

Yonkers Industrial Development Agency - Board Meeting
January 29, 2016

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1 YONKERS INDUSTRIAL DEVELOPMENT AGENCY

-----X

2 REGULAR MEETING

3 OF THE

4 BOARD

5 -----X

6 City Hall
7 40 South Broadway
8 Yonkers, New York

9 January 29, 2016
10 8:55 a.m.

11
12 B E F O R E: MAYOR MIKE SPANO,

13 The Chair

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2 A P P E A R A N C E S :

3 BOARD MEMBERS:

4 Mayor Mike Spano, Chair

5 Deputy Mayor Susan Gerry, Secretary

6 Melissa Nacerino, Board Member

7 Peter Kischak, Board Member

8 Robert Macciarello, Board Member

9

IDA STAFF:

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Ken Jenkins, IDA President

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Jaime McGill, IDA Executive Director

12

Deepika Mehra, IDA/YEDC Chief Fiscal Officer

13

Greg Young, Esq., IDA Counsel

14

Patrick Serenson, IDA Accountant

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16 OTHER STAFF:

17 Louis Albano, Deputy Commissioner, Department of
Planning

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19 David Rothman, Esq., Harris Beach PLLC, and IDA
Counsel

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Reported by: Kari L. Reed

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2 THE CHAIR: Good morning,
3 everybody.

4 (Chorus of "good mornings.")

5 THE CHAIR: Deepika, roll call.

6 MS. MEHRA: All right.

7 Mayor Spano?

8 THE CHAIR: Here.

9 MS. MEHRA: Sue Gerry?

10 MS. GERRY: Here.

11 MS. MEHRA: Cecile Singer is
12 excused.

13 Pete Kischak?

14 MR. KISCHAK: Here.

15 MS. MEHRA: Martin Ball is excused.

16 Robert Macciarello?

17 MR. MACCIARELLO: Here.

18 MS. MEHRA: Melissa Nacerino?

19 MS. NACERINO: Here.

20 MS. MEHRA: Mayor, we have a
21 quorum.

22 THE CHAIR: Good morning,
23 everybody. Let's go right on to item two,
24 which are the minutes for the December 16th
25 meeting. Everyone has them at their desk. Are

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2 there any questions?

3 (No response.)

4 THE CHAIR: Okay, no questions.

5 MS. GERRY: (Raised hand.)

6 THE CHAIR: The Deputy Mayor has
7 made a motion that we accept the minutes.

8 MR. MACCIARELLO: (Raised hand.)

9 THE CHAIR: Seconded by Bob.

10 All in favor?

11 (Chorus of ayes.)

12 THE CHAIR: Any negatives?

13 (No response.)

14 THE CHAIR: The item is passed.

15 Item three, the financials for
16 December 2015.

17 MS. MEHRA: For the month of
18 December, IDA received agency fees for Boyce
19 Thompson for \$127,000, and SFC H&I for \$555,000.
20 We closed the year with six projects closing,
21 and we received fourteen applications. For the
22 month of December there was \$2.1 million cash
23 on hand. We also have our accountant, Pat
24 Serenson, to answer any questions.

25 THE CHAIR: Thanks. The accountant

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2 is here, so does anybody have any questions
3 about the financials?

4 MR. MACCIARELLO: I move we accept
5 them.

6 MS. GERRY: (Raised hand.)

7 THE CHAIR: No questions? Bob has
8 made a motion that we accept the financials,
9 seconded by the Deputy Mayor.

10 All in favor?

11 (Chorus of ayes.)

12 THE CHAIR: Any negatives?

13 (No response.)

14 THE CHAIR: Hearing no negatives,
15 the item is passed.

16 Mr. Jenkins for item four.

17 MR. JENKINS: Good morning,
18 Mr. Mayor, thank you.

19 The first resolution is Thethi
20 Realty, and that's being presented by Harris
21 Beach.

22 MR. ROTHMAN: Thank you, good
23 morning. David Rothman from Harris Beach.

24 This is the final resolution for
25 Thethi Realty, which I'll spell it,

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2 T-h-e-t-h-i, at 460 Nepperhan Avenue. The
3 Board may remember that a representative was
4 here at the last meeting in December to talk
5 about this project. It's a renovation across
6 from the IDA offices. There was a public
7 hearing earlier this month, and there were no
8 adverse comments. This is the final resolution
9 which would authorize the sales tax exemption,
10 which is approximately \$88,000, for a tax
11 exemption and a tax agreement. The tax
12 agreement would be consistent with IDA
13 policies.

