



Yonkers Economic Development Corporation

**BOARD MEETING
PRELIMINARY**

AGENDA

July 27, 2022

At

2:15 p.m.

Agenda Subject to Change

- 1) Roll Call
- 2) Approval of Minutes April 28, 2022
- 3) Resolutions for Consideration:
 - I. Resolution Authorizing Additional Mortgage Recording Tax Exemption for Parkledge Preservation LLC
- 4) Legal Updates
- 5) Other Business/and Any Other Business that Comes Before the Board
- 6) Adjournment

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Yonkers Economic Development Corp.

April 28, 2022

**Minutes of
The Yonkers Economic Development Corporation
Board Meeting
April 28, 2022
Immediately following IDA Board Meeting at 102:30 p.m.**

**Join Zoom Meeting
[https://us02web.zoom.us/j/86091058974?](https://us02web.zoom.us/j/86091058974?pwd=NFNMBTV0ZngvMnJMcjFJbTloeXNmZz09)
[pwd=NFNMBTV0ZngvMnJMcjFJbTloeXNmZz09](https://us02web.zoom.us/j/86091058974?pwd=NFNMBTV0ZngvMnJMcjFJbTloeXNmZz09)**

**Meeting ID: 860 9105 8974
Passcode: 746980
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Meeting ID: 860 9105 8974
Passcode: 746980
Find your local number: <https://us02web.zoom.us/j/kccR4PSWax>**

BEFORE:

Mayor Mike Spano – Chairman
Peter Kischak – Vice Chairman
Melissa Nacerino – Treasurer
Cecile D. Singer – Member
Marlyn Anderson – Secretary

IDA STAFF:

Jim Cavanaugh – President/CEO
Jaime McGill – Executive Director
Siby Oommen – Chief Fiscal Officer
Fiona Khan – Administrative Assistant
Michael Bennis

OTHERS:

Larry Sykes, Esq. – YEDC Counsel
Jimmy Ciliberti – YEDC Accountant
Frank Badalato - City of Yonkers
Dean Bender - Thompson and Bender
Louis Fiore - Forchelli Deegan Terrana
Todd Rollins - Nuveen
Tim Perry - North American Properties
Chris Balestra - Taconic Partners
Kevin Polstan - North American Properties

<p style="text-align: right;">Page 2</p> <p>1 MAYOR MIKE SPANO: Hello, everybody. 2 CLERK: Hi, mayor. Good afternoon. 3 MAYOR MIKE SPANO: Good afternoon. 4 JAIME MCGILL: I have no camera today. 5 I'm battling a virus so I'm staying behind the 6 scenes. We do have all our members here so we 7 can -- you can open the meeting. We can start a 8 roll call. 9 MAYOR MIKE SPANO: Go. 10 JAIME MCGILL: Okay. Mayor Mike Spano. 11 MAYOR MIKE SPANO: Here. 12 JAIME MCGILL: Cecile Singer. 13 CECILE SINGER: Here. 14 JAIME MCGILL: Marlyn Anderson. 15 MARLYN ANDERSON: Here. 16 JAIME MCGILL: Melissa Nacerino. 17 MELISSA NACERINO: Here. 18 JAIME MCGILL: And Peter Kischak is 19 excused. Mayor, we have a quorum. 20 MAYOR MIKE SPANO: Thanks and good 21 afternoon, everyone. Do we have minutes to 22 report? 23 JAIME MCGILL: We have no minutes or 24 financials. This was called as a special meeting 25 so we just --</p>	<p style="text-align: right;">Page 4</p> <p>1 million of new money. Unfortunately, a few hours 2 after the board met, we were notified by the 3 applicant that the manner in which the debt must 4 be structured was such that the outstanding 5 principal due on the mortgage being assigned was 6 only \$115,770,000 instead of the \$167 million 7 that was previously contemplated. 8 As a result, there will be new mortgage 9 financing in the amount of \$65,530,000 as opposed 10 to the \$14.3 million that was previously 11 indicated during the meeting. That would 12 correspond to a partial mortgage reporting tax 13 exemption of approximately \$982,950. 14 The following are representatives of 15 lender's counsel and also the buyer's counsel as 16 well as a representative of the buyer Mr. Perry. 17 If there's any questions regarding the way in 18 which the mortgage is structured or the 19 acquisition, I'm sure they'll be happy to answer 20 them. 21 MAYOR MIKE SPANO: Hey, guys, so 22 everyone is here. The attorneys, the borrower's 23 attorneys, the representatives of the corporation 24 so does anyone have any questions? 25 JIM CAVANAUGH: I would say, you know,</p>
<p style="text-align: right;">Page 3</p> <p>1 MAYOR MIKE SPANO: Special meeting, 2 special agenda so we might as well take it up. 3 Okay, Jamie. 4 JAIME MCGILL: Okay. Our first item or 5 our only item is a resolution to amend and 6 restate the resolution authorizing Ridge Hill 7 Property Owner, LLC, and Ridge Hill Property 8 Owner, III, LLC, mortgage recording tax and 9 acquisition mortgage. If you recall at our March 10 meeting, we did approve a mortgage recording tax 11 on financing up to \$14.3 million for the Ridge 12 Hill acquisition. 13 The purchaser shortly after discovered 14 that they did need more mortgage recording tax 15 relief so they are asking for a total amount of 16 65,530,000 abatement on that. We have Michael 17 Kearney here to represent the transaction and we 18 also have two representatives from the project. 19 MAYOR MIKE SPANO: Michael. 20 MICHAEL KEARNEY: Thank you, executive 21 director and thank you, mayor. Good afternoon, 22 members of the board. As the executive director 23 indicated, last week, the YIDC board approved a 24 mortgage recording tax exemption in an amount not 25 to exceed \$214,500 based on approximately \$14.3</p>	<p style="text-align: right;">Page 5</p> <p>1 had we known this was the number at the initial 2 meeting we would have accrued it. You know, it's 3 not something that would have been a question. 4 We would have been glad to do it had the facts 5 been made known to us initially, and it's really 6 not the buyer's fault that they weren't. It's 7 the seller's. 8 MAYOR MIKE SPANO: Anybody else? Okay. 9 No more to be on the matter. Does anyone want to 10 make a motion that we accept it? 11 CECILE SINGER: I make a motion. 12 MAYOR MIKE SPANO: Thank you, Cecile. 13 (indiscernible) second that motion from Cecile? 14 MELISSA NACERINO: Second. 15 MAYOR MIKE SPANO: Second by Melissa. 16 all in favor. 17 ALL: Aye. 18 MAYOR MIKE SPANO: Any negatives? 19 Hearing none, the item is passed. Great. Jaime, 20 is there any new business? 21 JAIME MCGILL: We have no new business 22 and I defer to Mike Kearney if he has any legal 23 updates. 24 MICHAEL KEARNEY: No legal updates. 25 Thank you.</p>

