

STATE OF NEW YORK
CITY OF YONKERS

Minutes of
Yonkers Economic Development Corporation
Board Meeting
December 8, 2021
(Immediately Following Yonkers IDA Board Meeting)

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 December 8, 2021 will be held electronically via conference call instead of a public meeting open for the public to attend in person.

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BEFORE:

Mayor Mike Spano – Chairman
Peter Kischak – Vice Chairman
Melissa Nacerino – Treasurer
Cecile D. Singer – Member
Wilson Kimball - Secretary

IDA STAFF:

Jim Cavanaugh - President/CEO
Jaime McGill – Executive Director
Siby Oommen – Chief Fiscal Officer
Fiona Rodriguez – Administrative Assistant
Samantha Young – Bookkeeper

OTHERS:

Michael Curti, Esq. - Harris Beach PLLC, Transaction Counsel
Deputy Mayor Jim Cavanaugh – City of Yonkers
Frank Badalato – City of Yonkers
Michael Mitnick – AMS Acquisitions
Dean Bender – Thompson and Bender
Jimmy Ciliberti – IDA Accountant
Sara Brody - Yonkers Downtown Waterfront BID

<p>1 16 EXECUTIVE DIRECTOR JAIME MCGILL: Okay, 17 Mayor. We have everyone on for YEDC. We can -- 18 Siby, we can just do a roll call?</p> <p>19 SIBY OOMMEN: Okay. Mayor Mike Spano? 20 MAYOR MIKE SPANO: Here. 21 SIBY OOMMEN: Cecile Singer? 22 CECILE SINGER: Here. 23 SIBY OOMMEN: Melissa Nacerino? 24 MELISSA NACERINO: Here. 25 SIBY OOMMEN: Pete Kischak?</p>	<p style="text-align: right;">Page 12</p> <p>1 MAYOR MIKE SPANO: May I ask you a 2 quick question now Sara. How come not at Avalon 3 Bay? 4 SARA BRODY: Because that was what I 5 thought we had decided. And the -- and the 6 Avalon Bay is outside of the BID, but that 7 doesn't mean that we couldn't do it. I -- my 8 understanding was it was up through the Paddle 9 and Rowing Club, for this year at least. 10 MAYOR MIKE SPANO: You know -- 11 SARA BRODY: Yeah? 12 MAYOR MIKE SPANO: I -- I want them to 13 (indiscernible). I would like Avalon Bay 14 (indiscernible) you know, because right now if 15 you go there -- 16 SARA BRODY: Yes. 17 MAYOR MIKE SPANO: -- it appears like 18 it's a private walkway and it's not. It's a -- 19 it's a walk that everyone can enjoy. 20 (Indiscernible) connected by -- by the -- you 21 know, by (indiscernible). And so, I mean -- 22 SARA BRODY: Well, perhaps I can speak 23 to the company, Mr. Mayor. 24 MAYOR MIKE SPANO: Go ahead. 25 SARA BRODY: Sorry to interrupt you.</p>
<p style="text-align: right;">Page 11</p> <p>1 PETER KISCHAK: Here. 2 SIBY OOMMEN: Marlyn Anderson is 3 excused. Mayor, we have a quorum. 4 MAYOR MIKE SPANO: Okay. Thank you. 5 Good morning, everyone. 6 Jaime are there any minutes or -- 7 EXECUTIVE DIRECTOR JAIME MCGILL: Yes. 8 MAYOR MIKE SPANO: (Indiscernible). 9 EXECUTIVE DIRECTOR JAIME MCGILL: No 10 minutes or financials. We just have two 11 resolutions for consideration. 12 MAYOR MIKE SPANO: Okay. Let's go 13 right to them. 14 EXECUTIVE DIRECTOR JAIME MCGILL: Okay. 15 So, our first item is a resolution authorizing 16 the distribution of funds for the Yonkers 17 Downtown Business Improvement, holiday lighting. 18 We have Sara Brody here from the 19 Downtown BID. Michael Curti, transaction 20 counsel. This is authorizing funds up to \$34,587 21 for the installation of the lighting on the 22 Downtown Waterfront, going from Apex to -- past 23 Collins, I believe. Is that correct, Sara? 24 SARA BRODY: Correct, up to Collins and 25 the Paddle and Rowing Club.</p>	<p style="text-align: right;">Page 13</p> <p>1 Perhaps I can speak to them and find out how -- 2 if we can go up further. And I understand from 3 the conversation I had with the police, as well, 4 last night, that they're trying to engage them in 5 being part of the, you know, the Downtown, as 6 well. So, I hear you. 7 MAYOR MIKE SPANO: Well, gee, yeah, 8 yeah. I think we can almost sell that to them 9 as, you know, well, these are one of the benefits 10 you'll get. 11 But I think that we -- I also just -- I 12 just think that we should get them accustomed to 13 it. You know, this is a waterfront park, it's a 14 waterfront amenity. Everyone's allowed to be on 15 it, and you know what, we're going to put the -- 16 we're going to put the Christmas decorations up, 17 the entire waterfront will get it. 18 SARA BRODY: Okay, I hear you. I'll 19 pursue that this afternoon. And, Jaime, I'll get 20 back in touch with you if -- assuming if there 21 are any additional costs or if they're able to do 22 it for this year, in for a short amount of time. 23 EXECUTIVE DIRECTOR JAIME MCGILL: Okay. 24 So, can we amend -- 25 MAYOR MIKE SPANO: I -- I --</p>