14 THE CHAIR: Okay. Any questions?

15 MR. KISCHAK: How long is the --

16 THE CHAIR: How long is --

17 MR. KISCHAK: Yeah, how long is
18 the PILOT?

19 MR. ROTHMAN: It's a short
20 duration, five years.

21 MS. MCGILL: We haven't settled it
22 yet. It's not to exceed --

23 MR. JENKINS: Yeah.

24 MS. GERRY: Not beyond --

25 MS. MCGILL: Okay.

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2 THE CHAIR: Any questions?

3 MR. KISCHAK: I make a motion.

4 MS. GERRY: (Raised hand.)

5 THE CHAIR: All right, Pete made a
6 motion, the Deputy Mayor seconded the motion.

7 All in favor?

8 (Chorus of ayes.)

9 THE CHAIR: Any negatives?

10 (No response)

11 THE CHAIR: Hearing none, the item
12 is passed. Thank you.

13 MR. JENKINS: Thank you.

14 The next resolution up, Fondak
15 Enterprises. Ms. Galvin.

16 MS. GALVIN: Good morning. On
17 behalf of Fondak Enterprises, they request
18 assistance in purchase and renovations at 72
19 Alexander Street to build a high-end brewery,
20 that's the main use here, and they made their
21 presentation. Mr. Fondak is also here today if
22 there's any questions. A public hearing was
23 held and there were no adverse comments. This
24 is a final resolution today with the expected
25 sales tax exemption. The SEQRA determination

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2 is an uncoordinated review. And that's about
3 it.

4 THE CHAIR: Okay. Mr. Fondak is
5 here as well, and we welcome you here, it's
6 good to see you again.

7 MR. FONDAK: Thank you.

8 THE CHAIR: I know you trucked it
9 down from West New York, so we're glad you're
10 here.

11 Any questions for --

12 (No response.)

13 THE CHAIR: No questions?

14 MS GERRY: I would only say that
15 Maya --

16 MR. KISCHAK: Did you bring
17 samples?

18 (Laughter)

19 MS. GERRY: -- Maya Lin and Dan
20 Wolf, your neighbors, are very excited to hear
21 that you're coming and opening and on our
22 block, and it's really good to be the next part
23 of our entertainment quarter that we are trying
24 to create.

25 MR. FONDAK: I'm looking forward to

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2 being a part of that.

3 THE CHAIR: Thank you, thank for
4 coming down.

5 MR. MACCIARELLO: My only question,
6 Mike, I see here where they plan on using one
7 hundred percent county employees, what they
8 have for -- will they be paying prevailing
9 wage, no. Like I said, I have a problem with
10 things like that. We have to make people that
11 are working in our city be able to afford to
12 shop and live in our city. And what does it
13 mean by non prevailing wage? A minimum wage,
14 are you hiring guys off the street, what are
15 you doing?

16 MR. FONDAK: I'd like to address
17 that. Last time we talked and we were here in
18 December, you know, my dad mentioned how our
19 minimum wage for our employees at his last
20 practice was over fifteen dollars an hour, and
21 we really strive to pay people a fair wage for
22 fair work. So I think that the no prevailing
23 wage being checked on there is just not to lock
24 us into anything. But we do want to use a
25 hundred percent labor and we really do want to

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2 pay everybody a fair wage. There's more than
3 enough money to go around in a brewery, and I
4 think that it can help the economy as a whole,
5 and that it shouldn't be just affecting one or
6 two people at the top.

7 MR. MACCIARELLO: I'm pretty much
8 not asking about the people that you are hiring
9 once your business is open.

10 MR. FONDAK: Yeah.

11 MR. MACCIARELLO: I'm talking about
12 the people that you're hiring to build your
13 business, the construction aspect of the job.

14 MR. FONDAK: Well, I think that --

15 MR. MACCIARELLO: Because fifteen
16 dollars sounds like a lot for inside your shop,
17 but fifteen dollars an hour isn't even close to
18 what they pay an electrician or carpenter.

