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Regular Meeting  
of the  
Yonkers Industrial Development Agency  
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June 22, 2016  
9:05 a.m.  
40 South Broadway  
Yonkers, New York 10701

TRANSCRIPT OF PROCEEDINGS

EXECUTIVE AGENDA  
=====

- 1. Roll Call
- 2. Minutes for May 25, 2016 Meeting
- 3. Financials for May 2016
- 4. Resolutions for Consideration:
  - I. Final Resolution - Morris Builders L.P.  
(Target)
  - II. Authorizing Resolution - Nepperhan Farms LLC
  - III. Authorizing Resolution - Velocity at Greystone LLC
  - IV. Resolution - Grant Park II LP.R
  - V. Authorizing Resolution - Adopting IDA Compliance Materials, Amended Guidelines & Procedures and Ratifying By-Laws and Personnel Policies and Procedures

2 5. Legal Updates

3 6. Other Business

4 7. Adjournment

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12 Reported By:

13 Margaret Prendergast  
14 902 Pleasantville Road  
15 Briarcliff, New York 10510

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

## 3 BOARD MEMBERS

4 MAYOR MIKE SPANO - CHAIRMAN

5 MARTIN BALL, SR. - VICE CHAIRMAN

6 DEPUTY MAYOR SUSAN GERRY - SECRETARY

7 MELISSA NACERINO - BOARD MEMBER

8 CECILE SINGER - BOARD MEMBER

9 PETER KISCHAK - BOARD MEMBER

10

## 11 IDA STAFF

12 KEN JENKINS - IDA PRESIDENT

13 JAIME MCGILL - IDA EXECUTIVE DIRECTOR

14 MARY LYRAS - IDA CHIEF FISCAL OFFICER

15

## 16 OTHER

17 GREGORY P. YOUNG, ESQ. - IDA COUNSEL

18 DAVID ROTHMAN, ESQ. - HARRIS BEACH PLLC/TRANSACTION  
COUNSEL

19

20 SHAWN GRIFFIN - HARRIS BEACH PLLC/TRANSACTION COUNSEL

21 PATRICK SERENSON - IDA ACCOUNTANT

22

23

24

25

1 Proceedings

2 MAYOR SPANO: All right. Good morning,  
3 everybody. We all know that Deepika has left us  
4 and moved out of state because she decided she  
5 needed to live with her husband. Go figure,  
6 right?

7 (Whereupon, an off-the-record discussion  
8 was held.)

9 MAYOR SPANO: But we did get a great  
10 replacement, Mary -- how do you pronounce your  
11 last name, Lyras?

12 MS. LYRAS: Lyras.

13 MAYOR SPANO: Lyras. So, Mary Lyras is  
14 with us today. She is now our new CFO. Good to  
15 see you.

16 MS. LYRAS: Thank you. Thank you.

17 MAYOR SPANO: Do you want to start?

18 Roll Call?

19 MS. MCGILL: Mayor Spano?

20 MAYOR SPANO: Here.

21 MS. MCGILL: Sue Gerry?

22 MS. GERRY: Here.

23 MS. MCGILL: Martin Ball?

24 MR. BALL: Here.

25 MS. MCGILL: Cecile Singer?

## Proceedings

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MS. SINGER: Here.

MS. MCGILL: Pete Kischak?

MR. KISCHAK: Here.

MS. MCGILL: Melissa Nacerino?

MS. NACERINO: Here.

MS. MCGILL: Robert Macchiarello is  
excused.

Mayor, we have a quorum.

MAYOR SPANO: Great. Item 2 which is  
the Minutes for the May 25, 2016 Meeting.  
Everyone has those minutes at their desks.

Are there any questions?

MS. SINGER: I move that the minutes be  
accepted as submitted.

MAYOR SPANO: Hearing no questions,  
Cecile Singer has moved that the minutes be  
accepted.

MS. GERRY: (Hand Raised.)

MAYOR SPANO: Seconded by the Deputy  
Mayor.

All in favor?

(Chorus of Ayes.)

MAYOR SPANO: Any negatives?

(No Response.)

## Proceedings

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2 MAYOR SPANO: Hearing none, the item is  
3 passed.

