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STATE OF NEW YORK  
CITY OF YONKERS

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Minutes of  
The City of Yonkers YEDC  
Audit Committee Meeting  
December 14, 2023 - 2:00 P.M.

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

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B E F O R E:

CECILE SINGER - Chairperson  
MELISSA NACERINO - Member  
VICTOR GJONAJ - Member

I D A S T A F F:

JAIME MCGILL - IDA Executive Director  
ROBERT DANIELE, ESQ. - PKF O'CONNOR DAVIES

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MEETING

CHAIR SINGER: I'd like to call the meeting of the YEDC Audit Committee to order. The first order of business is the roll call.

MS. MCGILL: Cecile Singer.

CHAIR SINGER: Here.

MS. MCGILL: Melissa Nacerino.

MS. NACERINO: Here.

MS. MCGILL: Victor Gjonaj.

MR. GJONAJ: Here.

MS. MCGILL: Madam Chair, we have a quorum.

CHAIR SINGER: We have a quorum. So if you will all look at the minutes for a moment. I assume everyone has read the minutes?

MS. NACERINO: I'll make a motion to accept.

CHAIR SINGER: All right. Melissa's made a motion to accept.

MR. GJONAJ: Second.

CHAIR SINGER: And being seconded. Are there any objections? If there are no objections, the

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1  
2 minutes are passed as submitted. The  
3 next order of business is the  
4 engagement letter. Our accountant  
5 please go through the engagement  
6 letter for us.

7 MR. DANIELE: Yes. So the  
8 Yonkers Economic Development  
9 Corporation engagement letter is  
10 before you. The process is similar  
11 to last year. We're going to ask if  
12 there's any new items that happened.  
13 The fee went up I believe \$1,000 to  
14 \$19,500. The EDC is just as involved  
15 as the IDA, although there may be  
16 less reporting on the back schedules,  
17 but I don't know what has happened in  
18 '23 until we're here, but the scope  
19 of the service is similar to last  
20 year.

21 CHAIR SINGER: And so I'm going  
22 to ask you to do the same thing --

23 MR. DANIELE: Sure, the hours.

24 CHAIR SINGER: -- with the  
25 hours so we understand exactly what's

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1  
2 happening.

3 MR. DANIELE: Yes, absolutely.

4 CHAIR SINGER: And the YEDC,  
5 because it's an entity where we may  
6 be questioned at the state level for  
7 the structure and everything else,  
8 it's extremely important that we are  
9 careful and that we measure ourselves  
10 against other EDCs that exist within  
11 the state.

12 MR. DANIELE: Yes.

13 CHAIR SINGER: So we depend on  
14 all of that.

15 MR. DANIELE: Absolutely.

16 CHAIR SINGER: So do you have  
17 any other questions about the  
18 engagement letter?

19 MS. NACERINO: No, no other  
20 questions. I make a motion to accept  
21 it.

22 MR. GJONAJ: Second.

23 CHAIR SINGER: Second. Any  
24 objections? Then it stands passed,  
25 the motion stands passed and we

MEETING

1  
2 accept the engagement letter.

3 The next item is the review and  
4 discussion of the audit plan.

5 MR. DANIELE: Okay. Again, so  
6 thank you again for having --

7 CHAIR SINGER: So if you will  
8 point out the things that are unique  
9 to the YEDC so we don't go over the  
10 same things.

11 MR. DANIELE: Yes, that's what  
12 I was going to say. The presentation  
13 is similar to the IDA. If you turn  
14 to page five, as I mentioned, so  
15 supplemental required information is  
16 a little less in scope than the IDA,  
17 although you may have more current  
18 activity in the current year. I  
19 don't know at this point. But the  
20 EDC or the Economic Development  
21 Corporation also issues or is part of  
22 the issuance of industrial revenue  
23 bonds and notes. So that's a  
24 schedule that appears as supplemental  
25 information and that will get

## MEETING

1  
2 updated. But the audit procedures  
3 are the same.

4 We kind of look at your cash,  
5 we look at your operating revenue on  
6 page six. The EDC also gets certain  
7 management fees and agency fees based  
8 on closings, so we'll look at that.  
9 And they have expenses similar to the  
10 IDA including management fees and  
11 professional fees. And again, if  
12 there's any types of leases or  
13 subscription based information  
14 technology that's new this year, we  
15 will take a look and record it.