19 MR. FONDAK: Right. Well, I'm just
20 saying that the extension of how we treat our
21 employees after the place is open is going to
22 be the same way that we treat the people that
23 are building the building where the employees
24 will be working.

25 MR. MACCIARELLO: Well, I would

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2 think that you'd be willing to sign off on it
3 then.

4 THE CHAIR: Anything else?

5 (No response.)

6 THE CHAIR: Okay. Any other
7 questions?

8 (No response.)

9 THE CHAIR: Do I have a motion?

10 MS. NACERINO: (Raised hand.)

11 MS. GERRY: (Raised hand.)

12 THE CHAIR: Melissa made a motion,
13 seconded by the Deputy Mayor.

14 All in favor?

15 (Chorus of ayes.)

16 THE CHAIR: Any negatives?

17 (No response.)

18 THE CHAIR: Hearing none, the item
19 is passed. Thank you.

20 Congratulations. And please note
21 when you speak with your family that you do
22 take into consideration Robert's plight here.
23 I mean, this is important to us, our relations
24 with labor are very important to us here in
25 Yonkers, and we know you'll give a fair shake

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2 to the local labor groups here, so please look
3 out on their behalf.

4 MR. FONDAK: It will definitely be
5 on the top of our minds. Thank you.

6 MR. JENKINS: Thank you.

7 The next item will be in section
8 four, initial resolution for CPG Phase III
9 Limited Partnership. Mr. Rothman.

10 MR. ROTHMAN: Good morning again.

11 So this is a resolution, an initial
12 resolution to schedule a public hearing for a
13 project undertaken by CPG, who does have a
14 representative here to make a short
15 presentation on what it is they're going to do.
16 Briefly, it's the demolition of the existing
17 units and the construction of 70 units, along
18 with related amenities and parking, at 209
19 Warburton and 150 Woodworth Avenue. CPG has
20 done some work through the Housing Authority
21 before and with the city, and is here to make a
22 brief presentation. Like I said, this is to
23 schedule a potential hearing for a potential
24 sales tax exemption, mortgage recording tax
25 exemption and tax relief.

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MR. BATUS: Good morning. My name is Jesse Batus. I'm a senior project manager for The Community Builders. I know a lot of you are familiar with our work. We've been working here since 2010.

TCB is one of the largest nonprofit affordable housing developers in the country. We've been active here in Yonkers, again, since 2010. We have completed two phases of development. One is completed, the other one is well underway and we anticipate rental to start in the next couple of months. And to date we have generated over \$92 million of investment here in the City of Yonkers between physical development and a planning grant, which we have been working with the city on for choice neighborhoods in the larger community.

This is the master plan for Cottage Place Gardens. You can see Phase I, which is Schoolhouse Terrace, down on Ashburton Avenue. Phase II, which is 188 Warburton, which is up on the corner of Warburton and Willow Place. And Phase III consists of these two phases, which is the demolition of the Warburton

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2 townhouses, which are in very rough physical
3 shape, they were developed in the early
4 seventies, not really properly maintained since
5 then. We've had some very serious aesthetic
6 physical issues which can't be handled just
7 through basic rehab. And the other phase,
8 which is on the Cottage Place garden site
9 itself, which involves the demolition of three
10 additional buildings in the complex.

11 Phase I. This is just a brief
12 overview. Again, I know you're familiar with
13 the project, but I wanted to point out just
14 that we made significant subcontractor
15 utilization goals here. Over 22 percent M/WBE
16 and over ten percent WBE. Actually, over 15
17 percent Section 3 utilization. And we were
18 over 78 percent on this development.

19 This is Phase II, 188 Warburton. I
20 don't have the data right now on the
21 utilization of the different firms for this,
22 but I know you're familiar with this project.
23 The City put in a half million dollars in
24 financing, and the idea is supported by HUD.

25 So here's Phase III. It's a 70

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2 unit development. It's geared towards larger
3 families, so it's mostly three and four bedroom
4 apartments. And it's a true mixed income. So
5 we have seven market rate units as well three
6 60 to 80 percent units, as well as affordable
7 units. Again, this development is being done
8 before we -- what our goal has been in terms of
9 trying to do this redevelopment was to
10 construct new housing, move people into that
11 new housing, then demolish the buildings they
12 live in and do the next phase. This way we
13 don't have a situation like the Housing
14 Authority had with the Mulford Gardens deal
15 where you displaced 550 families, and I know
16 that there was a lot of community resentment
17 towards the way that was approached.