4 Item 3 which the Financials for 2016.

5 MS. MCGILL: It's a good month of May we  
6 received the agency fees closing on Nepperhan  
7 Farms and Lowes. And our cash on hand for the  
8 month of May was 2.15 million. And, as always, we  
9 have our accountant here, Pat Serenson to answer  
10 any questions.

11 MAYOR SPANO: Okay. Are there any  
12 questions?

13 MR. KISCHAK: The cash on hand sounds  
14 good. Not bad. I don't know when we had that  
15 much cash in a long time.

16 MR. BALL: I make a motion, Mr. Mayor.

17 MAYOR SPANO: Marty made a motion.

18 Seconded by Pete.

19 All in favor?

20 (Chorus of Ayes.)

21 MAYOR SPANO: Any negatives?

22 (No Response.)

23 MAYOR SPANO: I hear no negatives.

24 Items is passed.

25 Okay. We're on to Item 4, Mr. Ken

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Jenkins.

MR. JENKINS: Thank you, Mr. Mayor.

First Resolution for Consideration is Morris Builders and we have Harris Beach, Mr. Griffin.

MR. GRIFFIN: Good morning. Jaime and I talked about this. We're trying to accommodate the moving discussion here, with the Mayor's leadership, we've closed on Austin Avenue. That's something we started moving towards in 1997. The property now will be completely transferred to the developer, other than a small parcel along the Sprain. It's about 9 acres. It's really great, it runs north. Morris Builders will continue to hold title to. That's all the documents in my office, signed.

Next week, we're looking for Morris to close as the landlord. A very large refinancing with that. It goes around 40 million for the site. He's going to borrow another 30 to fund the purchase of all the property. That will really clean things up. There will no longer be Five Parties up there. It's just going to a landlord and a tenant.

## Proceedings

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2 We're up there for zoning only. Here's  
3 the one exception. Part of the transaction was  
4 that we do lease/leaseback, just on the Target  
5 site. The Target site, I think everybody is aware  
6 of where that is. If you go past Stew Leonard's,  
7 through that fence, Target will be up to your  
8 left. I think it's called Lot 4. It will  
9 partially encroach with the parking field on  
10 what's called Lot 1, that will be the extension of  
11 that road basically. There is no road there. And  
12 that will start to be really obvious when you see  
13 this construction.

14 A lot of good things going on with this.  
15 But today, what you're approving is a  
16 lease/leaseback for the Target property. So,  
17 sales tax and mortgage tax and property tax  
18 agreement. The property tax was part of the  
19 settlement we approved at your last meeting.  
20 We're anticipating -- Target is still making a  
21 final decision about, you know, who builds out  
22 what. Most likely, Morris will just turn the land  
23 over to them and Target, through their contract,  
24 will did everything. So, through Jamie and I  
25 talking about this, and Jaime had me set up the



## Proceedings

1  
2 agent agreement with both Morris and with Target.  
3 So that way all these things about jobs and  
4 numbers and everything, we can put in the right  
5 agreement once we really get to the table with  
6 Target. So you're approving that the Third Party  
7 settlement.

8 One note, we're still trying to  
9 understand this. The Governor hasn't signed it  
10 yet. You're part of the MTA district, where there  
11 was a tax and addition tax on your mortgage, the  
12 tax here is like 1.8 percent, .25, 25 cents of  
13 that goes to the MTA to fund them. The state  
14 legislation surprised everybody, put through an  
15 assembly bill and it popped out of the Senate the  
16 other day, that, that quarter point will no longer  
17 be accepted by IDAs. So, we have to start -- I  
18 literally just found that out last night. The  
19 Governor hasn't signed it yet. Though I'm clear  
20 about the grandfathering, we're worried to start  
21 having to have these companies pay, at least a  
22 quarter point in mortgage tax. And some of these  
23 transactions, like here is 70 million dollars,  
24 that's significant dollars. So, we're watching  
25 that closely, we'll give you an update. I think

## Proceedings

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2 we may have to have a -- later on -- I'm just  
3 getting this information. But you may want to  
4 have some policy discussions about that because  
5 there is a technique that continually provides for  
6 the exception, if you so choose. The aggregate  
7 amount state-wide for these transit numbers is  
8 \$4,000,000. It was just surprising. So, that's a  
9 footnote we made. This may be the first  
10 transaction where we will require the company to  
11 pay the quarter point, that's why I'm bring it up  
12 to you. And I'll get more information to the  
13 leadership so you can talk about policies later  
14 on.

