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STATE OF NEW YORK
CITY OF YONKERS

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Minutes of
Yonkers Economic Development
Corporation
Board Meeting
April 23, 2024 - 1:26 P.M.

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

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B E F O R E:

- MAYOR MIKE SPANO - Chairman
- MARLYN ANDERSON - Secretary
- MELISSA NACERINO - Treasurer
- CECILE SINGER - President & CEO (Excused)
- VICTOR GJONAJ - Member

I D A S T A F F:

- JAIME MCGILL - IDA Executive Director
- JIM CAVANAUGH - IDA President & CEO
- SIBY OOMMEN - IDA Chief Fiscal Officer

P R E S E N T:

- LARRY SYKES, ESQ. - IDA/YEDC Counsel
- SHAWN GRIFFIN, ESQ. - Harris Beach PLLC
- ADRIANA BARANELLO, ESQ. - Harris Beach PLLC

OTHER ATTENDEES:

- SEAN KEARNEY - The Kearney Realty & Redevelopment Group Inc.
- Justin Leigh - The Kearney Realty & Redevelopment Group Inc.

PROCEEDINGS

1
2 MS. MCGILL: We'll start with
3 the roll call. Mayor Spano?

4 MAYOR SPANO: Here.

5 MS. MCGILL: Cecile Singer is
6 excused. Marlyn Anderson?

7 MS. ANDERSON: Here.

8 MS. MCGILL: Melissa Nacerino?

9 MS. NACERINO: Here.

10 MS. MCGILL: Victor Gjonaj?

11 MR. GJONAJ: Here.

12 MS. MCGILL: Mayor, we have a
13 quorum.

14 MAYOR SPANO: So we have the
15 minutes for February 29th that
16 Melissa can't vote. Do we still have
17 a quorum?

18 MS. MCGILL: Uh-huh.

19 MAYOR SPANO: So minutes of
20 February 29th, 2024. Everybody has
21 them in front of them. Are there any
22 questions? Hearing no questions.
23 Somebody want to make a motion?

24 MS. ANDERSON: Make a motion.

25 MAYOR SPANO: Marlyn's a made a

PROCEEDINGS

1
2 motion, seconded by Victor. All in
3 favor?

4 (A chorus of ayes.)

5 MAYOR SPANO: Any negatives?
6 Hearing none. The item is approved.

7 Let's go to number three,
8 financials.

9 MS. MCGILL: Okay. You have
10 before you the financials for
11 December 2023 and January 2024.

12 For the month of December we
13 received agency fees of \$421,000.
14 And the end of 2023 the YEDC
15 collected \$546,000 in agency fees and
16 accrued interest in the amount of
17 95,000.

18 For the month of January we did
19 not receive any agency fees, and our
20 money market savings generated
21 approximately \$10,000. Our cash on
22 hand is \$3.4 million.

23 MAYOR SPANO: Okay. Are there
24 any questions? Hearing no questions.
25 Somebody want to make a motion we

PROCEEDINGS

1
2 accept the financials for December
3 and January, December 2023 and
4 January 2024?

5 MS. NACERINO: Motion.

6 MAYOR SPANO: Melissa has made
7 a motion, seconded by Marlyn. All in
8 favor?

9 (A chorus of ayes.)

10 MAYOR SPANO: Any negatives?
11 Hearing none. The item has been
12 approved.

13 Number four.

14 MS. MCGILL: Our next item is
15 the approval of our 2023 audit. As
16 the same with the IDA audit, our
17 Audit Committee met on April 15th
18 with our auditors. Melissa Nacerino
19 did chair the meeting, if she has
20 comments.

21 MS. NACERINO: Sure. As
22 previously stated, the Audit
23 Committee met. The results concluded
24 no deficiencies or material
25 weaknesses, and the auditors issued

PROCEEDINGS

1
2 an unmodified opinion which is the
3 highest opinion we can receive on an
4 audit. The audit was accepted and
5 approved by the Audit Committee at
6 the meeting, and it is the Audit
7 Committee's recommendation for the
8 YEDC Board to approve the 2023 audit.

