LARRY SYKES, ESQ., YEDC COUNSEL

PROCEEDINGS

MR. OOMMEN: Mayor Mike Spano.

MAYOR SPANO: Here.

MR. OOMMEN: Cecile Singer.

MS. SINGER: Here.

MR. OOMMEN: Marlyn Anderson.

MS. ANDERSON: Here.

MR. OOMMEN: Melissa Nacerino  
and Peter Kischak are not here.

Mayor, we have a quorum.

MAYOR SPANO: All of you should  
have the minutes from the June 23,  
2021 meeting.

Are there any questions? There  
are none. Does somebody want to make  
a motion to accept the minutes?

MS. SINGER: Motion.

MAYOR SPANO: Cecile has made a  
motion.

MS. ANDERSON: Second.

MAYOR SPANO: Seconded by  
Marlyn. All in favor?

(Chorus of ayes.)

MAYOR SPANO: Any negatives?  
There are none. The minutes are

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passed.

The Financials for June 2021.

MR. OOMMEN: For the month of June we did not receive any agency fees.

Our cash on hand at the end of June was \$2.65 million.

MAYOR SPANO: Are there any questions? There are no questions.

MS. ANDERSON: Motion.

MS. SINGER: Second.

MAYOR SPANO: Seconded by Cecile Singer. All in favor?

(Chorus of ayes.)

MAYOR SPANO: Any negatives? The item is passed. Resolutions for consideration, Jamie.

MS. MCGILL: The first item is a resolution authorizing the Distribution of Funds for the Yonkers Downtown BID for the Uplighting at St. John's Episcopal Church. We have Mike Curti here to represent the transaction.

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MR. CURTI: Thank you, Mayor  
and Members of the Board.

This is an allocation for  
\$5,000 for something known as the  
uplighting for certain downtown  
updated area.

The lights will be affixed to  
St. John's Episcopal Church.

This isn't so much ... as it is  
benefiting the surrounding area. The  
police have issued a memo which has  
been shared with the board.

The purpose of the lighting is  
twofold. One is higher visibility to  
act as a crime deterrent to those  
seeking ... by law, and also  
reinforces the comfort and security  
of the community.

The bidder has also sent a  
letter requesting the funds because  
they believe that the uplighting will  
provide for a safe and secure  
environment that may generate  
additional business opportunities for

## PROCEEDINGS

1  
2 merchants that may be more inclined  
3 to consider hours of operation, open  
4 a little later in the evening if  
5 there is a well lit area that is  
6 surrounding their shops and  
7 businesses.

8 I will note that these funds  
9 will go to assist in a number of the  
10 economic initiatives that this board  
11 has supported or that generally have  
12 been supported by the IDA or the city  
13 of Yonkers.

14 You may recall that during our  
15 last ... during the IDA meeting there  
16 was a presentation for Hudson. That  
17 building will be located about a half  
18 a block away from where St. John's  
19 Episcopal Church is and will benefit  
20 from the lighting.

21 You may recall that the  
22 corporation and the agency also  
23 supported the construction project  
24 which is directly across the street  
25 from St. John's Episcopal Church.

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This will be benefiting a number of the economic development projects that have been considered by the agency.

If there are any questions, I will be happy to answer them.

MAYOR SPANO: Does anybody have any questions?

Before we vote on this I just wanted to mention real quick that we should never forget that St. John's Church, the oldest church, probably the oldest residence in Westchester County dating back to founders.

So, there's a tremendous history in our downtown. Sometimes we get it. I think we've been focusing the last couple of years in trying to remind, especially young people who live in Yonkers, about the history of your city on how significant Yonkers was, even in the birth of a very new nation.

So, it's important to have this

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1  
2 building highlighted, and I note that  
3 you're going to point to all the  
4 security factors that are associated  
5 with lighting this building, but I  
6 also think that we need point to the  
7 fact that that building needs to be  
8 highlighted in the downtown and a lot  
9 will follow this, a lot of good  
10 things will follow this. People will  
11 come. They'll visit. They'll see  
12 the church.

13 They'll want to know did George  
14 Washington actually come here and  
15 maybe attended a service at that  
16 church in that particular location.

17 So, I think this is a good idea  
18 for us. Something that we should do.  
19 I know that the state has their own  
20 plans for the facility which they are  
21 working on right now. We'll work  
22 with them on doing this in the  
23 future, but for now let's get the  
24 church done.

25 Does someone want to make a

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motion?

MS. SINGER: Motion.

MAYOR SPANO: Cecile made a motion.

MS. ANDERSON: Second.

MAYOR SPANO: Seconded by Marlyn. All in favor?

(Chorus of ayes.)

MAYOR SPANO: Any negatives? The item is passed.

MS. MCGILL: The next item is a resolution authorizing additional mortgage recording tax exemption for Stagg Construction LLC, 697 Bronx River Road.

We have Kevin Bradshaw here from the project and also Michael Curti, Harris Beach, representing the transaction.

MR. CURTI: Good morning, again, Members of the Board, Michael Curti from Harris Beach.

This is an application by Stagg Construction which also involves 705



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Bronx River Road.

You may recall that the IDA had received and approved this project which came across 150 apartments on Bronx River Road.

The facility has been constructed, and the applicant for the company is looking to refinance the project, but they are looking to total cash out of the project as part of that refinance.

The reason they are pulling that cash out of the project is to assist in an affordable housing project that they are undertaking in the City of New Rochelle. There's 186 low affordable residential units for families earning between 50 and 60 percent of AMI.

So, insofar as this project the one thing that sort of struck us was that the money won't be used for exhaustive purposes.