<p style="text-align: right;">Page 6</p> <p>1 MAYOR MIKE SPANO: Thank, everyone. I</p> <p>2 didn't want to take up too much of all of your</p> <p>3 time. So being that there's no new business, no</p> <p>4 legal, I think we just -- we can use a motion to</p> <p>5 adjourn. This time, Melissa, you want to make a</p> <p>6 motion we adjourn?</p> <p>7 MELISSA NACERINO: I make the motion.</p> <p>8 MARLYN ANDERSON: Second.</p> <p>9 MAYOR MIKE SPANO: Okay. Seconded by</p> <p>10 Marlyn. Okay. All in favor?</p> <p>11 ALL: Aye.</p> <p>12 MAYOR MIKE SPANO: We're adjourned.</p> <p>13 Thanks, everybody. Have a good week.</p> <p>14 TIM PERRY: Mayor, thank you so much</p> <p>15 for your time.</p> <p>16 JIM GORDON: Thank you for having us.</p> <p>17 TIM PERRY: We're looking forward to</p> <p>18 closing on this. Right now, it's scheduled for</p> <p>19 Tuesday of next week and would love in the next</p> <p>20 few weeks, at your convenience and calendar, to</p> <p>21 introduce myself personally. I run North</p> <p>22 American Properties who is going to be the</p> <p>23 manager of the operating partner of the</p> <p>24 (indiscernible) people that are on site. I'd</p> <p>25 love to introduce myself to you, to Cecile, Mr.</p>	<p style="text-align: right;">Page 8</p> <p>1 CERTIFICATION</p> <p>2</p> <p>3 I, Sonya Ledanski Hyde, certify that the</p> <p>4 foregoing transcript is a true and accurate</p> <p>5 record of the proceedings.</p> <p>6</p> <p>7 <i>Sonya M. Ledanski Hyde</i></p> <p>8</p> <p>9 _____</p> <p>10</p> <p>11 Veritext Legal Solutions</p> <p>12 330 Old Country Road</p> <p>13 Suite 300</p> <p>14 Mineola, NY 11501</p> <p>15</p> <p>16 Date: May 19, 2022</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 7</p> <p>1 Cavanaugh, and everyone who's well on the board</p> <p>2 in the next, you know, few weeks and months.</p> <p>3 MAYOR MIKE SPANO: Absolutely. So,</p> <p>4 Jaime, you okay if (indiscernible) so we can get</p> <p>5 together? I'd love to get together with you.</p> <p>6 JAIME MCGILL: Yes, we'll coordinate</p> <p>7 that.</p> <p>8 MAYOR MIKE SPANO: Yeah, Tim. Thank</p> <p>9 you and thank the principals for their investment</p> <p>10 in our city. We hope that -- you know, we know</p> <p>11 they're not going to regret it.</p> <p>12 TIM PERRY: Thank you, mayor. Thank</p> <p>13 you, Jaime.</p> <p>14 JAIME MCGILL: Thank you, guys.</p> <p>15 Congratulations.</p> <p>16 TIM PERRY: Thank you.</p> <p>17 JOHN GORDON: Thank, everyone.</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>	

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AUTHORIZING RESOLUTION

*(Approving an Additional Mortgage Recording Tax Exemption for Parkledge Preservation, LLC
Jones Lang LaSalle Multifamily, LLC Supplemental Loan)*

A meeting of the Yonkers Economic Development Corporation was convened on July 27, 2022.

The following resolution was duly offered and seconded, to wit:

Resolution No. 07/2022-13

RESOLUTION OF THE YONKERS ECONOMIC DEVELOPMENT CORPORATION (i) APPROVING THE PROVISION OF ADDITIONAL FINANCIAL ASSISTANCE TO PARKLEDGE PRESERVATION, LLC IN THE FORM OF AN ADDITIONAL MORTGAGE RECORDING TAX EXEMPTION OF UP TO \$21,000.00 (SUCH AMOUNT IN ADDITION TO A MORTGAGE RECORDING TAX EXEMPTION OF UP TO \$105,000.00 ALREADY APPROVED BY THE YONKERS ECONOMIC DEVELOPMENT CORPORATION ON SEPTEMBER 28, 2021) AND (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS, CERTIFICATES AND AGREEMENTS IN CONNECTION WITH SAME

WHEREAS, pursuant to the purposes and powers contained within Section 1411 of the Not-for-Profit Corporation Law of the State of New York (the “State”), as amended, and pursuant to its certificate of incorporation filed on May 31, 2007, the **YONKERS ECONOMIC DEVELOPMENT CORPORATION** (the “Corporation”) was established as a not-for-profit local development corporation of the State with the authority and power to own, lease and sell personal and real property for the purposes of, among other things, acquiring, constructing and equipping certain projects exclusively in furtherance of the charitable or public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, **PARKLEDGE PRESERVATION, LLC** (the “Company”), previously requested the Corporation’s assistance with a certain project (“Project”) consisting of: (i) the acquisition of a leasehold interest in a parcel or parcels of land located at 220-250 Yonkers Avenue and any existing improvements thereon (the “Land”); (ii) the acquisition, reconstruction, and renovation on the Land of approximately 311 housing units for low-income residents, together with other, related improvements (the “Improvements”); and (iii) the acquisition and installation in and around the Improvements of certain items of equipment and other tangible personal property (the “Equipment”, and collectively with the Land and the Improvements, the “Facility”); and

WHEREAS, in connection with the Project, the Company, Corporation and the City of Yonkers Industrial Development Agency (“Agency”) entered into, among other documents, a certain Amended and Restated Leaseback Agreement with Rider, dated as of August 1, 2019, pursuant to which the Agency and Corporation subleased their respective interests in the Facility to the Company; and