<p style="text-align: right;">Page 14</p> <p>1 EXECUTIVE DIRECTOR JAIME MCGILL: I'm 2 sorry, Mayor. 3 MAYOR MIKE SPANO: Go ahead. I'm 4 sorry. 5 EXECUTIVE DIRECTOR JAIME MCGILL: No, I 6 just want to make sure -- 7 MAYOR MIKE SPANO: No, no, go ahead. 8 EXECUTIVE DIRECTOR JAIME MCGILL: -- 9 that we amend the resolution to include any 10 additional cost that will be related to extending 11 the lights so we don't have to take any further 12 action. 13 MAYOR MIKE SPANO: Okay. So let's -- 14 let's start off with that so I can make a motion 15 that -- that we may incur some additional costs 16 to extend the lighting to -- in front of Avalon 17 Bay. Somebody want to make the motion that we 18 amend it? I'm sorry, yeah. Somebody would like 19 to make a motion that we amend it? 20 CECILE SINGER: Yes, but -- but, Mayor, 21 do you want to leave it open-ended on the course 22 that they should be reasonable, or something. 23 Are they -- you know, if we leave it completely 24 open, is that responsible? 25 MICHAEL CURTI: (Indiscernible).</p>	<p style="text-align: right;">Page 16</p> <p>1 MAYOR MIKE SPANO: Is this -- is this - 2 - I mean, don't forget, you have Apex down to, 3 right, to Collins, and then just a -- I mean that 4 -- you're telling me that -- that's a -- that's a 5 -- as long as (indiscernible) together? 6 EXECUTIVE DIRECTOR JAIME MCGILL: I 7 mean, I would really default to Sara on how much 8 -- how many posts you think you have down there, 9 but I think it's a pretty expansive ways to 10 light. 11 SARA BRODY: It is and what I can speak 12 to the vendor about today, as soon as we get -- 13 or as soon as we get off, I can even talk to -- I 14 can walk it with him. He's very responsive. We 15 can even do, like, every two to work on 16 maintaining -- keeping the cost down. 17 MAYOR MIKE SPANO: Well -- 18 SARA BRODY: And I'll have a better 19 answer later today. 20 MAYOR MIKE SPANO: I want it -- 21 SARA BRODY: But I think maybe -- 22 MAYOR MIKE SPANO: I'd like it to look 23 right -- I want it to look right. I want this to 24 be a big deal for the Waterfront. I want to 25 attract people. So, with the members indulgence,</p>
<p style="text-align: right;">Page 15</p> <p>1 MAYOR MIKE SPANO: That would be -- 2 MICHAEL CURTI: Mr. Mayor -- if you 3 wish, Mayor -- 4 MAYOR MIKE SPANO: (Indiscernible). Go 5 ahead. 6 MICHAEL CURTI: No, no, I was going to 7 say, if you wish, Mayor, you can grant authority 8 to the executive director to engage in any cost 9 so long as it doesn't exceed a certain threshold 10 by 20 percent, for example. 11 MAYOR MIKE SPANO: Fine. I like that 12 idea. So, we'll allow the executive director to 13 do the negotiations provided it does not exceed 14 20 -- 20 percent additional cost. 15 EXECUTIVE DIRECTOR JAIME MCGILL: I -- 16 I just -- I hope that -- Mayor, if I can? And I 17 think Sara can concur on this. I think that just 18 considering what the cost was, that we're 19 probably looking at more than 20 percent -- 20 SARA BRODY: I agree. 21 EXECUTIVE DIRECTOR JAIME MCGILL: -- to 22 -- to include Avalon. So, we -- so, I would 23 think that we would have to look at potentially 24 doubling the cost if we're going to bring it up 25 to Avalon.</p>	<p style="text-align: right;">Page 17</p> <p>1 if we say that, you know, it should not exceed 2 the, you know, just put a number on it, if it's 3 34,000, it shouldn't exceed an additional 34,000. 4 SARA BRODY: That's fair, not 5 exceeding, yeah, an additional 34, 35. Jaime, 6 whatever you like, and the Mayor. 7 EXECUTIVE DIRECTOR JAIME MCGILL: Up to 8 -- 9 SARA BRODY: I think that's fair. 10 Thank you, Cecile for that. 11 MAYOR MIKE SPANO: All right. So, 12 Cecile's made a motion. Somebody maybe want to 13 second that on the amendment? 14 PETER KISCHAK: I'll second the motion. 15 MAYOR MIKE SPANO: Pete seconded. All 16 in favor? 17 PETER KISCHAK: Aye. 18 MAYOR MIKE SPANO: Any negatives? Item 19 is passed. Now, let's go to the item itself. 20 Are there any more discussions on this matter? 21 No more discussion. Is there -- does somebody 22 want to make a motion? 23 PETER KISCHAK: I'll make a motion, 24 Mayor. 25 MAYOR MIKE SPANO: Is that Pete?</p>