15 MS. SINGER: Is there any timeline on  
16 this?

17 MR. GRIFFIN: We're looking at it and  
18 there was a great bill passed in the eleventh  
19 hour. It doesn't say anything. So, I think it  
20 will probably be when the Governor signs it. So,  
21 another reason Morris should close next week. You  
22 now, bills like this, could be months from now.  
23 We don't know yet. We're trying to figure that  
24 out.

25 MR. JENKINS: Mr. Mayor, there was a

## Proceedings

1  
2 public hearing and there were no adverse comments  
3 made on that.

4 MAYOR SPANO: Anybody else?

5 (No Response.)

6 MAYOR SPANO: Anybody want to make a  
7 motion?

8 MS. GERRY: (Hand Raised.)

9 MAYOR SPANO: Deputy Mayor.

10 MS. NACERINO: (Hand Raised.)

11 MAYOR SPANO: Seconded by Melissa.

12 All in favor?

13 (Chorus of Ayes.)

14 MAYOR SPANO: Any negatives?

15 (No Response.)

16 MAYOR SPANO: Hearing none.

17 Item passed.

18 MR. JENKINS: Mr. Mayor, before you go  
19 on, the Deputy Mayor was telling us about the  
20 mortgage celebration. That will be -- I'm not  
21 sure what date that's going to be but I'm sure  
22 we'll all be invited to that.

23 MS. GERRY: A little bonfire.

24 MR. JENKINS: It's been very, very, very  
25 long time, so -- and a lot of work was done early

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and then now, so --

MAYOR SPANO: A lot of work has been done on this project. It's been lingering around since 1997. So, it's good to see that the team really did a great job in getting this done.

MS. GERRY: Especially Mike Curti, back in the back.

MAYOR SPANO: It's true.

MS. GERRY: Who I said he could never get it done.

MAYOR SPANO: There you go. He has a lot more gray hair. So do I.

Item II.

MR. JENKINS: Thank you, Mr. Mayor. Authorizing Resolution for Nepperhan Farms. They are adding a mortgage recording tax benefit. We previously had just discussed tax exemptions.

Mr. Rothman.

MR. ROTHMAN: Thank you. What Ken said, that's correct. The IDA Board, earlier this year, approved a sales tax exemption for the Nepperhan, the 1217 Nepperhan property. It is a Key Fresh or Key Food. Their original application did not include a mortgage recording tax exemption

## Proceedings

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2 benefit. Since the closing, which was actually, I  
3 believe, the end of May, they have now been able  
4 to secure a credit line through Greater Hudson  
5 Bank in the amount of two and a half million  
6 dollars which is the amount of the project. So,  
7 they've asked if the IDA will provide a mortgage  
8 recording tax exemption. The cost of the project  
9 has not gone up but they would utilize the  
10 mortgage recording tax exemption, if the board  
11 were to approve it. There was a public hearing  
12 last week. There were no adverse comments on  
13 this. So, if you were to approve, the IDA would  
14 provide mortgage recording tax exemption on that  
15 credit line.

16 MR. KISCHAK: I don't mind but is this  
17 CVS or is this Key Food?

18 MR. ROTHMAN: This is Key Food. They've  
19 partnered with CVS for the entire space. They're  
20 splitting that space almost in half. Key Food is  
21 doing their portion and CVS is doing another part,  
22 separately and apart from the IDA.

23 MR. KISCHAK: I was under the  
24 understanding that CVS owned the whole thing.

25 MR. ROTHMAN: Yes. And then Key Food is

## Proceedings

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2 a tenant of/or sublessee of CVS. If you drive  
3 past it, you'll see, I believe the roof has been  
4 removed because there were leaks. CVS is doing  
5 that. Key Food is ready, they tell me, to go in  
6 and start putting in shelving and all their  
7 improvements.

8 MS. GERRY: They have a long-term lease,  
9 I think, it's 10 or 20 years. You remember when  
10 we were first approving kind of the structure, not  
11 that we have authority to approve, but CVS was  
12 awarded the store. They're making significant  
13 improvements. They're trying to make it a fresh,  
14 green grocer. They're completely gutting it.  
15 So, all of that money that they're putting into it  
16 is related to completely renovating it and  
17 streamlining it. I think the biggest concern for  
18 the Mayor as well as Councilman Larkin and the  
19 rest of the City Council was timeline because the  
20 folks in that neighborhood have been going without  
21 a market for a while now. So, we're really try to  
22 encourage them as quickly as possible and I guess  
23 there's a problem with CVS and the roof which kind  
24 of delayed it.