16 CHAIR SINGER: But the YEDC has  
17 some things that are unique and it  
18 has a very broad scope, and so it has  
19 to be looked at very carefully  
20 because there are many differences  
21 between what the YEDC does and what  
22 the YIDA does.

23 MR. DANIELE: Yes.

24 CHAIR SINGER: And so we have  
25 to be aware of that and cognizant of

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1  
2 what the differences mean, and we  
3 have unusual transactions, and we  
4 want to be sure that those are safely  
5 within the scope of the EDC. And so  
6 those differentials are what makes it  
7 very important to have.

8 MR. DANIELE: Yes. And just  
9 for full disclosure, there are  
10 unusual things, those are recorded in  
11 your notes, so you're aware of it.  
12 So anything that's unique, you'll  
13 read about it in the notes, the  
14 financial statement.

15 Again, we try to tackle the  
16 audit the same time as the IDA. A  
17 lot of it, some of it interacts with  
18 the IDA, so we'll work with Jaime and  
19 Siby to schedule this as well. And  
20 we'll have a team of two to three  
21 people here for at least a week, if  
22 not more.

23 CHAIR SINGER: Right, right.  
24 So the EDC again does things to  
25 benefit the community.

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MR. DANIELE: Correct.

CHAIR SINGER: So we want to understand that those things are within our scope and that IDAs are engaged in that type of activity and so that we are not questioned about those things that we do. So it's very important to look at everything.

MR. DANIELE: Yes.

CHAIR SINGER: All right. Do you have any questions?

MS. NACERINO: No questions. I'll make a motion to accept.

CHAIR SINGER: Melissa.

MR. GJONAJ: Motion, second.

CHAIR SINGER: Thank you. So we accept, and if there are no objections, we look forward to working with you again in the coming year. We hope that we all have a lot of business to look at, and we have confidence in our staff and hope that you all work well, and if we have any concerns about anything, that you

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will immediately contact us.

MR. DANIELE: Absolutely.

CHAIR SINGER: Are there any questions? Is there any further business?

MS. MCGILL: I have no other business.

CHAIR SINGER: If there's no further business, may I have a motion it adjourn?

MS. NACERINO: I'll make a motion to adjourn.

MR. GJONAJ: Second.

CHAIR SINGER: The meeting is officially adjourned. Thank you.

(Time noted: 2:22 P.M.)

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MEETING

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 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 26th day of December 2023.



NATHAN DAVIS

|                       |                         |                        |                         |
|-----------------------|-------------------------|------------------------|-------------------------|
| <b>1</b>              | <b>avenue</b> 1:6       | <b>city</b> 1:2,4      | <b>differentials</b>    |
| <b>1,000</b> 3:13     | <b>aware</b> 6:25       | <b>closings</b> 6:8    | 7:6                     |
| <b>10701-3892</b> 1:6 | 7:11                    | <b>cognizant</b> 6:25  | <b>director</b> 1:17    |
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| <b>200</b> 1:6        | <b>based</b> 6:7,13     | <b>community</b>       | <b>e</b>                |
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| <b>23</b> 3:18        | <b>benefit</b> 7:25     | <b>concerns</b> 8:25   | <b>economic</b> 3:8     |
| <b>24408</b> 10:24    | <b>blood</b> 10:17      | <b>confidence</b>      | 5:20                    |
| <b>26th</b> 10:21     | <b>bonds</b> 5:23       | 8:23                   | <b>edc</b> 3:14 5:20    |
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| <b>470</b> 1:6        | 9:10                    | <b>correct</b> 8:2     | <b>engagement</b>       |
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New York Code  
Civil Practice Law and Rules  
Article 31 Disclosure, Section 3116

(a) Signing. The deposition shall be submitted to the witness for examination and shall be read to or by him or her, and any changes in form or substance which the witness desires to make shall be entered at the end of the deposition with a statement of the reasons given by the witness for making them. The deposition shall then be signed by the witness before any officer authorized to administer an oath. If the witness fails to sign and return the deposition within sixty days, it may be used as fully as though signed. No changes to the transcript may be made by the witness more than sixty days after submission to the witness for examination.

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