<p style="text-align: right;">Page 18</p> <p>1 PETER KISCHAK: Yes, it is.</p> <p>2 MAYOR MIKE SPANO: So the motion is</p> <p>3 seconded by -- by Melissa. All in favor?</p> <p>4 PETER KISCHAK: Aye.</p> <p>5 CECILE SINGER: Aye.</p> <p>6 MELISSA NACERINO: Aye.</p> <p>7 MAYOR MIKE SPANO: Any negatives?</p> <p>8 Hearing none, the item is passed. Thanks, guys,</p> <p>9 I appreciate that. I think it's going to be --</p> <p>10 it's going to be great for us down there. I</p> <p>11 think it's a -- another way for us to attract</p> <p>12 additional people down to the waterfront.</p> <p>13 SARA BRODY: It's been a win-win, Mr.</p> <p>14 Mayor. I've been hearing from residents alike,</p> <p>15 and I know that News 12 would like to come back</p> <p>16 and do some shots of it when it's fully</p> <p>17 completed. So, to your point, it's a win-win and</p> <p>18 people are really happy.</p> <p>19 MAYOR MIKE SPANO: Excellent. Okay, do</p> <p>20 we -- Jaime, do you have the next item?</p> <p>21 EXECUTIVE DIRECTOR JAIME MCGILL: Yes,</p> <p>22 our next item, our final item, is a resolution</p> <p>23 authorizing the distribution of funds for the</p> <p>24 Yonkers Downtown BID Improvement District, for</p> <p>25 the DMX tribute event. We have Wilson Kimball</p>	<p style="text-align: right;">Page 20</p> <p>1 basically, a public and free concert, from 4 to 8</p> <p>2 on the 18th.</p> <p>3 MAYOR MIKE SPANO: Can -- can -- can --</p> <p>4 can -- I should assume you talked about this with</p> <p>5 Michael Curti. I mean, is there -- can somebody</p> <p>6 just, at least for the record, provide the nexus</p> <p>7 for us, for being able to use this funding for</p> <p>8 that event?</p> <p>9 WILSON KIMBALL: Yes, it's on -- go</p> <p>10 ahead.</p> <p>11 MICHAEL CURTI: Yeah -- go ahead.</p> <p>12 WILSON KIMBALL: I believe it's a</p> <p>13 tourism event because we are expecting people to</p> <p>14 come, not only from around Yonkers, but from</p> <p>15 other areas as well. I believe Michael</p> <p>16 Rappaport, the actor, might be coming in from</p> <p>17 Connecticut. We have people from the RuTang</p> <p>18 Clan, who are coming from Queens. Like, we know</p> <p>19 that this is going to be a draw of multiple</p> <p>20 resources and multiple interests. People who are</p> <p>21 interested in the entertainment industry, people</p> <p>22 who are interested in the music industry,</p> <p>23 neighbors and other people from Yonkers or</p> <p>24 Westchester are all welcome.</p> <p>25 MAYOR MIKE SPANO: Okay.</p>