25 MS. SINGER: How many square feet will

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be utilized --

MR. ROTHMAN: It's 14,000 square feet.

MAYOR SPANO: Let me go back to what Sue said. I think we had a number of public events, press events. CVS kind of gave in a little bit, allowed for a supermarket. The people there want this. There's a lot of people that live in that community that are me coming to me saying, you know, "When is the store opening?" And here we are. Are we pushing ahead? Can we expedite things.

MR. ROTHMAN: When I spoke with their counsel about this to ask what their timeline was, it was told to me that they were ready to start those improvements before he and I even spoke which was a week and a half ago when they first -- or two weeks ago when they first ask for this issue.

MR. JENKINS: Mr. Mayor, when Nepperhan Farms came in and they were talking about the new structure that they were doing and the shelves, how they were going for a more vertical. That was prior to CVS doing their construction. Basically, taking the roof off so now they couldn't do any

## Proceedings

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2 work. So, that's basically what the delay has  
3 been right now. So, I don't have a new timeline  
4 on that --

5 MS. MCGILL: I did just spoke to  
6 principle Mike Hassen last week and he said it  
7 looks like the end of September. It could  
8 potentially push into early October, again,  
9 depending on the roof.

10 MR. BALL: I have a question. Can Key  
11 Food open and be running prior to CVS opening? In  
12 other words, is it two separate entities? Or do  
13 the buildings have to be all fixed on both ends  
14 before Key Food starts selling?

15 MR. JENKINS: The way, again, when the  
16 contractor came in here and was discussing that  
17 with us, they were prepared to move forward  
18 because they were going for their space. But  
19 because the whole roof is off, once that roof is  
20 closed up, then they'll be able to move forward.  
21 And now it's up to local approvals for opening the  
22 store.

23 MS. SINGER: 14,000 square feet will  
24 provide an adequate amount for products to be  
25 carried.



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MR. JENKINS: That was what -- when the gentleman came in before, he was talking about that. That's why they had to build like a very kind of special vertical because they don't have the space.

MS. SINGER: Right.

MS. MCGILL: That's how they negotiated that. And they're also making sure, as stated, to do more of a fresh, green grocer.

MAYOR SPANO: As we approach the holidays, we're going to start to get a lot more pressure on that. Councilman Larkin hasn't called me yet but I'm sure he will. We had the same problem with the H & I. We're still waiting for that to open. They have a big sign on it saying, "We're Coming."

MS. GERRY: When are they closing? Do we know?

MAYOR SPANO: I don't know.

MR. KISCHAK: So, you're asking for a mortgage recording tax?

MR. ROTHMAN: Exemption tax.

MR. KISCHAK: But they don't -- they don't have a mortgage because they don't own the

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property.

MR. JENKINS: The mortgage is for the renovations and things of that nature.

MR. ROTHMAN: Right.

MR. KISCHAK: So, we can do that?

MR. YOUNG: It's a leasehold mortgage. It's a leasehold. It's a leasehold mortgage.

MAYOR SPANO: All right. Any other questions?

(No Response.)

MAYOR SPANO: Does anyone want to make a motion?

MR. KISCHAK: (Hand Raised.)

MAYOR SPANO: Pete.

MS. SINGER: (Hand Raised.)

MAYOR SPANO: Seconded by Cecile.

All in favor?

(Chorus of Ayes.)

MAYOR SPANO: Any negatives?

(No Response.)

MAYOR SPANO: Hearing none, the item is passed.

Just tell them, we don't want to feel the heat in September.

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MAYOR SPANO: Item III.

MR. JENKINS: Thank you. Authorizing Resolution for Velocity at Greystone.

MR. ROTHMAN: Velocity at Greystone goes back to the time, 2012. It's on Warburton and Harriman. Velocity of Greystone had been previously owned by a developer who went into foreclosure. The bank took title -- the receiver took title. Since that time, the IDA has amended the title agreement to keep the pilot at land only, so, that the receiver could market the property, get someone to come in, buy it. That has not happened. The IDA received notice that there's going to be a sale. This resolution will authorize the termination of the pilot agreement with the expectation that at some point, in the not too distant future, the new company will come in and perhaps seek IDA benefits on their own. So, it's just terminating the existing pilot agreement, putting it back on the taxpayers.

