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YONKERS INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING

CITY HALL

40 SOUTH BROADWAY

YONKERS, NEW YORK 10701

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DATE: December 19, 2017
TIME: 9:08 A.M.

P R E S E N T:

- MAYOR MIKE SPANO - CHAIRMAN
- WILSON KIMBALL - SECRETARY
- MELISSA NACERINO - TREASURER
- CECILE SINGER - BOARD MEMBER
- PETER KISCHAK - VICE CHAIRMAN
- HENRY DJONBALAJ - BOARD MEMBER

IDA STAFF

- JAIME MCGILL - IDA EXECUTIVE DIRECTOR
- MARY LYRAS - IDA/YEDC CHIEF FISCAL OFFICER

A L S O P R E S E N T:

- GREGORY P. YOUNG, ESQ. - IDA COUNSEL
- DAVID ROTHMAN, ESQ. - HARRIS BEACH, PLLC
- SHAWN GRIFFIN, ESQ. - HARRIS BEACH, PLLC
- ALAN FOX, ESQ.
- PATRICK SERENSON, IDA ACCOUNTANT

1 PROCEEDINGS

2 MAYOR SPANO: Let me start by
3 welcoming Henry Djonbalaj to the
4 board. Henry, congratulations.

5 MR. DJONBALAJ: Thank you.

6 MAYOR SPANO: I'll start by
7 swearing Henry in.

8 (Whereupon, Henry Djonbalaj was
9 sworn in by Mayor Spano.)

10 MAYOR SPANO: Good morning.

11 MS. LYRAS: Mayor Spano?

12 MAYOR SPANO: Here.

13 MS. LYRAS: Peter Kischak?

14 MR. KISCHAK: Here.

15 MS. LYRAS: Cecile Singer?

16 MS. SINGER: Here.

17 MS. LYRAS: Wilson Kimball?

18 MS. KIMBALL: Here.

19 MS. LYRAS: Henry Djonbalaj?

20 MR. DJONBALAJ: Here.

21 MS. LYRAS: And Melissa

22 Nacerino?

23 MS. NACERINO: Here.

24 MS. LYRAS: We have a quorum.

25 MAYOR SPANO: We all have -- we

1 PROCEEDINGS

2 are looking at the minutes for the
3 November meeting. Everyone has them
4 in front of them.

5 Are there any questions?

6 MS. KIMBALL: I'll make a
7 motion, Mayor, to accept the minutes.

8 MAYOR SPANO: Wilson made a
9 motion to accept.

10 MS. SINGER: Second.

11 MAYOR SPANO: Second by Cecile.
12 All in favor?

13 (Chorus of ayes.)

14 MAYOR SPANO: The minutes have
15 been accepted. Mary?

16 MS. LYRAS: For the month of
17 November we received \$86,000 in
18 agency fees. Our cash on hand is
19 \$3,553,000 and as always we have our
20 accountant, Pat Serenson, on hand
21 should anybody have any questions.

22 MAYOR SPANO: Are there any
23 questions?

24 MS. SINGER: Motion.

25 MAYOR SPANO: Cecile has made a

1 PROCEEDINGS

2 motion that we accept the financials.

3 MS. NACERINO: Second.

4 MAYOR SPANO: Second by
5 Melissa. All in favor.

6 (Chorus of ayes.)

7 MAYOR SPANO: The item has
8 passed. Any negatives? The item is
9 passed.

10 Jaime, let's go to --

11 MS. MCGILL: The first
12 resolution for consideration, Plant
13 Manor, LLC which is a sales tax
14 extension only. Expiring 12/31/18,
15 Harris Beach.

16 MR. ROTHMAN: David Rothman,
17 good morning, Harris Beach.

18 You have a series of
19 resolutions in front of you starting
20 with the Plant Manor project. It's
21 purely a sales tax extension through
22 the end of next year, December 31,
23 2018. No additional benefits are
24 being provided.

25 MS. SINGER: I make a motion.

1 PROCEEDINGS

2 MAYOR SPANO: Cecile has made a
3 motion that we accept that.

4 MR. KISCHAK: Second.

5 MAYOR SPANO: Second by Pete.

6 All in favor?

7 (Chorus of ayes.)