9 MAYOR SPANO: That's excellent
10 news. Thank you, Melissa.

11 Are there any questions?

12 Hearing no questions. Does somebody
13 want to make a motion that we approve
14 the audit of 2023?

15 MS. ANDERSON: Make a motion.

16 MAYOR SPANO: Marlyn's made a
17 motion, seconded by Victor. All in
18 favor?

19 (A chorus of ayes.)

20 MAYOR SPANO: Any negatives?

21 Item's been approved.

22 Number five.

23 MS. MCGILL: Next item is the
24 approval of our PAAA 2023 annual
25 report. In your packets you received

PROCEEDINGS

1
2 our annual PAAA report summary and
3 measurements report which summarizes
4 the operations and accomplishments of
5 the Yonkers EDC. It highlights
6 various sponsorships, as well as one
7 bond issuance that was approved under
8 the YEDC in 2023. Again, with this,
9 once approved, the annual report
10 summary measurement report along with
11 our annual audit will be added and
12 uploaded to ABO as required.

13 MAYOR SPANO: Are there any
14 questions? Hearing no questions.
15 Melissa, do you want to make a
16 motion?

17 MS. NACERINO: Make a Motion.

18 MS. ANDERSON: Second.

19 MAYOR SPANO: Melissa's made a
20 motion, seconded by Marlyn for the
21 PAAA 2023 annual report. All in
22 favor?

23 (A chorus of ayes.)

24 MAYOR SPANO: Any negatives?
25 Hearing none, the item has been

PROCEEDINGS

1
2 approved. Resolutions for
3 consideration.

4 MS. MCGILL: First resolution
5 is a resolution to authorize certain
6 preliminary official actions towards
7 the issuance of the corporation's tax
8 and tax-exempt multi-family revenue
9 bonds in the amount of up to
10 \$30,465,000 and authorizing holding a
11 public hearing for the Kearney Realty
12 and Development Group. This is for
13 the project Abbey on the Park at
14 21-23 Park Avenue which was just
15 approved for inducement at our IDA
16 meeting prior to this.

17 MAYOR SPANO: Okay. Are there
18 any questions? Hearing no questions.
19 Victor, you want to make a motion?

20 MR. GJONAJ: Make a motion.

21 MAYOR SPANO: Victor's made a
22 motion, seconded by --

23 MS. ANDERSON: Second.

24 MAYOR SPANO: -- Marlyn. All
25 in favor?

PROCEEDINGS

(A chorus of ayes.)

MAYOR SPANO: Any negatives?

Hearing none. The item is approved.

MS. MCGILL: Our next item is a resolution authoring increase in mortgage recording tax exemption for Miroza Tower LLC. There is a request to increase their previously approved mortgage recording tax -- I'm sorry, mortgage amount of \$89 million. They realized they need an increase to \$92 million resulting in additional \$45,000 in mortgage recording tax exemption. We do have counsel here if you have any questions.

MR. GRIFFIN: This is not abnormal. Projects come in, they're a little more expensive than they think. So the first thing we check is to make sure they haven't changed the project. They did not. We worked with Jaime also to confirm that they're just putting -- when they go to this type of a takeout

PROCEEDINGS

1
2 financing or after construction
3 financing, you know, what's the
4 additional proceeds for, and we got
5 satisfactory -- basically cost
6 overrun. In this environment that's
7 not uncommon. What am I missing?

8 MS. BARANELLO: You're on 222
9 Lake. This is a new project that --

10 MS. MCGILL: No, no, Miroza.

11 MS. BARANELLO: No, he was
12 talking about 222 Lake. That's the
13 one that's done. This is the project
14 we discussed before they -- when we
15 did the final authorizing resolution
16 in January, they weren't completely
17 certain what the mortgage amounts
18 were going to be, and it did end up
19 being a little bit higher. They are
20 hoping to close soon on their -- and
21 be in construction. So this is --

22 MR. GRIFFIN: This is first
23 mortgage, not the takeout. Thank
24 you.

25 MAYOR SPANO: When you say

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soon, what do you mean?