18 The new development will have dish
19 washers, central air, free parking, an outdoor
20 play area, which we worked very hard with the
21 planning department and we appreciate all their
22 support as we went through the planning
23 process. But personally for me the thing
24 that's most exciting is the rehabilitation of
25 the Lanza Learning Center and the Willow

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2 Branches Day Care on Warburton Avenue. That
3 was part of the townhouses on Warburton which
4 we acquired last year. And it serves 90
5 children, of which 83 are low income. They're
6 all paid by DSS or some other form of public
7 assistance. So we intend to do -- we have a
8 modest scope and we have an ambitious scope.
9 We are working on funding the ambitious scope
10 so we can provide more classroom space so they
11 can serve more children. And the modest scope
12 is replacing the system structure -- fixing the
13 systemic structural issues we have at the site,
14 as well as replacing some major systems in the
15 city to be done.

16 This is the TDC for the project.
17 It's a \$36.6 million deal. You can see the
18 site work and the demolition take a huge --
19 it's a huge amount of the project, and that's
20 due to the fact that both of these sites are on
21 New York State Brownfields, meaning that we
22 have to remediate all the soil. That comes out
23 to be roughly \$77 a ton, and we have brought
24 about 40,000 tons out of the site just before
25 we can start constructing.

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So we received all our planning permits this month, so we are good to go here and continue processing our construction documents. We submitted our major financing application to HCR in December. To be completely honest, we're somewhat pessimistic in that these usually take a couple of shots to get the major competitive financing that we're looking for here. So in the fastest track we'd be able to start in September of 2016 on construction. If we don't get that application, it will be either sometime next year, or if we can figure out some as-of-right financing, potentially a little faster.

MS. GERRY: We supported you and some others have supported you.

MR. BATUS: You did, yeah, the City did provide a letter of support. And again, we really appreciate all the support the City has given us to date.

So the next steps here on the project are we are working on relocation. We're working on -- always working on communication with our residents, making sure

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that they're involved and engaged in the process, providing some input on amenities and things that they want to see in the community. We're working on that application to find some additional financing with the City, with the Housing Authority, to really support the more ambitious scope of the day care center that we'd like to do to provide more space for more children. We are working on our HUD public approvals, which is a fairly prolonged process, but it's something we can work on parallel to our design processes and our financing applications.

And we have a modular construction type on this development, so we have some State approvals that we had need to go through. We haven't yet selected the modular builder, we haven't yet selected a GC, but we intend to do that in the next couple of months.

And I was told to keep it brief, so that's as brief as I could keep it. I am happy to answer any questions.

MR. JENKINS: Jesse, before you start to answer questions, because I know that

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2 when you went through the other phases of the
3 project for 188, you have three -- at 188
4 there's three contractors on that job right
5 now. And out of the three I know you
6 identified to us that there's two of them that
7 are working with labor, with the union. The
8 other one is -- there's work that you continue
9 to do with that. Could you just tell the Board
10 a little bit just about that, just in general.

11 MR. BATUS: Sure, sure. The same
12 GC that we used for Phase I and Phase II was a
13 tri-venture, and it was made up of Cisco, which
14 is a non-union contractor, MPCC, which is a
15 union contractor, and Mengler is also a union
16 contractor. That was the overriding GC that
17 was running the job. But MPCC, Mengler and
18 Cisco all had subcontracts under that deal to
19 work on different phases of the work. So
20 Mengler provided most of the plumbing, and MPCC
21 did most of the masonry as well as some other
22 miscellaneous work on the site.

23 MR. JENKINS: But just for
24 consistency purposes, that in the first phase,
25 78 percent of that are going to be union labor,

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2 and it's the same contractor subgroup now
3 that's doing the second phase. So just in
4 general people should think it's going to be
5 similar.