WHEREAS, the Corporation’s interest in the Facility expired on December 31, 2020; and

WHEREAS, the Company obtained a mortgage loan from Jones Lang LaSalle Multifamily, LLC (“JLL”) to finance all or a portion of the Project (the “First Mortgage”), which First Mortgage secures an aggregate principal amount of approximately \$45,962,000.00; and

WHEREAS, the Company previously requested and the Corporation previously consented to and approved, on September 28, 2021, the Company obtaining a supplemental mortgage loan from JLL (the “Supplemental Mortgage”) an aggregate principal amount of approximately \$7,000,000; and

WHEREAS, the Company is now requesting the Corporation’s consent and approval to the Company obtaining the Supplemental Mortgage for an additional principal amount of approximately \$1,400,000, such that the Supplemental Mortgage secures an aggregate principal amount of approximately **\$8,400,000** (the “principal amount”); and

WHEREAS, the ability to access the principal amount was deferred by JLL until certain positive operating metrics were met, such as increasing voucher rents without additional expense to residents of the Project (“Operating Metrics”); and

WHEREAS, the Company has satisfied the Operating Metrics and are now able to access the principal amount; and

WHEREAS, the principal amount will, in part, allow the Company to release some of its equity contribution to free up capital for other affordable projects in the State; and

WHEREAS, (A) on September 28, 2021, the Corporation approved a mortgage recording tax exemption upon the recording of the Supplemental Mortgage in the approximate amount of up to \$105,000.00 (the “Initial MRTE Amount”; relating to the initial \$7,000,000 principal amount) and (B) now the Company has requested an additional mortgage recording tax exemption upon the recording of the Supplemental Mortgage in the approximate amount of up to **\$21,000.00** (“Additional Financial Assistance”; **for avoidance of doubt, such Additional Financial Assistance in addition to the Initial MRTE Amount previously approved by the Corporation shall be in the approximate amount of up to \$126,000.00**); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as “SEQRA”), the Corporation must

satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to grant the Additional Financial Assistance (“Transaction”); and

NOW, THEREFORE, BE IT RESOLVED BY THE DIRECTORS OF THE YONKERS ECONOMIC DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The Corporation hereby finds and determines that the Transaction constitutes a “Type II” action under SEQRA, specifically 6 N.Y.C.R.R. 617.5 (C) (26), routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment, and no environmental impact statement or any other determination or procedure is required under SEQRA with respect to the Transaction.

Section 2. The Corporation agrees to accept a leasehold interest in the Facility on the same terms and conditions as those accepted by the Agency, except that the term of the Corporation's leasehold interest shall expire no later than **December 31, 2022** (or such other date acceptable to the Executive Director, President, Chair or Secretary of the Corporation (each an “Authorized Officer”), and to execute and deliver all leases, documents, certificates and agreements necessary to establish such interest of the Corporation (collectively, the “Corporation Documents”).

Section 3. Each Authorized Officer is hereby further authorized, on behalf of the Corporation, to execute, deliver and record the Supplemental Mortgage and any assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by JLL to undertake the Transaction (the “Lender Documents”; and, together with the Corporation Documents, the “Project Documents”) and, where appropriate, the Secretary or Assistant Secretary of the Corporation is hereby authorized to affix the seal, if any, of the Corporation to the Project Documents and to attest the same, all with such changes, variations, omissions and insertions as the Authorized Officer shall approve.

Section 4.

(a) Each Authorized Officer is hereby authorized, on behalf of the Corporation, to execute and deliver the Project Documents to which it is a party in the forms acceptable to such Authorized Officer. The execution of the Corporation Documents by such Authorized Officer shall constitute conclusive evidence of such approval; provided, in all events, recourse against the Corporation is limited to the Corporation's interest in the Project.

(b) Each Authorized Officer is further hereby authorized, on behalf of the Corporation, to designate any additional authorized representatives of the Corporation.

Section 5. The officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be

necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Corporation with all of the terms, covenants and provisions of the documents executed for and on behalf of the Corporation.

Section 6. The Corporation is hereby authorized to provide the Company with the Additional Financial Assistance in the form of a mortgage recording tax exemption as permitted by New York State law.

Section 7. Due to the complex nature of this transaction, the Corporation hereby authorizes each Authorized Officer to approve, execute and deliver such further agreements, documents and certificates as the Corporation may be advised by counsel to the Corporation to be necessary or desirable to effectuate the foregoing, such approval to be conclusively evidenced by the execution of any such agreements, documents or certificates by such Authorized Officer.

Section 8. These resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Mayor Mike Spano	[]	[]	[]	[]
Marlyn Anderson	[]	[]	[]	[]
Melissa Nacerino	[]	[]	[]	[]
Hon. Cecile D. Singer	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

SECRETARY'S CERTIFICATION

*(Approving an Additional Mortgage Recording Tax Exemption for Parkledge Preservation, LLC
Jones Lang LaSalle Multifamily, LLC Supplemental Loan)*

STATE OF NEW YORK)
) ss:
COUNTY OF WESTCHESTER)

I, the undersigned, Secretary of the Yonkers Economic Development Corporation, DO
HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Yonkers Economic Development Corporation (the "Corporation"), including the resolutions contained therein, held on July 27, 2022, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Corporation and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all directors of said Corporation had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the directors of the Corporation present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolutions are in full force and effect and have not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal, if any, of said Corporation this ____ day of July, 2022.