<p style="text-align: right;">Page 19</p> <p>1 here from MHA. Also Sara Brody from Downtown</p> <p>2 BID, and Michael Curti, transaction counsel.</p> <p>3 MAYOR MIKE SPANO: Okay. Who wants to</p> <p>4 speak?</p> <p>5 WILSON KIMBALL: I'll speak, Mayor.</p> <p>6 It's Wilson. Thank you all in the Board for</p> <p>7 entertaining this motion. Basically, DMX, the</p> <p>8 rapper who passed away earlier this year, lived</p> <p>9 at 80 School Street, and then at Mulford Gardens</p> <p>10 in MHACY Housing. His birthday is December 18th</p> <p>11 and so, we at MHACY wanted to do an event that</p> <p>12 would include and incorporate our opening of 80</p> <p>13 School Street to -- to new families, because</p> <p>14 we're finishing construction with the broader</p> <p>15 community.</p> <p>16 And so, the idea was to have a DMX</p> <p>17 birthday party and invite the community to come,</p> <p>18 to the larger community in MHACY. It's open to</p> <p>19 the public. It is going to be at 10 Brook</p> <p>20 Street, which is the gym attached to 80 School</p> <p>21 Street, where he lived and which he rapped about,</p> <p>22 as the home of the brave. And we are working</p> <p>23 with the police department, the parks department,</p> <p>24 the Downtown BID, many downtown vendors to</p> <p>25 provide food and music. And it's going to be,</p>	<p style="text-align: right;">Page 21</p> <p>1 MICHAEL CURTI: Yeah, I think that's --</p> <p>2 that's right, Mayor. We have sponsored other</p> <p>3 arts and cultural related events. I believe</p> <p>4 Yonkers Arts is also involved in this -- in this</p> <p>5 tribute. And also, there's local businesses that</p> <p>6 will be participating as well. So, it's meant to</p> <p>7 be a tourism, economic development driver, and</p> <p>8 certainly there will be media coverage of the</p> <p>9 event as well.</p> <p>10 WILSON KIMBALL: Yes, all of that is</p> <p>11 true.</p> <p>12 MAYOR MIKE SPANO: Okay. Are there any</p> <p>13 questions?</p> <p>14 PETER KISCHAK: Yeah. What was the</p> <p>15 cost of this?</p> <p>16 EXECUTIVE DIRECTOR JAIME MCGILL: Up to</p> <p>17 15,000.</p> <p>18 WILSON KIMBALL: It's largely to handle</p> <p>19 the police and security issue. We're -- MHACY is</p> <p>20 paying for the event itself, all of the sound,</p> <p>21 the tents, the whatever. This is just to cover</p> <p>22 largely crowd control and police.</p> <p>23 MAYOR MIKE SPANO: All right. Are</p> <p>24 there any other questions? Hearing no questions,</p> <p>25 somebody want to make a motion?</p>