6 MR. BATUS: That's correct. That's
7 correct. We just -- we weren't able to get the
8 numbers for the union preservation together by
9 the time you needed it. But we, you know,
10 we -- for the third phase we'll be going out to
11 bid. And the second phase the high -- the low
12 bidder was the same GC, the same GC that did
13 the first phase. We might have done the third
14 phase, because the modular construction may not
15 be appealing to a tri-venture. So it's just
16 going to be another public process where we go
17 through procurement. We have to follow the
18 regulations.

19 MR. JENKINS: Thank you.

20 THE CHAIR: How many units are you
21 taking down?

22 MR. BATUS: There are 77 units
23 coming down in this phase.

24 THE CHAIR: And how many units are
25 you going to build?

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2 MR. BATUS: Seventy.

3 THE CHAIR: Seventy?

4 MR. BATUS: Yeah. This is the only
5 phase where we have a deficit. But we are
6 doing that by taking units offline early and
7 renting up into 188 Warburton.

8 THE CHAIR: How do you accomplish
9 the goal, that's what I'm interested in. You
10 know, this is a mixed income development,
11 right, that you're going to build it and then
12 move residents from one to the other. How do
13 you accomplish the goal of being mixed income
14 if you're moving 77 residents, who are really
15 not mixed income, into 70 units?

16 MR. BATUS: Well, that's a great
17 question. You know, in this phase specifically
18 the townhouses at Warburton, even though it's
19 Section 8 assisted, actually does have market
20 rate parameters that are above 60 percent AMI.
21 So those residents actually no longer receive
22 Section 8 assistance, they pay market rate. So
23 that's an easier answer for them.

24 When we do the relocation, we
25 provide the residents with three options. You

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2 can either move into the new development, we
3 provide the new unit and you're done. You can
4 take a Section 8 voucher and move elsewhere in
5 the city, elsewhere in the country; it's good
6 anywhere in the United States. Or, we can move
7 you somewhere else in public housing if you
8 prefer to stay within that umbrella.

9 We found that at the first phase of
10 development that we did, we actually only had a
11 third of that phase was filled by the residents
12 of the affected buildings, or a third of those
13 buildings moved out. So we only actually ended
14 up moving in somewhere around twelve or
15 fourteen of those residents in the new
16 development. So we anticipate there will be
17 some combination of attrition, people taking
18 that opportunity to move elsewhere. And, you
19 know, the fact that we do have some market rate
20 renters all ready to fill those units. And the
21 goal really here for the mixed income is, as we
22 are doing this work, as we are building the
23 market up, we are getting more interest in the
24 neighborhood. And obviously the work we did at
25 the College of New Rochelle we think is going

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2 to be a huge anchor for the neighborhood.

3 THE CHAIR: We completely support
4 it. I just thought of how you were
5 accomplishing that goal.

6 MR. BATUS: Yeah.

7 THE CHAIR: A lot of work. We've
8 been pushing forward for the past few years
9 with just the stock. We have a lot of
10 affordable housing, we have housing that is --
11 you know, needs improvements.

12 MR. BATUS: Yeah.

13 THE CHAIR: So you guys have done a
14 great job with that.

15 MR. BATUS: Thank you.

16 THE CHAIR: I just wanted to make
17 sure of that, I was wondering how you were
18 accomplishing the next step, which is
19 obviously, you know, creating a more mixed
20 group.

21 MR. BATUS: Right.

22 MS. NACERINO: What is the
23 relationship with the College of New Rochelle,
24 is that for student housing, faculty?

25 MR. BATUS: No. We are actually

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2 providing college course work to put on campus
3 in the next phase, Phase I. So right now
4 they're operating a twenty student cohort out
5 of a computer lab at Phase I. And
6 eventually -- right now it's just a -- it's
7 just a basic PCAP program, which is -- it's not
8 a GED because that's -- GED is, you know, a
9 trademark type of thing. But it's the
10 equivalent of a GED program. And they have
11 four year college course work that they're
12 building up a cohort for now to start in the
13 spring. So eventually what we'd like to do is
14 build them a proper campus, bigger spaces, more
15 classrooms. And which we also have commitment
16 from Head Start and Early Head Start to provide
17 some child care there as well. So that's a big
18 focus. We're excited to be working on this as
19 soon as we get this one off the ground.