Marlyn Anderson, Secretary



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July 15, 2022

**Via E-Mail &
Via Federal Express**

President/Executive Director
City of Yonkers Industrial Development
Agency
470 Nepperhan Avenue, Suite 200
Yonkers, New York 10701

Shawn M. Griffin, Esq.
Harris Beach PLLC
99 Garnsey Road
Pittsford, New York 1534

Michael V. Curti, Esq.
Harris Beach PLLC
445 Hamilton Avenue
White Plains, New York 10601

**RE: Parkledge Apartments - 220 - 250 Yonkers Ave., Yonkers, NY (the "Project")
Request for Fannie Mae Supplemental Loan**

Dear Sir or Madam:

Our Firm continues to represent Hudson Valley Property Group ("HVPG"), in connection with its ownership of Parkledge Preservation, LLC ("Parkledge") and the above-referenced Project. As you are aware, Parkledge previously acquired ownership of the Project on August 20, 2019 (the "Acquisition"). The Acquisition was financed by a multifamily mortgage loan in the amount \$45,962,200.00 (the "Mortgage Loan") from Jones Lang LaSalle Multifamily, LLC ("JLL"), as lender, to Parkledge. Additional financial assistance for the Acquisition was provided to Parkledge by the City of Yonkers Industrial Development Agency (the "Agency") pursuant to that certain Uniform Project Agreement dated as of August 20, 2019, by and between the Agency, Yonkers Economic Development Corporation and Parkledge. We are delivering this letter to the Agency to request the Agency's consent and approval to Parkledge obtaining, and entering into, an additional supplemental Fannie Mae loan in the principal amount of \$8,400,000.00 from JLL, or its affiliate JLL Real Estate Capital, LLC (collectively, "JLL") with respect to the Project (the "Supplemental Loan"). As you know, we previously requested mortgage recording tax relief in connection with the Supplemental Loan that was approved in 2021 based on a loan amount of \$7,000,000. We are now requesting mortgage recording tax relief for an increased Supplemental Loan amount of \$8,400,000. Additional details regarding the Supplemental Loan are provided below.

At the time of the Acquisition, the principal amount of the Supplemental Loan was intended to be included in the Mortgage Loan, but ultimately was not included in the Mortgage

City of Yonkers Industrial Development Agency
Shawn M. Griffin, Esq.
Michael V. Curti, Esq.
July 15, 2022
Page 2

Loan by JLL, and was deferred until post-Acquisition. At the time of the Acquisition, JLL required the Project to achieve certain operating metrics and certain increases in voucher rents in order for Parkledge to utilize the portion of financing to be evidenced by the Supplemental Loan, and the Supplemental Loan was required to be deferred. As a result of the deferral of the Supplemental Loan, HVPG was required to overfund equity contributions at Acquisition and is now seeking to close on the Supplemental Loan to bridge this gap. Since the Acquisition, HVPG and Parkledge have made a tremendous positive impact on the operations of Project and the quality of life of the Project's residents. Due to this operational turnaround, even with the additional debt to be secured by the Supplemental Loan, the Project will continue to maintain a debt service coverage ratio well above the minimum 1.20x requirement. Further, the Supplemental Loan will not have any impact whatsoever on Parkledge's ability to continue to pay its financial obligations to the Agency when due, inclusive of all PILOT obligations and tax payments with respect to the Project, as well as any required donations to be made to the Agency by Parkledge. We further note that Parkledge obtained the voucher rent increases without increasing the rents paid by the Project's residents and without additional expense to the Project's residents.

In addition to the above request for the Agency's consent and approval with respect to the Supplemental Loan, a mortgage recording tax exemption covering the \$8,400,000 Supplemental Loan is hereby requested from the Agency. We are hopeful that the Agency will consent and approve of the Supplemental Loan so that we can begin to explore next steps and coordinate as required with both JLL, the Agency and Agency counsel. Please let us know of any questions, comments or concerns or if we should schedule a working group call to preliminarily discuss.

Sincerely,



Meghan C. Altidor
Partner

cc: Chris Schilling (cschilling@hvpj.com)
Laura Yanushpolsky (laura@hvpj.com)
Alexandra Coleman (alexandra@hvpj.com)
Michael Kepple (mkepple@hvpj.com)
Laura Janosko (ljanosko@hvpj.com)



APPLICATION FOR FINANCIAL ASSISTANCE

470 Nepperhan Avenue | Suite 200 | Yonkers, New York 10701
(914) 509-8651 www.yonkersida.com

PLEASE NOTE: Confidential information should NOT be inserted in this form as this form will be posted on our website. All confidential information should be inserted by marking "see confidential attachment note 1" etc.

APPLICANT INFORMATION		
Applicant's Name: Parkledge Preservation, LLC		Date of final application Submission: <u>01</u> / <u>25</u> / <u>2019</u>
Name of Person Completing Application and Title:		
Name of Company (if applicable): Hudson Valley Property Group, LLC		
Address: 200 Vesey Street, 24th Floor, New York, NY 10281		
Phone:	Mobile:	Email:
PROJECT INFORMATION		
Project Address: 220-250 Yonkers Avenue, Yonkers, NY 10701		
Block(s) & Lot(s): B: 405 & L: 100		
Present Legal Owner of Site: Casco Bay Realty, LP		Is applicant/affiliate present owner of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How will the site be acquired: (if applicable) Applicant is in contract to acquire the leasehold interest.		When is the site planned to be acquired: April 2019
Current Zone: BA	Proposed Zone:	Are any variance needed: No
Is this project located in: Distressed Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Former Empire Zone: <input type="checkbox"/> Yes <input type="checkbox"/> No *if unknown, please inquire with IDA Staff YIDA will confirm.		
PRINCIPAL USE OF PROJECT: Attach your full Project Narrative Statement describing project (i.e: land acquisition, scope of construction, timeline, sq footage, usage breakdown, anticipated revenues, contribution to community, etc.) and renderings to the completed application upon final submission. Please see attached Project Narrative Statement.		
Is the location currently: <input type="checkbox"/> Vacant land <input type="checkbox"/> Abandoned <input checked="" type="checkbox"/> In use / occupied Please provide a brief description of the current use of project location(s): Parkledge Apartments is a 311-unit rental affordable housing development, in use and occupied.		Proposed Project's operation type: <input type="checkbox"/> Commercial <input type="checkbox"/> Manufacturing <input type="checkbox"/> Other: _____ <input type="checkbox"/> Retail (complete retail questionnaire) <input checked="" type="checkbox"/> Housing: Senior / Affordable / Market Rate If housing please provide # of units, unit mix, street level use: Please provide a brief description of the principal use of project upon completion: <small>Post-closing and post-rehab, the property will be a renovated 311-unit rental affordable housing development. The affordability component of the development will be preserved, providing quality low-income housing to the Yonkers community for decades to come.</small>
Estimated date project will need to begin utilizing benefits:		<u>04</u> / <u>01</u> / <u>2019</u>
Likelihood of accomplishing proposed project within three (3) years:		<input checked="" type="checkbox"/> Likely or <input type="checkbox"/> Unlikely