<p style="text-align: right;">Page 22</p> <p>1 MELISSA NACERINO: Make a motion.</p> <p>2 MAYOR MIKE SPANO: Melissa has made a</p> <p>3 motion, seconded by -- who else is at -- wants to</p> <p>4 second it?</p> <p>5 CECILE SINGER: I'll second. Cecile.</p> <p>6 MAYOR MIKE SPANO: Cecile has seconded</p> <p>7 the motion. All in favor?</p> <p>8 PETER KISCHAK: Aye.</p> <p>9 MELISSA NACERINO: Aye.</p> <p>10 MAYOR MIKE SPANO: Any negatives?</p> <p>11 Hearing none, the item is passed. Thank you.</p> <p>12 WILSON KIMBALL: Thank you, everyone.</p> <p>13 Mayor, just so you know, we also filed a special</p> <p>14 event permit with the parks department yesterday,</p> <p>15 I spoke to Steve Sansone and they have all of the</p> <p>16 information.</p> <p>17 MAYOR MIKE SPANO: Yeah, you know,</p> <p>18 Wilson, thank you. I -- I really appreciate all</p> <p>19 your work, especially when it comes to -- DMX is</p> <p>20 one of the -- while he's had his faults, he's one</p> <p>21 of those true, what I say, you know, celebrities</p> <p>22 that really never forgot about Yonkers, and spoke</p> <p>23 about Yonkers in -- in very good ways, and made</p> <p>24 sure, when he died, he actually made sure he was</p> <p>25 buried here. So -- so, you know, we can</p>	<p style="text-align: right;">Page 24</p> <p>1</p> <p>2 I, Sonya Ledanski Hyde, certify that the</p> <p>3 foregoing transcript is a true and accurate</p> <p>4 record of the proceedings.</p> <p>5</p> <p>6</p> <p>7 <i>Sonya M. Ledanski Hyde</i></p> <p>8 _____</p> <p>9</p> <p>10 Veritext Legal Solutions</p> <p>11 330 Old Country Road</p> <p>12 Suite 300</p> <p>13 Mineola, NY 11501</p> <p>14</p> <p>15 Date: January 18, 2022</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 23</p> <p>1 certainly, like I said, appreciate him as an</p> <p>2 artist and what he's done for -- for that</p> <p>3 industry. So -- and he seems to be very, very</p> <p>4 beloved, especially, you know, in -- in the hip-</p> <p>5 hop communities. So, looking forward to --</p> <p>6 looking forward to this event. Is there any</p> <p>7 other business?</p> <p>8 EXECUTIVE DIRECTOR JAIME MCGILL: There</p> <p>9 is no other business, Mayor.</p> <p>10 MAYOR MIKE SPANO: Okay. Somebody want</p> <p>11 to make a motion for us to adjourn?</p> <p>12 CECILE SINGER: Make a motion. Make a</p> <p>13 motion.</p> <p>14 MAYOR MIKE SPANO: Cecile has made a</p> <p>15 motion, seconded --</p> <p>16 PETER KISCHAK: I second.</p> <p>17 MAYOR MIKE SPANO: -- by Melissa, or</p> <p>18 Pete rather. All in favor?</p> <p>19 PETER KISCHAK: Aye.</p> <p>20 MELISSA NACERINO: Aye.</p> <p>21 MAYOR MIKE SPANO: Fabulous hearing.</p> <p>22 We're adjourned. Thank you.</p> <p>23 ADMIN. ASST FIONA RODRIGUEZ: Thank</p> <p>24 you, everyone.</p> <p>25 CERTIFICATION</p>	

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