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YONKERS INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING  
CITY HALL  
40 SOUTH BROADWAY  
YONKERS, NEW YORK 10701  
-----X

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

1 PROCEEDINGS

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

7 MR. ROTHMAN: Again the same  
8 thing.

9 MS. KIMBALL: Motion.

10 MAYOR SPANO: Wilson made a  
11 motion.

12 MS. NACERINO: Second.

13 MAYOR SPANO: Second by  
14 Melissa. All in favor?

15 (Chorus of ayes.)

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

18 MS. MCGILL: Item 4(e); Thethi  
19 Realty, LLC; extending sales tax  
20 exemption and time only through  
21 12/31/18, Harris Beach.

22 MR. ROTHMAN: Extension only;  
23 no new benefits.

24 MS. SINGER: Motion.

25 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,



1 PROCEEDINGS

2 12/31/18.

3 MR. ROTHMAN: No new benefits.

4 MS. KIMBALL: Motion.

5 MS. SINGER: Second.

6 MAYOR SPANO: Motion by Wilson;

7 second by Cecile. All in favor?

8 (Chorus of ayes.)

9 MAYOR SPANO: The item is  
10 passed.

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

15 MR. ROTHMAN: Again no new  
16 benefits.

17 MS. SINGER: Motion.

18 MS. NACERINO: Second.

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

22 (Chorus of ayes.)

23 MAYOR SPANO: Any negatives?

24 The item is passed.

25 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 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?

1 PROCEEDINGS

2 (Chorus of ayes.)

3 MAYOR SPANO: The item is  
4 passed.

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

12 MAYOR SPANO: Does anyone have  
13 any questions?

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

18 MAYOR SPANO: We did. I think  
19 that this is again -- this is -- this  
20 will be an opportunity for us to  
21 really work hand and gloves with our  
22 friends in the trades to work with  
23 the developers to try to have more  
24 meaningful dialogue that we are going  
25 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.