ESTIMATED PROJECT COSTS (Use best estimates. Any amendments should be sent as addendum to application)

VALUE OF PROPERTY to be acquired \$ 50,000,000
If you intend to leverage property already owned indicate intended mortgage value: \$ N/A
TOTAL COST OF CONSTRUCTION: (labor + materials) \$ 4,900,999
Labor: \$ _____ Equipment/Materials: \$ _____
NON CONSTRUCTION Equipment / Furnishings: \$ 0
SOFT COSTS: \$ 942,387
Other (explain): Inclusive of deposits & escrows, title & prepayments \$ 1,060,151
TOTAL PROJECT COST \$ 56,903,538

Is there likelihood that the Project would NOT be undertaken IF NOT FOR financial assistance provided by the Agency?
☒ Yes ☐ No Please provide an attached statement indicating why the Project should be undertaken by the Agency
[Please see attached "need for tax abatement" summary.](#)

COST (Financial Assistance) **BENEFIT** (Economic Development) **ANALYSIS**

FINANCIAL ASSISTANCE REQUESTED (check all that apply)		VALUE OF EXEMPTIONS to be completed by IDA staff
<input checked="" type="checkbox"/> SALES AND USE TAX EXEMPTION: <i>Estimated value of Goods and Services to be exempt from sales and use tax (see "Recapture" on page 8)</i>	Value of taxable purchases: \$ <u>2,989,609</u>	\$ _____
<input checked="" type="checkbox"/> MORTGAGE RECORDING TAX EXEMPTION:	Estimated Mortgage amount: \$ <u>45,950,000</u>	\$ _____
<input type="checkbox"/> REAL PROPERTY TAX AGREEMENT (PILOT) <i>Requested duration of PILOT:</i>	YEARS: <u>30</u> <small>annual escalation of 2.5% over previous year's PILOT, term to reset to begin at closing</small>	\$ _____
<input type="checkbox"/> INDUSTRIAL REVENUE BOND (IRB) Is a purchaser for the Bonds in place? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated value of bond: \$ <u>N/A</u>	\$ _____
TOTAL VALUE OF FINANCIAL ASSISTANCE REQUESTED:		\$ _____

Economic Development = BENEFIT

Private Funds invested	\$ <u>8,903,538</u>	Expected Gross Taxable Receipts:	\$ <u>n/a</u>
Estimated Bank Financing	\$ <u>45,950,000</u>	Add'l Revenue to City/School District:	\$ <u>n/a</u>
State and Federal grant/credit: Int. Red. Paymnt Loan	\$ <u>2,050,000</u>	OTHER BENEFITS:	
_____	\$ _____	<input checked="" type="checkbox"/> Community Development	
_____	\$ _____	<input type="checkbox"/> Development that will attract other investment	
TOTAL INVESTMENT IN PROJECT \$ <u>56,903,538</u>		<input type="checkbox"/> Regionally Significant	
		<input checked="" type="checkbox"/> Improve the quality of life for the Residents of the City	
		<input type="checkbox"/> Other: _____	



EMPLOYMENT PLAN

			If financial assistance is granted		
	CURRENT # of jobs at proposed project location	# of jobs to be RELOCATED TO project location	Estimate # of FT and PT jobs to be <u>RETAINED</u>	Estimate the # of FT and PT jobs to be <u>CREATED</u> upon THREE years after project completion	Estimate the # of residents of the Labor Market Area in which the Project is located that will fill the FT and PT jobs to be created upon THREE years after Project completion*
Full Time - FT	14	0	13	0	N/A
Part Time - PT	0	0	0	0	N/A
Total	14	0	13	0	

*Labor Market Area includes: _____

SALARY FRINGE BENEFITS FOR JOBS TO BE RETAINED AND/OR CREATED:

JOB CATEGORY	# job RETAINED	# jobs CREATED	SALARY (\$ Average or \$ Range)	FRINGE BENEFITS (\$ Average or \$ Range)
Management	1	0		
Professional	2	0		
Administrative	0	0		
Production/Skilled Worker	10	0		
Independent Contractor	0	0		
Other (not including construction jobs)	0	0		

INTER-MUNICIPAL MOVE DETERMINATION

Will the project:

- Result in the removal or abandonment of a plant or facility of the applicant from one area of the State of New York to another? ☐ Yes ☒ No
- Result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York? ☐ Yes ☒ No
- Result in the abandonment of one or more plants or facilities located in the State of New York? ☐ Yes ☒ No

If **Yes**, to any of the above explain how the Agency's Financial Assistance is required to prevent the Project from relocating out of the State or is reasonably necessary to preserve the Project occupants position in its respective industry:



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CONSTRUCTION

Estimated length of construction: 12 MONTHS Estimated start: 4 / 19 Estimated completion: 4 / 20
MM YY MM YY

Estimate cost of project construction: \$ 4,900,999

Total cost attributable to materials: \$ 2,989,609

Total cost attributable to labor: \$ 1,911,390

Construction has not been bid out yet. The breakdown of costs is an estimate based on other active projects.

Estimate how many construction jobs will be created as a result of this project: 55*

Estimated aggregate number of work hours of manual workers to be employed in project construction: 76,000

Will project construction be governed by a project labor agreement ("PLA") with the Building and Construction Trades Council of Westchester and Putnam Counties, New York AFL-CIO ("Council")¹? ☐ Yes ☒ No

If you have answered YES to the preceding question, please attach a copy of the PLA; and you need not Complete the remaining portions of this Section (but please see note below).

* Conservative estimate based on Federal Home Loan Bank's researched data indicating one job is created for every \$90,451 in development cost.

CONTRACTOR INFORMATION If contractor/subcontractor has a permanent location in or around Westchester County please use address. At the time this application is submitted (Jan 2019), the contractor for the capital repairs work is still to be determined.

List each Project Construction Contractor or Subcontractor below (currently known or reasonably expected to be hired) (Attached form for any additional and attach to the completed Application when submitting to IDA. Application will be considered incomplete if form is not included and will delay process.)

☐ Contractor ☐ Subcontractor

Name:

Company Name:

Address:

☐ Contractor ☐ Subcontractor

Name:

Company Name:

Address:

☐ Contractor ☐ Subcontractor

Name:

Company Name:

Address:

¹ This may be either a PLA already in effect with the landlord of the Project facility, or a PLA made (or to be made) between the Applicant and the Council directly in connection with Project Construction.