MAYOR SPANO: Questions?

(No Response.)

MAYOR SPANO: No questions, anyone want to make a motion?

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MS. SINGER: (Hand Raised.)

MAYOR SPANO: Cecile Singer.

MS. NACERINO: (Hand Raised.)

MAYOR SPANO: Seconded by Melissa.

All in favor?

(Chorus of Ayes.)

MAYOR SPANO: Any negatives?

(No Response.)

MAYOR SPANO: Hearing none, the item is passed.

MR. JENKINS: Thank you, Mr. Mayor.

Resolution Number IV is for Grant Park II.

MR. ROTHMAN: Grant Park II on Ashburton Avenue. In 2014, had a closing. That closing was construction financing only at the time. They are now converting to their permanent financing. And have asked the IDA to execute stock certificates and provide the mortgage recording tax exemption. It's a 5.2 million dollar permanent mortgage. That was contemplated within the original application and part of the building's improvements.

MAYOR SPANO: Any question?

(No Response.)

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MAYOR SPANO: Anyone want to make a motion?

MS. GERRY: (Hand Raised.)

MAYOR SPANO: Deputy Mayor makes a motion.

MR. KISCHAK: (Hand Raised.)

MAYOR SPANO: Pete seconded.

All in favor?

(Chorus of Ayes.)

MAYOR SPANO: Any negatives?

(No Response.)

MAYOR SPANO: Hearing none, the item is passed.

MR. JENKINS: Thank you, Mr. Mayor. Authorizing Resolution that's Adopting IDA Compliance Materials, Amended Guidelines and Procedures and Ratifying By-Laws and Personnel Policies and Procedures. Mr. Rothman.

MR. ROTHMAN: So, at the end of last year, there was some legislation that was approved and signed into law by the Governor regarding some changes for IDAs in terms ratifications to capture policies, things like that, recording tax exemptions, policies. This has been vetted

## Proceedings

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2 through the Governance Committee. And what you  
3 have now is a resolution which would authorize  
4 some amendments. Many of the -- just to be clear,  
5 many of the requirements the IDA already had in  
6 place but some of the language has been amended  
7 slightly. So, the application is a little bit  
8 different. There's a project agreement, which I  
9 believe has been presented to you for your  
10 approval, if you approve it. So, it's really  
11 just to comply with the new requirements, which  
12 you were basically already utilizing.

13 MR. JENKINS: And these were adopted at  
14 the Governance Committee --

15 MR. ROTHMAN: Yes.

16 MR. JENKINS: On May 12th.

17 MAYOR SPANO: Are there any comments or  
18 have any questions?

19 MR. BALL: Is there anything in there  
20 about what we talked about the unions?

21 MS. GERRY: That's something that we  
22 would do on our own if we --

23 MR. ROTHMAN: If you choose to.

24 MR. JENKINS: It's still in discussion  
25 in Governance Committee. But this is only our

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recommendations.

MAYOR SPANO: Okay. If there aren't any questions.

Sue, you made a motion?

MR. BALL: (Hand Raised.)

MAYOR SPANO: Seconded by Marty.

All in favor?

(Chorus of Ayes.)

MAYOR SPANO: Any negatives?

(No Response.)

MAYOR SPANO: Hearing none, the item is passed.

No Legal Updates? We settled that.

MR. YOUNG: No, sir. There are no Legal Updates.

MAYOR SPANO: All right. We have Other Business.

MR. YOUNG: Well, we do have one question. That really is a question for the Chair whether or not we appoint Fiona our FOIL officer and Appeals officer which needs to be done. It can be either me or perhaps our new CFO on appeals from FOIL requests.

MS. GERRY: My thoughts would be,

## Proceedings

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2 because we deal with a lot in our organization  
3 here. We usually have a lawyer as the Appeals  
4 officer because if it's getting appealed, you're  
5 reaching a point where someone is going to maybe  
6 take it to a higher level. And I would recommend  
7 having two FOIL officers and having like Curti's  
8 office conduct the awesome training that they do  
9 for the entire city on responding to FOIL.  
10 Because it's -- sometimes it's unnerving when you  
11 get a letter saying, "Provide us with this and  
12 that and that."