8 MAYOR SPANO: Any negatives?

9 The item is passed.

10 MS. MCGILL: Resolution 4(b) is
11 for 1175 Warburton Avenue, LLC.
12 Again for an extension of sales tax
13 extension of time only expiring
14 12/31/18.

15 MR. ROTHMAN: I don't have
16 anything to add.

17 MR. KISCHAK: I make a motion.

18 MAYOR SPANO: Pete made a
19 motion.

20 MS. KIMBALL: Second.

21 MR. SPANO: Second by Wilson.

22 All in favor?

23 (Chorus of ayes.)

24 MAYOR SPANO: Any negatives?

25 The item is passed.

1 PROCEEDINGS

2 MS. MCGILL: Item 4(c) is L&A
3 Acquisition d/b/a Adira at Riverside
4 Rehabilitation and Nursing.
5 Extension of sales tax and time only,
6 expiring 12/31/18, Harris Beach.

7 MR. ROTHMAN: Extension of time
8 only. No new benefits.

9 MS. SINGER: I abstain.

10 MS. KIMBALL: Motion.

11 MR. DJONBALAJ: Second.

12 MAYOR SPANO: A motion from
13 Wilson. Second by Henry, and we have
14 one abstention, Cecile Singer.

15 All in favor?

16 MR. KISCHAK: Aye.

17 MS. NACERINO: Aye.

18 MS. KIMBALL: Aye.

19 MR. DJONBALAJ: Aye.

20 MAYOR SPANO: Any negatives?

21 The item is passed.

22 MS. SINGER: My abstention is
23 because of the ongoing transactions
24 between St. John's and this board.

25 MS. MCGILL: Resolution 4(d) is

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PROCEEDINGS

River Club, LLC c/o Ginsburg
Development Companies, LLC River
Tides. Extension of sales tax
extension and time only 12/31/18,
Harris Beach.

MR. ROTHMAN: Again the same
thing.

MS. KIMBALL: Motion.

MAYOR SPANO: Wilson made a
motion.

MS. NACERINO: Second.

MAYOR SPANO: Second by
Melissa. All in favor?

(Chorus of ayes.)

MAYOR SPANO: Any negatives?
The item is passed.

MS. MCGILL: Item 4(e); Thethi
Realty, LLC; extending sales tax
exemption and time only through
12/31/18, Harris Beach.

MR. ROTHMAN: Extension only;
no new benefits.

MS. SINGER: Motion.

MAYOR SPANO: Cecile made a

1 PROCEEDINGS

2 motion.

3 MR. KISCHAK: Second.

4 MAYOR SPANO: Cecile made a
5 motion; second by Pete. All in
6 favor?

7 (Chorus of ayes.)

8 MAYOR SPANO: No negatives?
9 Good. The item is passed.

10 MS. MCGILL: Item 4(f); CCNA
11 Realty, LLC; extending sales tax
12 exemption and time only through
13 12/31/18, Harris Beach.

14 MR. ROTHMAN: And again no new
15 benefits.

16 MS. KIMBALL: Motion.

17 MR. DJONBALAJ: Second.

18 MAYOR SPANO: Motion by Wilson;
19 second by Henry. All in favor?

20 (Chorus of ayes.)

21 MR. SPANO: Any negatives? The
22 item is passed.

23 MS. MCGILL: Item 4(g); Rising
24 Development Yonkers, LLC; extension
25 of sales tax exemption and time only,

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PROCEEDINGS

12/31/18.

MR. ROTHMAN: No new benefits.

MS. KIMBALL: Motion.

MS. SINGER: Second.

MAYOR SPANO: Motion by Wilson;
second by Cecile. All in favor?

(Chorus of ayes.)

MAYOR SPANO: The item is
passed.

MS. MCGILL: Item 4(h); FC
Yonkers Associates, LLC (Ridge Hill);
extension of sales tax exemption and
time only 12/31/18.

MR. ROTHMAN: Again no new
benefits.

MS. SINGER: Motion.

MS. NACERINO: Second.

MAYOR SPANO: Cecile made a
motion; second by Melissa. All in
favor?

(Chorus of ayes.)

MAYOR SPANO: Any negatives?
The item is passed.

MS. MCGILL: Item 4(i); Boyce

1 PROCEEDINGS

2 Thompson, extension of sales tax
3 exemption and time only through
4 12/31/18, Alan Fox.

5 MR. FOX: Good morning,
6 everyone. I'm Alan Fox. Merry
7 Christmas. David stole my lines.
8 Extension only; no new benefits.