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CONSTRUCTION (continued) At the time this application is submitted (Jan 2019), the contractor for the capital repairs work is still to be determined.

If some or all of the Contractor(s) or Subcontractor(s) to be involved in Project construction cannot reasonably be identified at this time, state whether it is Applicant's intention to require the following in its contract(s) for Project construction:

a) Local hiring (100 mile radius from project site): ☒ Yes ☐ No

b) Will contract require local hiring? ☐ Yes ☒ No

If Yes, percentage of manual workers that will be local: _____ %

c) Union Labor?: ☐ Yes ☒ No

d) If Non-Union, will contract require payment of Prevailing Wage?: ☐ Yes ☒ No

If the answer to question "(b)" or "(c)" above is NO, explain omission:

To be discussed with YIDA.

NOTES:

For purposes of this Application, "Prevailing Wage" shall mean the "prevailing rate of wage" as defined in Article 8 of the New York Labor Law.

If Applicant has indicated herein that Project Construction will involve a PLA, union labor, local hiring, and/or payment of Prevailing Wage, the Agency reserves the right to include such requirements in the Project Documentation as conditions for the extension and retention of tax benefits.

ENVIRONMENTAL REVIEW:

Has the required environmental review under the State Environmental Quality Review Act (SEQRA) been completed?
☐ Yes ☒ No

If yes, please attach all documentation (e.g. environmental assessment form, environmental impact statement, findings and determinations of lead agency, to the extent applicable).



APPLICATION FOR FINANCIAL ASSISTANCE

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APPLICANT'S COUNSEL

Name of Counsel: Meghan Altidor, Partner, Nixon Peabody	Phone 202-585-8344
Address 779 9th Street NW, Suite 500, Washington DC 20001	Email: maltidor@nixonpeabody.com

PRINCIPAL OWNERS DIRECTORS: (List owners with 15% or more in equity holdings with and their ownership percentage)

HVPF Parkledge, LLC (99.95%)		

Type of entity: ☐ Taxable ☐ Tax-Exempt Establishment Date: ____/____/____ State of Organization: ____
☐ Corporation ☐ Partnership : ☐ General; Number of General Partners: ____
☐ Limited; Number of Limited Partners: ____
☒ Limited Liability Company/Partnership: Number of Members: 3
☐ Sole Proprietorship_____

If a foreign organization, is the Applicant authorized to do business in the State of New York? ☐ Yes ☒ NO

Corporate Structure – (Attach a schematic if Applicant is a subsidiary or otherwise affiliated with another entity) [Proposed borrower/buyer org chart provided.](#)



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REPRESENTATIONS by the APPLICANT

THE APPLICANT UNDERSTANDS AND AGREES WITH THE AGENCY AS FOLLOWS:

- A) Job Listings – In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives Financial Assistance from the Agency, except otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the “DOL”) and with the administrative entity (collectively with the DOL, the “JTPA Entities”) of the service delivery area created by the federal job training partnership act (Public Law 97-300) (“JTPA”) in which the Project is located.
- B) First Consideration for Employ – In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives Financial Assistance from the Agency, except otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C) Annual Sales Tax Filings – In accordance with the Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the Annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D) Annual Employment Reports – The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency on an annual basis, reports regarding the number of people employed at the project site including corresponding payroll records for the year ending.
- E) Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- F) Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.



APPLICATION FOR FINANCIAL ASSISTANCE

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REPRESENTATIONS by the APPLICANT (continued)

- G) False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- H) Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- I) Absence of Conflicts of Interest – The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officers or employees of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described:
- _____
- _____
- _____
- J) All indemnifications and representations made by the Applicant in the within Application for Financial Assistance are made both to YIDA and YEDC.
- k) YIDA and YEDC are represented by Harris Beach PLLC as transaction counsel, or if Harris Beach PLLC has a conflict then YIDA and YEDC will identify an alternative law firm to act as Transaction Counsel. You are responsible for the costs and expenses of YIDA and YEDC Transaction Counsel and YIDA and YEDC will establish and have you maintain escrowed funds as the project progresses to pay Transaction Counsel fees. YOU WILL RECEIVE AN ACKNOWLEDGEMENT AFTER SUBMISSION OF THIS APPLICATION THAT OUTLINES ALL COSTS AND BENEFITS AND YOU WILL NEED TO SIGN THE ACKNOWLEDGMENT BEFORE FINAL APPROVALS ARE MADE AVAILABLE.



APPLICATION FOR FINANCIAL ASSISTANCE

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HOLD HARMLESS AGREEMENT

Applicant hereby releases City of Yonkers Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, and agrees that the Agency shall not be liable for and the applicant agrees to indemnify, defend, pay and hold the Agency harmless from and against any and all liability arising from or expense incurred by the Agency concerning (A) the Agency's costs and expenses in the examination and processing of, as well as action pursuant to or upon, the attached Application, as well as verification of assertions in the application or other applicant submittals or applicant claims made now or in the future, regardless of whether or not the application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's costs and expenses in reviewing any acquisition, construction and/or installation of the Project described therein and (C) and further action, costs and expenses taken by the Agency – with respect to the project; including without limiting the generality of the foregoing, all causes of action and fees and expenses for Agency attorneys, accountants, economists, engineers, architects or other professionals or consultants incurred regarding any part of the application or the review and/or approval and/or monitoring of compliance by the applicant with all laws, rules and regulations and/or in defending any suits or actions which may arise as a result or any for the foregoing. If, for any reason, the applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the applicant are unable to reach final agreement with the respect to the Project, then, in the event, upon presentation of an invoice itemizing the same, the applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including fees and expenses for Agency attorneys, accountants, economists, engineers architects or other professionals or consultants, if any.

Applicant upon approval shall be responsible for any reasonable costs incurred by the Agency to verify employment or use of benefits received by the YIDA or other information required under the Public Authorities Accountability Act or other law, rule or regulation otherwise at the time said Verification is required.

This Indemnity and Hold Harmless Agreement shall survive any closing or other transaction in which benefits are sought or received by the applicant and shall continue for a period of time up to and including three years after the last benefit is received by the applicant from the City of Yonkers Industrial Development Agency.