As you know, there's a variety

## PROCEEDINGS

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2 of different portions. There's the  
3 state, the county portion, and then  
4 there's the local portion for  
5 Yonkers. We believe that portion of  
6 the funds should come back to the  
7 City of Yonkers, mainly the city of  
8 Yonkers' portion so the developers  
9 agreed that \$120,000 that represents  
10 the City of Yonkers' portion will  
11 come back to the corporation so that  
12 it could be invested in Yonkers.

13 We believe it's an appropriate  
14 use of the exemption because insofar  
15 as the state and county is concerned.

16 The county is suffering from a  
17 lack of affordable housing in large  
18 portions of the county outside of  
19 Yonkers.

20 Certainly the county did a  
21 housing needs assessment and there's  
22 a shortfall of approximately 1,000  
23 units. So obviously these funds to  
24 be used for a project in New Rochelle  
25 will go towards an important area ...

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With that we turn it over to  
Ms. Bradshaw. Thank you.

MS. BRADSHAW: Good morning.

MAYOR SPANO: Good morning.

MS. BRADSHAW: Basically we are  
looking to permanently finance our  
project and our mortgage recording  
tax doesn't cover the final permanent  
mortgage and we are commencing a  
project in the City of New Rochelle  
as was explained. It will be an  
affordable housing project. The  
funds will be rolled over into the  
project in New Rochelle that would  
help support that project which is  
186 units. So, that the extra funds  
that I'm asking for in terms of  
mortgage recording tax would be used  
to help to finance 186 units  
residential property that's on the  
Garden Street section in New  
Rochelle.

This is a project that's slated  
for 50 to 60 percent AMI, so it is a

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1  
2 fully affordable project. It's not a  
3 hybrid and it's not a luxury rental  
4 building but it is said to be for  
5 that would be considered working  
6 families in the city and there is big  
7 need for the City of New Rochelle to  
8 have this affordable project.

9 So, we are asking for help from  
10 the City of Yonkers and as explained  
11 the money that is not used in Yonkers  
12 that part of the exemption would be  
13 returned to Yonkers.

14 MAYOR SPANO: Any questions?  
15 Thank you so much.

16 MS. BRADSHAW: Thank you.

17 MAYOR SPANO: Does anyone want  
18 to make a motion?

19 MS. MARLYN: Motion.

20 MAYOR SPANO: Marlyn has made a  
21 motion.

22 MS. SINGER: Second.

23 MAYOR SPANO: Seconded by  
24 Cecile. All in favor?

25 (Chorus of ayes.)

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MAYOR SPANO: Any negatives?

The item is passed.

MS. MCGILL: The next item is a resolution authorizing additional mortgage recording tax exemption for 56 Prospect Holdings, LLC.

We have Jim Veneruso here representing the project and Michael Curti representing the transaction.

MR. CURTI: Thank you. Mayor and Members of the Board, this is a project that the IDA approved some time ago, actually almost already to close it, but as you will notice the company is requiring additional mortgage recording tax in order to finalize the transaction.

The IDA approved mortgage recording tax exemption up to 28 million. They are actually seeking a \$31.5 million mortgage.

Mr. Veneruso is here along with Craig Kirsch to tell you a little more about that.

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2           The bottom line is that costs  
3       have increased as a result of COVID.  
4       So, they need to borrow more money  
5       from the bank in order to start the  
6       project.

7           You may recall that this  
8       project is diagonally across from  
9       where City Day Care is located, and  
10      I'll turn it over to Mr. Veneruso, if  
11      he has anything more to add about the  
12      project.

13           MR. VENERUSO:   Members of the  
14      Board, good morning.   James Veneruso,  
15      Veneruso, Curto, Schwartz & Curto, 35  
16      East Grassy Sprain Road, Yonkers.

17           Mr. Curti explained the project  
18      in terms of why we're here but just  
19      to summarize; the project has  
20      increased in the number of units from  
21      the point in time when it was first  
22      submitted to the board.   In addition,  
23      given the time we are talking about  
24      with COVID increasing the number of  
25      units and the increased costs, that

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PROCEEDINGS

is the reason for this request.

If you have any questions, I'm here to answer them or if I can't Craig Kirsch, one of the principals and a member of the LLC is here, as well.

MAYOR SPANO: Any questions?

MS. SINGER: I make a motion.

MAYOR SPANO: Since there are no questions, Cecile has made a motion.

MS. ANDERSON: Second.

MAYOR SPANO: Seconded by Marlyn. All in favor?

(Chorus of ayes.)

MAYOR SPANO: The item is passed. No negatives. The item is passed.

MS. MCGILL: We have no other business.

MR. SYKES: No legal updates.

MAYOR SPANO: Does someone want to make a motion to adjourn?

MS. SINGER: Motion.

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MAYOR SPANO: Cecile has made a  
motion to adjourn.

MS. ANDERSON: Second.

MAYOR SPANO: Seconded by  
Marlyn. All in favor?

(Chorus of ayes.)

MAYOR SPANO: We're adjourned.

(Whereupon, the proceedings  
concluded at 11:03 A.M.)



PROCEEDINGS  
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 witness whose examination is  
hereinbefore set forth was duly sworn and  
that such examination is a true record of  
the testimony given by that witness.

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 21st day of September 2021.

  
MADELINE IOVINO

<b>&amp;</b>	<b>accept</b> 2:16	<b>august</b> 1:8	<b>cavanaugh</b> 1:18
<b>&amp;</b> 14:15	<b>act</b> 4:16	<b>authorizing</b> 3:20	<b>cecile</b> 1:13 2:4,18
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