*Madeline Iovino*  
\_\_\_\_\_  
MADELINE IOVINO



<p><b>\$</b></p>	<p>again [6] - 5:12, 7:7, 8:14, 9:15, 13:19, 14:3</p>	<p>11:15</p>	<p><b>COUNTY</b> [1] - 16:5 crew [1] - 14:7</p>
<p><b>\$3,553,000</b> [1] - 3:19 <b>\$86,000</b> [1] - 3:17</p>	<p>AGENCY [1] - 1:3</p>	<p>benefits [7] - 4:23, 6:8, 7:23, 8:15, 9:3, 9:16, 10:8</p>	<p><b>D</b></p>
<p><b>1</b></p>	<p>agreement [2] - 10:24, 12:14</p>	<p>between [1] - 6:24</p>	<p>d/b/a [1] - 6:3</p>
<p>10701 [1] - 1:7 1175 [1] - 5:11 12/31/18 [6] - 4:14, 5:14, 6:6, 7:5, 7:21, 8:13, 9:2, 9:14, 10:4 16th [1] - 16:18 19 [1] - 1:9</p>	<p>agreements [1] - 13:9 ALAN [1] - 1:21 Alan [2] - 10:4, 10:6 all [16] - 2:25, 3:12, 4:5, 5:6, 5:22, 6:15, 7:14, 8:5, 8:19, 9:7, 9:20, 10:12, 12:18, 12:25, 14:21, 15:11 always [1] - 3:19 am [2] - 16:12, 16:15 any [18] - 3:5, 3:21, 3:22, 4:8, 5:8, 5:24, 6:20, 7:16, 8:21, 9:23, 10:15, 11:16, 13:13, 14:9, 14:23, 15:2, 15:5, 16:13 anybody [2] - 3:21, 14:9 anyone [1] - 13:12 anything [1] - 5:16 apprenticeship [2] - 10:24, 11:7 approving [2] - 10:22, 13:6 are [9] - 3:2, 4:23, 10:18, 11:5, 11:13, 11:22, 13:24, 13:25 are there [3] - 3:5, 3:22, 11:16 as [4] - 3:19, 11:2, 14:7 assistance [1] - 13:10 Associates [1] - 9:12 at [3] - 3:2, 6:3, 15:15 authorizing [2] - 10:22, 13:7 Avenue [1] - 5:11 aye [4] - 6:16, 6:17, 6:18, 6:19 ayes [13] - 3:13, 4:6, 5:7, 5:23, 7:15, 8:7, 8:20, 9:8, 9:22, 10:14, 13:2, 14:22, 15:12</p>	<p>BOARD [3] - 1:4, 1:13, 1:14 board [3] - 2:4, 6:24, 14:14 Boyce [1] - 9:25 BROADWAY [1] - 1:6 business [2] - 12:16, 15:6 by [22] - 2:2, 2:6, 2:9, 3:11, 4:4, 5:5, 5:21, 6:13, 7:13, 8:5, 8:18, 8:19, 9:6, 9:7, 9:20, 10:12, 12:11, 12:24, 14:18, 15:10, 16:14</p>	<p>DATE [1] - 1:9 David [2] - 4:16, 10:7 dAVID [1] - 1:20 day [1] - 16:18 December [2] - 1:9, 4:22 dedication [1] - 14:4 developed [1] - 11:25 developers [1] - 13:23 Development [2] - 7:3, 8:24 DEVELOPMENT [1] - 1:3 dialogue [1] - 13:24 did [1] - 13:18 didn't [1] - 14:3 difference [1] - 12:2 DIRECTOR [1] - 1:16 Djonbalaj [3] - 2:3, 2:8, 2:19 DJONBALAJ [6] - 1:14, 2:5, 2:20, 6:11, 6:19, 8:17 do [3] - 11:24, 13:25, 16:8 does [1] - 13:12 don't [1] - 5:15</p>
<p><b>2</b></p>	<p><b>am</b> [2] - 16:12, 16:15</p>	<p><b>C</b></p>	<p><b>E</b></p>
<p>2017 [1] - 1:9 2018 [2] - 4:23, 16:18</p>	<p>any [18] - 3:5, 3:21, 3:22, 4:8, 5:8, 5:24, 6:20, 7:16, 8:21, 9:23, 10:15, 11:16, 13:13, 14:9, 14:23, 15:2, 15:5, 16:13</p>	<p>C [2] - 16:2 c/o [1] - 7:2 cash [1] - 3:18 CCNA [1] - 8:10 Cecile [6] - 2:15, 3:11, 3:25, 5:2, 5:14, 9:7, 9:19, 12:5 cecile [3] - 7:25, 8:4, 13:21 CECILE [1] - 1:13 certain [1] - 13:9 certainly [2] - 12:16, 14:6 certify [2] - 16:9, 16:12 CHAIRMAN [2] - 1:12, 1:14 CHIEF [1] - 1:17 chorus [11] - 3:13, 4:6, 5:7, 5:23, 7:15, 8:20, 9:8, 9:22, 10:14, 13:2, 14:22 Chorus [2] - 8:7, 15:12 Christmas [1] - 10:7 CITY [1] - 1:5 Club [1] - 7:2 collar [1] - 12:8 come [4] - 12:4, 12:13, 14:3, 14:14 comments [1] - 14:9 commitment [1] - 14:5 communities [1] - 12:16 community [1] - 11:10 Companies [1] - 7:3 concluded [1] - 15:15 congratulations [2] - 2:4, 14:25 consideration [1] - 4:12 correct [1] - 16:10 COUNSEL [1] - 1:19 countries [1] - 11:23</p>	<p>E [6] - 1:11, 1:18, 16:2 end [1] - 4:22 especially [1] - 11:9 ESQ [4] - 1:19, 1:20, 1:20, 1:21 establishment [1] - 13:7 everyone [2] - 3:3, 10:6 excellent [1] - 11:12 execution [1] - 10:23 EXECUTIVE [1] - 1:16 exemption [5] - 7:20, 8:12, 8:25, 9:13, 10:3 expecting [1] - 14:2 expiring [3] - 4:14, 5:13, 6:6 extending [2] - 7:19, 8:11 Extension [1] - 6:5 extension [12] - 4:14, 4:21, 5:12, 5:13, 6:7, 7:4, 7:5, 7:22, 8:24, 9:13, 10:2, 10:8</p>
<p><b>3</b></p>	<p>anything [1] - 5:16</p>	<p><b>C</b></p>	<p><b>F</b></p>
<p>31 [1] - 4:22</p>	<p>apprenticeship [2] - 10:24, 11:7</p>	<p>C [2] - 16:2</p>	<p>F [1] - 16:2 favor [14] - 3:12, 4:5, 5:6</p>
<p><b>4</b></p>	<p>approving [2] - 10:22, 13:6</p>	<p>C [2] - 16:2</p>	<p>F [1] - 16:2</p>
<p>4(b) [1] - 5:10 4(c) [1] - 6:2 4(d) [1] - 6:25 4(e) [1] - 7:18 4(f) [1] - 8:10 4(g) [1] - 8:23 4(h) [1] - 9:11 4(i) [1] - 9:25 40 [1] - 1:6</p>	<p>are [9] - 3:2, 4:23, 10:18, 11:5, 11:13, 11:22, 13:24, 13:25 are there [3] - 3:5, 3:22, 11:16 as [4] - 3:19, 11:2, 14:7 assistance [1] - 13:10 Associates [1] - 9:12 at [3] - 3:2, 6:3, 15:15 authorizing [2] - 10:22, 13:7 Avenue [1] - 5:11 aye [4] - 6:16, 6:17, 6:18, 6:19 ayes [13] - 3:13, 4:6, 5:7, 5:23, 7:15, 8:7, 8:20, 9:8, 9:22, 10:14, 13:2, 14:22, 15:12</p>	<p>C [2] - 16:2</p>	<p>F [1] - 16:2</p>
<p><b>9</b></p>	<p>back [1] - 14:14</p>	<p>C [2] - 16:2</p>	<p>F [1] - 16:2</p>
<p>9:08 [1] - 1:9 9:36 [1] - 15:15</p>	<p>be [3] - 11:14, 13:20, 14:2</p>	<p>C [2] - 16:2</p>	<p>F [1] - 16:2</p>
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