APPLICATION FOR FINANCIAL ASSISTANCE

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CERTIFICATION

The applicant and the individual executing this application on behalf of the applicant acknowledge that the Agency will rely on the representations made herein when acting on this application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

_____, being first duly sworn, deposes and says:

1. That I am the Authorized Signatory of Parkledge Preservation, LLC and that I am
(Corporate Officer) (Applicant)
duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 25 day of January, 2019.

Alexandra Coleman
(Notary Public)

APPLICATION FEE & PROCESSING

Enclose with this Application is the non-refundable Application Fee in the amount of \$600.00 to remittance address:

YONKERS INDUSTRIAL DEVELOPMENT AGENCY
470 Nepperhan Avenue, Suite 200
Yonkers New York 10701

FEES

AGENCY CLOSING FEE:

The Agency will collect an Agency Fee at the time of IDA closing. Fees are based on the type of financial transaction. (Please see fee schedule below)

<u>Agency Fee Type</u>	<u>Fee</u>
Straight Lease Transactions	.5% of Total Project Cost
Bond Transactions	1% of Total Project Cost

ANNUAL ADMIN FEE:

The Agency will collect an Annual Administrative Fee based on your project type and amount. This fee will be due annually on Feb 28th, after IDA benefits are provided to the project. (Please see fee schedule below)

<u>Project Type: Straight Lease</u>	<u>Annual Fee</u>
Up to \$10M	\$ 500
Over \$10M	\$1,000
<u>Project Type: BONDS</u>	<u>Annual Fee</u>
Up to \$10M	\$1,000
Over \$10M	\$2,000

PLEASE NOTE: Confidential information should NOT be inserted in this form as this form will be posted on our website. All confidential information should be inserted by marking "see confidential attachment note 1" etc.



PROJECT NARRATIVE STATEMENT

TO: Yonkers Industrial Development Agency
FROM: Parkledge Preservation, LLC (the "Developer")
PROPERTY: Parkledge Apartments (the "Development")
DATE: January 25, 2019

Developer: Parkledge Preservation, LLC
Address: c/o Hudson Valley Property Group
200 Vesey Street, 24th Floor
New York, NY 10281

Project Name: Parkledge Apartments

Project Location: 220-250 Yonkers Avenue
Yonkers, NY 10701

Project Description: The acquisition and renovation of 311 affordable housing apartments, all of which house low-income families in Yonkers. The rehab will prioritize building modernization, energy efficiency upgrades and resident quality of life improvements.

On or about January 25, 2019, Parkledge Preservation, LLC ("Developer") filed an application with the Industrial Development Agency of Yonkers seeking a Financial Agreement. Developer is seeking a long-term tax abatement upon rehabilitating 220-250 Yonkers Avenue, Yonkers, NY per the below terms.

Current tax agreement:

- 30-year term beginning June 2003, expiring in 2033
- PILOT: \$275,000 in Year 1, with annual escalation of 2.5% over the prior Year's PILOT payment (beginning in Year 2 –2004).

Proposed tax agreement:

- An assumption & recasting of the PILOT at a new 30-year term schedule to support the preservation project and financing.
- Maintain the existing terms of the agreement (no changes to the rate or amount of taxes the City would collect).
- Sales tax and mortgage tax exemptions.

The Developer proposes to acquire and rehabilitate the 311-unit residential complex of family affordable housing. Additionally, the project proposes investment of \$56,903,538 within the City



of Yonkers for purchase, hard costs, soft and other costs related to the project. The proposed annual service charge is 2.5% of annual gross revenues (with an annual escalation of 2.5% year over year).

Proposed Scope of Work:

The proposed renovations at Parkledge Apartments prioritize building modernization, energy efficiency upgrades and resident quality of life improvements:

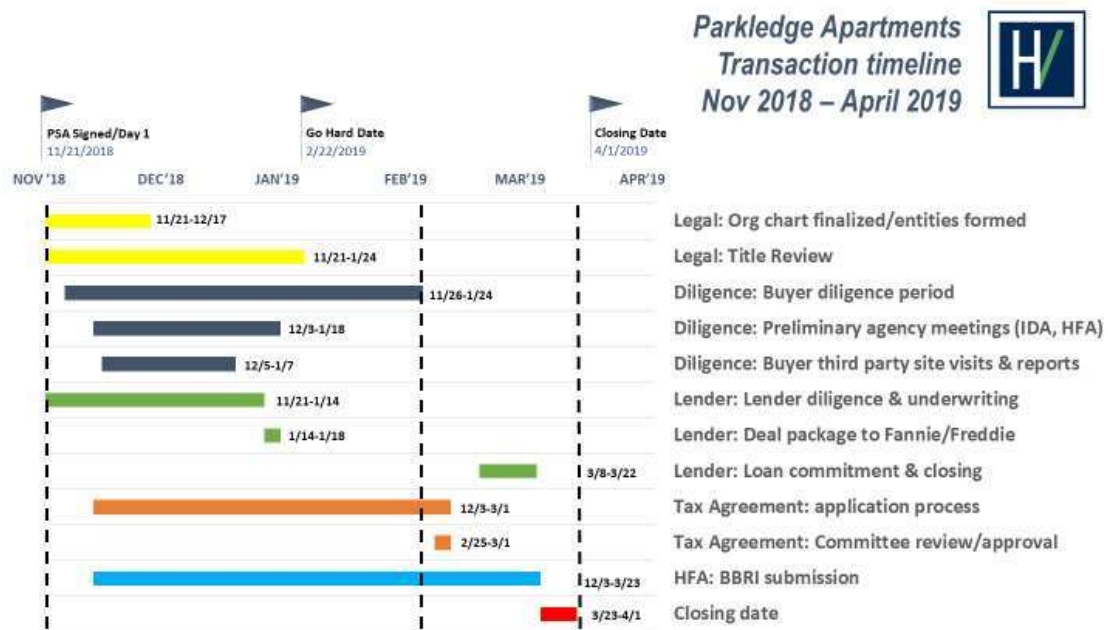
- Replace roof and insulation at high- rise and mid- rise buildings (230 Yonkers, 220 Yonkers)
- Facades to be repaired as necessary. All buildings to receive new elastomeric paint
- Elevator cab upgrades
- Water- saving measures to include:
 - New low- flow toilets at units and common areas
 - Aerators at kitchen and bathroom sinks in units, common areas
 - New low- flow showerheads
- Energy saving measures include lighting upgrades in the units and common areas
- Security upgrades throughout site



Project Timeline:

Transaction/closing timeline is below.