13 MR. YOUNG: I agree.

14 MS. GERRY: Really FOIL is very specific  
15 about -- if it's not sitting in your folder, you  
16 don't have to turn it over. And I think sometimes  
17 you get requests that seem more demanding than  
18 they are entitled to be. So, we have a great  
19 training program in the city and the lawyers could  
20 sit down and train one or two or one and an  
21 alternant. Because we've also found that you have  
22 to be like a five day letter and if Fiona is on  
23 vacation, that's somebody scrambling to do a five  
24 day letter and they're like what's in a five day  
25 letter. So, it's always good to have an alternant



## Proceedings

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2 just in case. That would be my recommendation but  
3 we do have a really great training program.

4 MR. YOUNG: We really do.

5 MS. GERRY: And as we update our  
6 training program, do refreshers, we can include  
7 the IDA in that refresher so everyone knows what  
8 they have to do and what they don't have to do.

9 MAYOR SPANO: Is this something that has  
10 to be proposed or voted on?

11 MS. GERRY: Or we just designate or --

12 MAYOR SPANO: At least designate.

13 MR. YOUNG: I think designate is -- I  
14 don't think a vote is necessary.

15 MAYOR SPANO: Any other business?

16 MR. JENKINS: Just state that on our  
17 website, we have our FOIL officers.

18 MS. GERRY: Usually, there's like a  
19 special email address that maybe would go to Fiona  
20 or to Mary, you know, but to have a separate FOIL  
21 email, right? So, that it doesn't get mixed and  
22 then you can keep a good track of it. And then  
23 that way you have a permanent record of every  
24 request like in one email and it doesn't sort of  
25 interfere with other business emails.

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MR. JENKINS: The other business is just the 2016 rolling budget. People can see the things that are going on. There's now a three year tracking on it. So, a three year comparison so people can see how we're progressing over the last three year periods on a projection basis. And we made the letters big for all to read. Thank you.

MS. GERRY: What about Cecile's term? Are we talking about Cecile's term?

MAYOR SPANO: Cecile's term was terminated. She's agreed to stay on board -- swear her in.

MS. GERRY: Excellent. Do we have to do that on the record?

MAYOR SPANO: Do we have to do that on the record?

MR. YOUNG: Mayor, I looked back on the authorizing statute. It says you have the power to appoint and there are no terms. I don't know where the terms originated from.

MAYOR SPANO: We changed that.

MR. YOUNG: Did we? That was prior to my being here.

## Proceedings

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MAYOR SPANO: Yes.

MR. YOUNG: Okay.

MS. GERRY: We can update the by-laws to create -- to start new terms?

MR. GRIFFIN: The statute provides all discretion to the Mayor to do as he pleases. If he decides to put terms into the By-Laws, it's certainly his prerogative to do that. That's one attorney's -- one Attorney General's opinion kind splits the baby on it. Who knows whether it's the right answer but it says basically if you're an administrative member and you have a term that goes past the administration, the next subsequent mayor has he power to terminate that. But if you're not a person in administration, you have to be appointed. That's splitting the baby. So, most IDAs practice that and put some terms in because it's pretty typical corporate practice to have some staggered terms so that we're not swimming all at the same time.

MAYOR SPANO: Thanks.

Anybody else?

Is there any other business?

(No Response.)

## Proceedings

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MAYOR SPANO: Someone want to make a motion that we adjourn?

MR. BALL: (Hand Raised.)

MAYOR SPANO: Marty.

MS. GERRY: (Hand Raised.)

MAYOR SPANO: Seconded by Sue.

All in favor?

(Chorus of Ayes.)

(Whereupon, the Board Meeting

concludes at 9:30 a.m.)

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C E R T I F I C A T I O N

STATE OF NEW YORK )  
 ) ss.  
COUNTY OF WESTCHESTER )

I, MARGARET PRENDERGAST, Court Reporter and  
Notary Public within and for the County of Westchester,  
State of New York, do hereby certify:

That I reported the proceedings that are  
hereinbefore set forth, and that such transcript is a  
true and accurate record of said proceedings.

AND, I further certify that I am not related  
to any of the parties to this action by blood or  
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 \_\_\_\_\_ day of. \_\_\_\_\_, 2016.

\_\_\_\_\_  
MARGARET PRENDERGAST