9 MS. KIMBALL: Motion.

10 MR. KISCHAK: Second.

11 MAYOR SPANO: A motion from
12 Wilson; second by Pete. All in
13 favor?

14 (Chorus of ayes.)

15 MAYOR SPANO: Any negatives?
16 The item is passed.

17 MR. KISCHAK: The photos of
18 where these places are is very
19 beneficial to us. It's very helpful.

20 MAYOR SPANO: Nice job.

21 MS. MCGILL: The second item is
22 a resolution approving and
23 authorizing the execution of an
24 agreement to fund an apprenticeship
25 program.

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PROCEEDINGS

MAYOR SPANO: As you know, we've been working with friends in the trades unions on a number of issues; one of them we are going to take up now.

This one is an apprenticeship program in order for us to foster more young people, especially young people in our community, into the trades.

It's an excellent program. We are offering that. We are partnered on this and feel that this would be beneficial.

Are there any questions about it?

MR. KIMBALL: Thank you for taking leadership. I know this has been five years in the making. I'm glad. This is great progress.

MS. SINGER: It is, and we are following in the steps of countries that do this like Germany where they have a very developed structure and

1 PROCEEDINGS

2 it really makes a difference in
3 longevity. So, it's nice to see it
4 come through.

5 MAYOR SPANO: Thank you,
6 Cecile.

7 MR. KISCHAK: I just want to
8 say being a blue collar worker myself
9 I'm happy to see this.

10 MAYOR SPANO: I want to start
11 off by saying thank you to Eddie Doyle, to our
12 friends in trades for working with
13 us. We have finally come to an
14 agreement that I think will work very
15 well for our taxpayers for the
16 business communities and certainly
17 for our friends who work in the
18 industry. So, thank you to all of
19 you.

20 MS. SINGER: I make a motion.

21 MAYOR SPANO: Cecile made a
22 motion.

23 MS. KIMBALL: Second.

24 MAYOR SPANO: Second by Wilson.

25 All in favor?

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PROCEEDINGS

(Chorus of ayes.)

MAYOR SPANO: The item is passed.

MS. MCGILL: The third resolution is a resolution approving and authorizing the establishment of a labor policy requiring project labor agreements for certain projects receiving financial assistance from the agency.

MAYOR SPANO: Does anyone have any questions?

MR. KIMBALL: Thank you for your leadership on this. I know it's been five years in the making, and we finally got here.

MAYOR SPANO: We did. I think that this is again -- this is -- this will be an opportunity for us to really work hand and gloves with our friends in the trades to work with the developers to try to have more meaningful dialogue that we are going to do this. We think -- we are

1 PROCEEDINGS

2 expecting this to be a success and
3 again it didn't come about without a
4 lot of hard work and dedication and
5 without your commitment, thank you
6 for that. And certainly the whole
7 crew for being as tenacious as you've
8 been in seeing this through.

9 Any comments on it, anybody?

10 MR. KISCHAK: This is a
11 one-year pilot program?

12 MAYOR SPANO: Yes. It's one
13 year and then it will then have to
14 come back to the board.

15 MS. KIMBALL: I'll make a
16 motion.

17 MAYOR SPANO: Motion accepted
18 by Wilson.

19 MS. NACERINO: Second.

20 MAYOR SPANO: Second from
21 Melissa. All in favor?

22 (Chorus of ayes.)

23 MAYOR SPANO: Any negatives?
24 The item is passed.

25 Congratulations, guys.

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PROCEEDINGS

Gregory, any legal updates?

MR. YOUNG: No, sir. No legal
upstates.

MAYOR SPANO: Any other
business? A motion to adjourn?

MS. KIMBALL: Motion.

MAYOR SPANO: Wilson.

MR. KISCHAK: Second.

MAYOR SPANO: Second by Pete.

All in favor?

(Chorus of ayes.)

MAYOR SPANO: Thank you.

(Whereupon, the meeting was
concluded at 9:36 A.M.)

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PROCEEDINGS

C E R T I F I C A T E

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

I, MADELINE IOVINO, 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 16th day of January 2018.

Madelaine Iovino

MADELINE IOVINO

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