

STATE OF NEW YORK
CITY OF YONKERS

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Minutes of
The City of Yonkers
Board Meeting
of the
Yonkers Economic Development Corporation
March 30, 2023 - 1:15 P.M.

At
470 Nepperhan Avenue, Suite 200
Yonkers, New York 10701-3892

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B O A R D M E M B E R S:

MAYOR MIKE SPANO - CHARIMAN (Excused)

MARLYN ANDERSON - Secretary

MELISSA NACERINO - Treasurer

CECILE SINGER - President & CEO

VICTOR GJONAJ - Member

I D A S T A F F:

JIM CAVANAUGH - IDA President & CEO

JAIME MCGILL - IDA Executive Director

SIBY OOMMEN - IDA/YEDC Chief Fiscal Officer

P R E S E N T

MICHAEL CURTI, ESQ. - Harris Beach
PLLC/Transaction Counsel

LARRY SYKES, ESQ. - IDA Counsel

SARA BRODY - Yonkers Downtown Waterfront BID

PROCEEDINGS

MR. OOMMEN: So beginning with
roll call. Cecile Singer?

MS. SINGER: Here.

MR. OOMMEN: Marlyn Anderson?

MS. ANDERSON: Here.

MR. OOMMEN: Melissa Nacerino?

MS. NACERINO: Here.

MR. OOMMEN: Victor Gjonaj?

MR. GJONAJ: Here.

MR. OOMMEN: Mayor Mike Spano
is excused. Madam Chair, we have a
quorum.

MS. ANDERSON: Thank you very
much. Good afternoon everyone. So
the second item on the agenda we're
going to go into is approval for the
minutes of the December 28th, 2022.

I want to hold off on these
minutes' approval until we get a
quorum, because the Mayor is not
here, and we didn't have -- Cecile
wasn't at the meeting, as well as
myself during that time, so we're
going to hold off on approval of

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those minutes. So if we move to number three on the agenda that's the approval for the audit 2022. And I'm going to hand it over to Cecile.

MS. SINGER: Right. So I would like to say that we need to congratulate Siby and his staff for the excellent work that they did on the audit. We have a clean audit and we were commended for the way that it had been conducted. And so I would move to the approval of the 2022 audit.

MS. ANDERSON: Thank you, Would Cecile. anyone like to second that motion?

MS. NACERINO: Second.

MS. ANDERSON: Seconded by Melissa. All in favor?

(A chorus of ayes.)

MS. ANDERSON: Any negatives? No. So that audit of 2022 has been approved.

The next item on the agenda is the PAAA 2022 annual report. So I'm

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going to hand that over also to
Cecile.

MS. MCGILL: Sorry. So item
four is approval of the PAAA 2022
annual report. This is an ancillary
report to our annual audit. The
annual report summary and the
measurement reports that you have in
your packets summarize the operation
and the accomplishment of the YEDC
and the assistance in the abatement
of MRTE for five projects this year.

Again, once this is approved,
the annual report, the measurement
report, along with the approved
annual audit will all be uploaded to
ABO as required.

MS. ANDERSON: Thank you,
Jaime. Does anyone have any
questions? Would anyone like to make
the motion to approve the PAAA
report? Cecile made a motion,
seconded by?

MS. NACERINO: Second.

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MS. ANDERSON: Melissa. All in favor?

(A chorus of ayes.)

MS. ANDERSON: Any opposed?
I'm hearing none. That item for the PAAA 2022 annual report has been approved.

The next item on the agenda is a resolution for consideration.

MS. MCGILL: Sure. It's a resolution authorizing sponsorship of the Waterfront LIVE 2023 concert series, the Riverfest 2023, Yonkers PRIDE Festival, and the Third Annual Saw Mill River Winter Market. We do have Sara Brody here from the Downtown BID. Three of these items are items we have historically sponsored in the past. I don't know if Sara wants to --

MS. ANDERSON: Do you want to say anything?

MS. BRODY: Sure. Hello everybody. Thank you for having me,

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all distinguished members of the board.

I would like to just formally request the continued assistance of the EDC for our event. Our events are not only for downtown Yonkers, but for all of Yonkers as well. We continue to bring people into the neighborhood, it helps our businesses, it helps the, you know, the businesses where people shop, it helps the businesses where people live, the residences, and it helps just the neighborhood and the city in general.

We did ask for sponsorship for Waterfront LIVE, formally known as -- I believe it was Jazz, Blues and More in the past. This may not have been something historically we asked you for in the past couple years since I've been executive director, but we do need the assistance. It helps us to provide musical entertainment for

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2 13 Fridays to the residents of
3 downtown. It's really not only for
4 the residents, the low to middle
5 income residents, but it's really to
6 the tri-state area, because we have
7 people coming in, again, who frequent
8 our businesses, residential, and
9 those for shopping, meals, and other
10 things. So I hope that you will take
11 this under consideration and approve
12 my request.

13 Do you have any questions? I
14 would be very happy to answer them.

15 MS. ANDERSON: Any questions
16 for Sara?

17 MS. SINGER: No. I'd like to
18 say something in favor. I think
19 whatever we do to strengthen the
20 businesses in these localities that
21 have struggled through all of the
22 difficulties of COVID and so on, that
23 it is in our interest to support them
24 and to help them remain and grow. So
25 thank you for the good work that

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you're doing on the BID.

MS. BRODY: And thank you for this report. And I will say to corroborate what you're saying, while the businesses required assistance during the pandemic, we're also finding that post-pandemic, they still require our business and our assistance. And this is what we want to provide to them to continue to have the neighborhood thrive and grow. Thank you.

MS. ANDERSON: Thank you so much Sara.

MS. BRODY: You're welcome.

MS. ANDERSON: Would anyone like to make a motion to approve the resolution? Motion made by Cecile. Seconded by?

MS. NACERINO: Second.

MS. ANDERSON: Melissa. All in favor?

(A chorus of ayes.)

MS. ANDERSON: Any negatives?

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No. So that resolution has been approved.

The next item is legal updates. Anything from you, Michael Curti?

MR. CURTI: None for me.

MR. SYKES: I have nothing.

MS. ANDERSON: Okay. So there's no legal updates at this time. Any other business before the board?

No other business before the board, so the next item is adjournment. Would anyone like to make a motion to adjourn the meeting?

MS. NACERINO: Make a motion.

MS. ANDERSON: Motion by Melissa made.

MS. SINGER: Second.

MS. ANDERSON: Seconded by Cecile. All in favor?

(A chorus of ayes.)

MS. ANDERSON: No negatives at this time, so the meeting is now adjourned. Thank you for attending

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the YEDC meeting.

(Whereupon, at 1:22 P.M., the
above matter concluded.)

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C E R T I F I C A T E .

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

I, NATHAN DAVIS, a Notary Public for
and within the State of New York, do hereby
certify:

That the above is a correct
transcription of my stenographic notes.

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 4th day of April 2023.



NATHAN DAVIS

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