20 THE CHAIR: Any other questions?

21 MR. KISCHAK: I have two questions.
22 The environmental issue, what was on the site
23 that was contaminated?

24 MR. BATUS: Well, there was --
25 well, every phase that we've come into we have

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2 some contaminated material. Phase I there was
3 a major gas leak as well as metals and that
4 sort of thing. Phase II, same thing. We built
5 on an old gas station site. Phase III has been
6 heavy metals, a high concentration of lead, a
7 high concentration of arsenic, things like
8 that. And as we go down into the soil, we're
9 going somewhere down around eight feet, it's
10 pretty much across the site. There's also a
11 small gas spill at the day care.

12 MR. KISCHAK: And how do you go
13 about just -- just removing the dirt, or are
14 you -- I know there's a new system out there
15 where they put some sort of chemicals in the
16 ground to eat up the petroleum or whatever. Is
17 that the type of system you're going to use?

18 MR. BATUS: We've just been cutting
19 the soil and taking it to dump sites. You
20 know, it's been -- we have benefited by the
21 fact that we have been able to get the
22 brownfield tax credit, which has been a huge
23 source of leverage for the application. The
24 counter side is when you look at the cost of a
25 deal it looks huge, but in reality it's because

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2 there's so much prep we're doing beyond what a
3 normal developer would do, because we want to
4 get to an unrestricted use level to where you
5 can use it for any purpose.

6 MR. MACCIARELLO: Is the job
7 considered a Hazmat job?

8 MR. BATUS: No.

9 MR. MACCIARELLO: You're only
10 bringing contaminated soil out then?

11 MR. BATUS: It's considered --
12 Hazmat is a different level of -- like when you
13 go through the classifications it's not
14 considered Hazmat, it's considered
15 contaminated.

16 MR. KISCHAK: My second question is
17 what is the price range of the apartments.

18 MR. BATUS: We have -- if you're in
19 a Section 8 apartment you get 30 percent of
20 AMI. If you're in a three bedroom or four
21 bedroom, I think the four bedrooms top out at
22 about two thousand bucks, and most of those are
23 Section 8 assisted. It can go as low as about
24 twelve hundred a month for the two bedrooms.

25 THE CHAIR: Any other questions?

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2 (No response.)

3 THE CHAIR: Hearing no other
4 questions, do we have a motion?

5 MS. GERRY: (Raised hand.)

6 MR. KISCHAK: (Raised hand.)

7 THE CHAIR: Motion by the Deputy
8 Mayor, seconded by Pete.

9 All in favor?

10 (Chorus of ayes.)

11 THE CHAIR: Any negatives?

12 (No response.)

13 Hearing none, the item is passed.

14 MR. BATUS: Thank you.

15 MR. KISCHAK: Thank you. Good
16 luck.

17 THE CHAIR: Thank you, it's a great
18 job.

19 MR. KISCHAK: The reason why I
20 asked that question is because I still have an
21 environmental question in my shop.

22 MR. JENKINS: All right.

23 The next item for resolution is a
24 sales tax exemption -- sales tax extension
25 request that is currently going to expire March

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2 31st. The new date would be for December 31st,
3 2016.

4 MR. ROTHMAN: Correct. And, as
5 Jesse was just mentioning, 188 Warburton is one
6 of the projects that The Community Builders
7 have been involved in. This project closed in
8 2014. There was an inducement in 2014, an
9 application and amended application. This is
10 just an extension of the sales tax exemption
11 period through the end of this year, there's no
12 new money.

13 I'm happy to answer any questions.

14 THE CHAIR: Any questions?

15 (No response.)

16 THE CHAIR: No questions. Do I
17 have anyone who wants to make a motion?

18 MR. KISCHAK: (Raised hand.)

19 MS. NACERINO: (Raised hand.)

20 THE CHAIR: Pete made a motion,
21 seconded by Melissa Nacerino.

22 All in favor?

23 (Chorus of ayes.)

24 THE CHAIR: Are there any
25 negatives?

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2 (No response.)

3 THE CHAIR: Hearing none, the item
4 is passed.

5 Number five.

6 MR. JENKINS: Thank you. Final
7 resolution for Lowe's Home Center. Pauline
8 Galvin.

9 MS. GALVIN: Good morning again.

10 MR. JENKINS: Good morning.

11 MS. GALVIN: Lowe's Home Center has
12 requested assistance with purchasing and
13 renovation of a property located at the
14 intersection of Ridge Hill Boulevard and Otis
15 Drive to build a Lowe's Home Center with
16 approximately 70,000 feet of sales and office
17 space and a 15,000 square foot garden center.
18 In its December 16 IDA meeting, the company
19 representatives were present and they made a
20 presentation to the Board. The initial
21 resolution was approved by the Board. A public
22 hearing was held on January 4, 2016, and there
23 was no adverse comments.