We estimate that the capital needs renovations will last approximately 12 months beginning the month of closing (tentatively April 2019).



To note: BBRI submission (to HUD) will most likely be the key process that drives the closing date.

Project Sqft: The subject site is approximately 4.32 acres, or approximately 188,179 square feet.

Usage breakdown: Parkledge Apartments is a rental, affordable housing property. The primary and single use of the property is multifamily residential. There are no commercial uses at the site.

Anticipated revenues: 20-year pro forma provided.

Contribution to the community: The proposed acquisition and preservation of Parkledge Apartments will ensure that 311 units of quality, affordable housing is maintained and available to the Yonkers community for decades to come. The incoming owner and manager will continue to offer and look to expand social service programs at the site, including: senior community events (weekly lunches and workshops), the “Backpack Saturday” meal service program offered



to residents on Saturdays through the local YMCA, and annual holiday and back to school parties for residents and families.

The acquisition will be financed with a creative structure that invests private capital from HVPG's preservation fund to preserve low-income housing long-term. It is public-private partnership model that makes affordable housing preservation feasible despite bond and public fund allocation limitations. The project is representative of a \$57MM investment into the City of Yonkers' housing supply targeting low- and moderate-income residents.

The site is located at a highly visible intersection upon entering the Yonkers from the Saw Mill River Parkway, and is located in a transit-oriented community in the greater New York City MSA.

Renderings: Our Scope does not call for finish upgrades; the extent of our renovation is lighting/plumbing upgrades, roofing, exterior paint etc. So, this work should not warrant renderings.

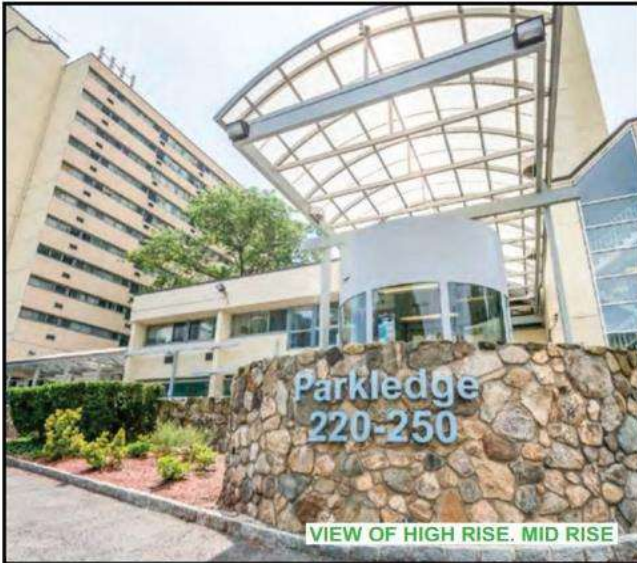
Project Photos:



PARKLEDGE APARTMENTS (APPLICATION FOR FINANCIAL ASSISTANCE)



HUDSON VALLEY
PROPERTY GROUP



PARKLEDGE
220- 250 YONKERS AVENUE, YONKERS NY 10701





**EXPLANATION OF THE NEED FOR TAX ABATEMENT
WHY THIS ACQUISITION/REHAB PROJECT SHOULD BE UNDERTAKEN BY THE AGENCY**

TO: Yonkers Industrial Development Agency
FROM: Parkledge Preservation, LLC (the "Developer")
PROPERTY: Parkledge Apartments (the "Development")
DATE: January 25, 2019

Parkledge Apartments is comprised of a total of 311 apartments which are affordable to low-income families. All units are income restricted and subsidized through the Mitchell Lama, HUD Section 236 program. The developer/applicant is associated with affordable housing preservation firm, Hudson Valley Property Group (HVPG). HVPG was selected by the current owner, Casco Bay Realty, LP through a formal marketing process to acquire and preserve Parkledge Apartments. After decades in service, the property requires capital needs rehab and modernization (please see Project Narrative Statement for a description of scope of work). Parkledge Apartments is located on Yonkers Avenue at a highly visible intersection upon entering Yonkers from the Saw Mill River Parkway.

The primary goals of the acquisition and rehabilitation of the properties are:

- 1) Long-term preservation of existing affordable housing and no displacement of residents.
- 2) To physically and economically stabilize and improve the buildings for the foreseeable future by performing a moderate rehabilitation of the property, extending the current affordability restrictions in place through the Mitchell Lama/HUD Sec. 236 program.
- 3) To provide and maintain quality, well-maintained affordable housing to the Yonkers community for decades to come.

The acquisition will be financed with a creative structure that invests private capital from HVPG's preservation fund to preserve low-income housing long-term. It is public-private partnership model that makes affordable housing preservation feasible despite bond and public fund allocation limitations.

The rehabilitation and ongoing operation of the property is expected to create 55+ jobs through construction and an estimated 13 jobs will be preserved in operations. No tenants will be permanently displaced, and the development team will operate with the goal of disrupting the tenants as little as possible during capital needs renovation projects.

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If we are not awarded the tax abatement allowing us to extend tax protection, our partners will underwrite the transaction per the current annual escalation schedule. This will diminish the amount of debt the project can support making the acquisition and preservation not feasible. The tax abatement is a necessary requirement for the financing of this project.

Parkledge Preservation, LLC,
a New York limited liability company
EIN# 83-2657646

HVPG Parkledge Manager, LLC, a Delaware limited liability
company
EIN# 83-2657795
.05% Managing Member

HVPF Parkledge, LLC, a Delaware limited liability
company
EIN# 83-2664875
99.95% Passive Member

HVPF Manager, LLC, a
Delaware limited liability
company
Sole Member

Hudson Valley Property
Group, LLC, a New York
limited liability company
Sole Member

HVPF Manager, LLC, a
Delaware limited liability
company
Manager and 90% Member

Hudson Valley Property
Group, LLC, a New York
limited liability company
Sole Member

Hudson Valley
Preservation
Fund, LLC
5% Member

Investor Entity
5% Member