MS. BARANELLO: Next couple of weeks. They're closing their mortgage financing within the next 30 days so they're looking to move.

MAYOR SPANO: Thank you.

MR. CAVANAUGH: I mean, this project's under construction as we speak?

MS. BARANELLO: Yes, they started. The agency gave them preliminary sales tax benefits. We gave them preliminary sales tax benefits and entered a preliminary project agreement so they could start, and now --

MAYOR SPANO: I'm sorry, I was thinking of another place.

MS. BARANELLO: There are many, which is great.

MAYOR SPANO: Are there any questions? Okay. Victor want to make a motion?

MR. GJONAJ: Make a motion.

PROCEEDINGS

1
2 MAYOR SPANO: Seconded by
3 Marlyn.

4 MS. ANDERSON: Second.

5 MAYOR SPANO: Are you good with
6 that? Any negatives? Hearing none.
7 The item is passed.

8 MS. MCGILL: Okay. Our next
9 item is a resolution authorizing an
10 increase for mortgage recording tax
11 exemption towards 222 Lake Partners.
12 We originally approved a \$5.8 million
13 mortgage benefit. They have since
14 realized due to overruns that that
15 they need to have a \$9.25 million
16 mortgage which results in an
17 additional \$51,000 in mortgage
18 recording tax exemption. We do have
19 counsel here if you have any
20 questions.

21 MR. GRIFFIN: This was the
22 mortgage. I apologize. And again,
23 it's not abnormal in this cost
24 environment to have to come back for
25 their final takeout financing to be

PROCEEDINGS

1
2 higher. So it's likely about 2.1 --
3 they were bouncing around so we gave
4 them enough authority so we wouldn't
5 have to do this twice. So we're
6 increasing the mortgage amount by a
7 maximum of \$3.85 million, which they
8 saved 1.8 percent of.

9 MAYOR SPANO: Okay. Any
10 questions? No questions. Somebody
11 want to make a motion?

12 MS. NACERINO: Motion.

13 MAYOR SPANO: Melissa made a
14 motion, seconded by Victor. All in
15 favor?

16 (A chorus of ayes.)

17 MAYOR SPANO: Any negatives?
18 Hearing none. The item is passed.

19 MS. MCGILL: Our next item is a
20 resolution authoring the City of
21 Yonkers Department of Public Works
22 Spring Cleanup 2024 sponsorship.
23 We've done this in the past in the
24 fall and last year as well.

25 MAYOR SPANO: Okay.

PROCEEDINGS

1
2 MS. MCGILL: I should note this
3 is for an amount up to \$2,500.

4 MAYOR SPANO: It was very
5 successful and I want to say thank
6 you. We had over 200 volunteers,
7 Teamsters who actually donated a day
8 to come to work, take the trucks out,
9 and people put out whatever they
10 needed to put out and they, you know,
11 have participated in keeping the city
12 clean and great. And so we also had
13 over a hundred people at OCA at
14 Croton aqueduct due do to our annual
15 event, in which case those Teamsters
16 participated there as well in picking
17 up all the dumped garbage that was
18 placed in that pathway. We got it
19 all cleaned up. So just want to say
20 thank you.

21 Any questions? Melissa's made
22 a motion.

23 MS. ANDERSON: Second.

24 MAYOR SPANO: Seconded by
25 Marlyn. All in favor?

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PROCEEDINGS

(A chorus of ayes.)

MAYOR SPANO: Any negatives?
Hearing none. The item is passed.
Are there any legal updates?

MR. SYKES: I have none.

MAYOR SPANO: Any other
business? No business. Anyone want
to adjourn?

MS. ANDERSON: Make a motion.

MAYOR SPANO: Marlyn's made a
motion we adjourn, seconded by
Melissa. All in favor?

(A chorus of ayes.)

MAYOR SPANO: Any negatives?
We're adjourned.

(Whereupon, at 1:35 P.M., the
above matter concluded.)

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PROCEEDINGS

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 30th day of April 2024.

NATHAN DAVIS

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