24 This is a final resolution for a
25 sales tax exemption and seeking a determination

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2 for an uncoordinated review. Present today is
3 Jennings Gray, who is the consultant for
4 Lowe's, and the Rocky Health project manager
5 for Lowe's if you have any questions.

6 THE CHAIR: So we have
7 representatives from Lowe's. Welcome.

8 MR. HUFF: Thank you.

9 THE CHAIR: And we're glad you
10 chose Yonkers.

11 MR. HUFF: We are too.

12 THE CHAIR: Are there any questions
13 for them?

14 MR. JENKINS: Mr. Mayor, just there
15 was a question at the last meeting from Robert
16 regarding the average salary rate. And we did
17 get some updated information that said for a
18 full time worker that average rate is twenty
19 dollars an hour, and for part time that average
20 hourly rate is fourteen dollars an hour.

21 MR. MACCIARELLO: And also, I was
22 at Ridge Hill this morning, they were actually
23 excavating on the project. One of the
24 questions I asked at the last meeting was about
25 the truck traffic. Going up the hill from

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2 Tuckahoe Road there are no signs. So I'm
3 assuming it's open to trucks wanting to go up
4 the hill. To go down the hill is a no trucking
5 sign. I guess they're afraid of the grade.

6 THE CHAIR: Right.

7 MR. MACCIARELLO: But if there's a
8 fear of a grade of an empty truck going down
9 the hill, it should be the same fear of a
10 loaded truck going up the hill.

11 THE CHAIR: Can you check that?

12 MR. MACCIARELLO: That's just a
13 follow up. I'm not --

14 THE CHAIR: No problem. We'll
15 check it out.

16 MR. MACCIARELLO: But I happened to
17 have been there this morning.

18 MR. JENKINS: Louis may have a
19 comment.

20 THE CHAIR: Louis, do you have any
21 comment at all?

22 MR. ALBANO: Hi, I'm Louis Albano,
23 I'm the Deputy Commissioner for the Department
24 of Planning.

25 What we'll do is we'll check the

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2 traffic engineering to see what the situation
3 is as it goes through the land board
4 improvement process and we can get it for them.

5 MR. MACCIARELLO: Right on that
6 traffic light when you're about to go down the
7 hill there's a no trucking sign, but nothing on
8 the bottom of the hill.

9 MR. ALBANO: We'll get you an
10 answer.

11 MR. MACCIARELLO: Thank you.

12 THE CHAIR: Thank you.

13 Any other questions?

14 (No response.)

15 THE CHAIR: Hearing none, Melissa,
16 do you want to make a --

17 MS. NACERINO: (Raised hand.)

18 MR. MACCIARELLO: (Raised hand.)

19 THE CHAIR: Ms. Nacerino made a
20 motion, seconded by Robert.

21 All in favor?

22 (Chorus of ayes.)

23 THE CHAIR: Negatives?

24 (No response.)

25 THE CHAIR: Hearing none, the item

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2 is passed.

3 Thank you. And when do you start
4 building?

5 MR. HUFF: We're ready to start
6 construction on the building May 16th.

7 THE CHAIR: Nice.

8 MR. HUFF: We're looking forward to
9 it.

10 THE CHAIR: Thank you very much.
11 And thanks for coming.

12 MR. HUFF: Thank you.

13 THE CHAIR: We are very happy to
14 see that our lawyer is back.

15 MR. YOUNG: I'm very happy to be
16 back.

17 THE CHAIR: Great vacation.
18 Speech.

19 MR. YOUNG: No.

20 THE CHAIR: No, we're glad you're
21 here, we're glad to have you back.

22 MR. YOUNG: I'm glad to be here.

23 THE CHAIR: Are there any legal
24 updates?

25 MR. YOUNG: No legal updates, no.

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2 We have a busy agenda, which was great, but
3 other than that there are no updates.

