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STATE OF NEW YORK
CITY OF YONKERS

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Minutes of The City of Yonkers IDA
August 29, 2018
9:00 a.m.
at
City Hall
40 South Broadway
Yonkers, New York 10701

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B E F O R E:

- MAYOR MIKE SPANO, Chairman
- WILSON KIMBALL, Secretary
- MELISSA NACERINO, Treasurer (Excused)
- CECILE SINGER, Board Member
- HENRY DJONBALAJ, Member
- PETER KISCHAK, Vice Chairman (Excused)

I D A S T A F F:

- JAIME MCGILL - IDA Executive Director
- MARY LYRAS - IDA/YEDC Chief Fiscal Officer

P R E S E N T:

- GREGORY P. YOUNG, ESQ - IDA Counsel (Via teleconference)
- DAVID ROTHMAN, ESQ. - HARRIS BEACH
- PETER DIEHL, IDA ACCOUNTANT

1 PROCEEDINGS

2 MAYOR SPANO: Good morning,
3 everybody. We might as well get
4 started.

5 MS. LYRAS: Mayor Spano.

6 MR. SPANO: Here.

7 MS. LYRAS: Cecile Singer.

8 MS. SINGER: Here.

9 MS. LYRAS: Wilson Kimball.

10 MS. KIMBALL: Here.

11 MS. LYRAS: Henry Djonbalaj.

12 MR. DJONBALAJ: Here.

13 MS. LYRAS: Peter Kischak and
14 Melissa Nacerino are excused. We
15 have a quorum.

16 MAYOR SPANO: Excellent. We
17 have the minutes for the July 25th
18 meeting. They are in front of
19 everyone. Wilson made a motion to
20 accept the minutes, but before we do
21 that are there any questions? No
22 questions? Seconded by Cecile. All
23 in favor?

24 (A chorus of ayes.)

25 MAYOR SPANO: Any negatives?

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2 The minutes are passed. Mary,
3 financials.

4 MS. LYRAS: For the month of
5 July we received no agency fees. Our
6 cash on hand is 3.9 million, and our
7 accountant, Peter Diehl is here
8 should anybody have a question.

9 MAYOR SPANO: Any questions?
10 Henry wants to make a motion,
11 seconded by Cecile that we accept the
12 financials for the July, 2018
13 meeting.

14 Any negatives? Hearing none,
15 the item is passed.

16 MS. MCGILL: Resolution for
17 consideration, the first item is a
18 final resolution for Hudson Blue
19 Yonkers LLC also known as 70
20 Ashburton Properties.

21 MR. ROTHMAN: Good morning.
22 David Rothman, Harris Beach.

23 As Jaime said, this is a final
24 resolution at Hudson Blue Yonkers LLC
25 which is at 70 Ashburton. This

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2 project was introduced at the prior
3 meeting. There was a public hearing
4 earlier month, I believe. There were
5 no adverse comments on this project.
6 This is the final resolution
7 authorizing execution of documents to
8 provide sales tax, mortgage recording
9 and tax relief benefits and when
10 ready to close.

11 MAYOR SPANO: Any questions?
12 Hearing no questions, somebody want
13 to make a motion? Motion from
14 Cecile, seconded by Wilson. All in
15 favor?

16 (A chorus of ayes.)

17 MAYOR SPANO: Any negatives?
18 The item is passed.

19 MS. MCGILL: The next item is
20 an Inducement Resolution for Extell
21 Hudson Waterfront, LLC.

22 MR. ROTHMAN: An Inducement
23 Resolution that would authorize
24 scheduling a public hearing for the
25 project, Extell Hudson Waterfront LLC

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2 for a series of parcels down on the
3 waterfront, approximately 20 acres.
4 It is about 1395 units as well as
5 48,000 square feet of commercial
6 space.

7 You do have some materials on
8 this proposed project. The company
9 representative is here if any board
10 members have any questions but again
11 this resolution if approved would
12 authorize holding a public hearing
13 only at this time.

14 MAYOR SPANO: Okay. Questions
15 on the proposal?

16 MS. KIMBALL: I will make a
17 motion on the proposal.

18 MR. DJONBALAJ: Second.

19 MAYOR SPANO: Cecile, no
20 questions? Okay. We have a motion
21 from Wilson, seconded from Cecile.
22 All in favor?

23 (A chorus of ayes.)

24 MAYOR SPANO: I know that Jack
25 Mandelbaum is here. Jack, we are

1 PROCEEDINGS

2 glad you are here. Thank you for
3 again continuing to work with us. We
4 are very excited about the project.
5 I know it is a huge investment in the
6 city, also some additional
7 investments that you are making for
8 us in the waterfront and making sure
9 there is access to the waterfront for
10 the taxpayers and that's a big deal
11 for us, so all that combined, it is
12 just -- looks to me like a great
13 project for the city and we are very
14 excited about it.

15 MR. MANDELBAUM: Thank you very
16 much. We made this request and we
17 are having a public hearing. We
18 mentioned that we are proud about the
19 project, in addition to what we are
20 doing for our residents themselves.

21 The potential development,
22 there will be a certain segment of
23 affordable housing and well in excess
24 of 30 to 40 million dollars in public
25 improvements that benefits the

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public, Yonkers and beyond to be able to access the waterfront, the parks, and an additional 600 parking spaces beyond what are needed for the residents themselves and we are proud program.

MAYOR SPANO: Thank you, and thank you for working with us because obviously we know that the waterfront and having access to the waterfront and making sure it is not just for the exclusive use of the few but for the total use of the entire city was a big deal to us and certainly I am sure it is a great deal to you, and the parking is something that continues to be a problem for us and that is going to help curb that issue for us.

MS. SINGER: This is a major project that you are putting into place for us, and with the extension of the promenade and all the units to house people, it looks like a quality

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2 project and we look forward to having
3 something in partnership with you to
4 be very proud of.

5 MR. MANDELBAUM: We are proud
6 to be part of it.

7 MAYOR SPANO: Jaime has nothing
8 else?

9 MS. MCGILL: We do have a legal
10 update, David from Harris Beach.

11 MR. ROTHMAN: So very briefly,
12 the Rising project at Mill and Main
13 Street closed in 2014. The company
14 reached out at the very end of last
15 week and again Monday. They are
16 refinancing the existing mortgages.
17 The IDA structured financing for
18 conversion to permanent. The IDA is
19 providing no additional benefits, but
20 we have been asked to have the IDA
21 sign the documents acknowledging this
22 conversion to permanent financing, so
23 I do have those signature pages, but
24 again, the IDA provided no additional
25 benefit.

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MAYOR SPANO: There are no legal updates, any business before us? Hearing none, we make a motion to adjourn. Cecile, seconded by Henry. All in favor?

(A chorus of ayes.)

MAYOR SPANO: We are adjourned.

(Whereupon, at 9:15 A.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 ROCKLAND)

I, HOWARD BRESHIN, 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 August 2018.



HOWARD BRESHIN

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