4 THE CHAIR: Now we're under other
5 business, I can't read that.

6 MR. JENKINS: Thank you, Mr. Mayor,
7 I've got mine on.

8 There's an opportunity to have a --
9 for the Board or a subgroup of the Board to
10 have a apprenticeship program. So whether that
11 should go into governance or having a general
12 discussion about even thinking about that, that
13 would be an opportunity for us to talk about
14 that now, Mr. Chairman.

15 MS. GERRY: Are there comparable,
16 you know, communities, whether in Rockland, New
17 York, using apprenticeship programs and how
18 they do it?

19 MR. JENKINS: We certainly can get
20 that from our statewide organization. There
21 are some organizations that -- some IDAs that
22 do have apprenticeship programs that came from
23 their municipalities because it would be co-led
24 from the local municipality. But I will get
25 that information and we can start having a

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discussion if the members so choose to do that.

THE CHAIR: I think it's a worthy conversation, it's something we probably should do. But there may be pitfalls I don't know about. I don't think there are, there could be, but so we should have that discussion. And if we don't have any objections we should do it.

MR. JENKINS: Under Governor Spitzer, if you recall, there was an apprenticeship program that the State held up, and it never came up again to move forward at the state level because they were trying to better regulate the programs that were providing these apprenticeship programs to ensure that people were actually moving through the actual steps. So we'll actually get some additional information and share it with the Board and then decide on a path from there.

MS. GERRY: Again, I don't know if it's legal, but can you also, when you're doing your research, find out if it's appropriate to provide additional benefit with -- if there's compliance, like making it optional but you get

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2 benefits.

3 MR. JENKINS: Like incentives.

4 MS GERRY: Yeah, like incentive
5 based.

6 MR. JENKINS: Yeah, some kind of
7 point system, yeah.

8 MS GERRY: I'm not sure if it's
9 legal, but --

10 MR. JENKINS: There's -- we'll
11 absolutely do that research as well.

12 MS. GERRY: He's on it already.

13 THE CHAIR: Okay.

14 Yes, Robert.

15 MR. MACCIARELLO: Is it possible
16 that we can send a reminder or some kind of
17 notice out to the Board members when there's
18 going to be a public hearing?

19 MS. MEHRA: Sure, yes.

20 MR. MACCIARELLO: I hate reading
21 about a public hearing that we had that I may
22 have been interested in attending.

23 MS. MEHRA: We'll do that.

24 MR. KISCHAK: Not many people come
25 anyway.

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2 MR. MACCIARELLO: I understand
3 that. And out of the however many we've had
4 since I've been a member of the Board, I might
5 have wanted to be that one. But just so that I
6 have that option, I would appreciate it. Thank
7 you.

8 MR. KISCHAK: You might be the only
9 one there.

10 MR. MACCIARELLO: So I could have
11 the floor for as long as I like.

12 MR. JENKINS: And in other business
13 of this, we still have the sheet that shows our
14 projects that are either in review, in
15 application or anticipated, for planning
16 purposes.

17 MS. MCGILL: I should point out
18 that this closed out 2015, and IDA closed on
19 about \$290,000 worth of new business that moved
20 into Yonkers.

21 THE CHAIR: Again, thank you, you
22 guys did a great job. Thank you to Jean and
23 the rest of you for helping out with the
24 blizzard. That was much appreciated. I spoke
25 to EDS and she was very relieved of that, just

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so you all know. Right, the phones, we had 2,200 phone calls, snow phone calls the first day of the blizzard. And they were a little stressed over there at the call center, and IDA went over there and helped out.

MR. KISCHAK: Is that right, wow.

MR. JENKINS: Just in case some people were thinking they had some shovels in their hands.

THE CHAIR: Anybody want to make a motion that we adjourn? Everybody, seconded by the Deputy Mayor. All in favor?

(Chorus of ayes.)

(Time noted: 9:28 a.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

I, KARI L. REED, a Court Reporter
(Stenotype) and Notary Public within and for
the State of New York, do hereby certify:

I reported the proceedings in the
within-entitled matter and that the within
transcript is a true record of such
proceedings.

I further certify that I am not
related, by blood or marriage, to any of the
parties in this matter and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 11th day of February, 2016.

KARI L. REED, RPR

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