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CITY OF YONKERS  
INDUSTRIAL DEVELOPMENT AGENCY

REGULAR MEETING

MAY 19, 2015

9:00 a.m.

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- PRESENT: MAYOR SPANO, Chairperson(Absent)  
SUE GERRY, Acting Chairperson  
CECILE SINGER, Member  
ROBERT MACCARIELLO, Member  
PETER KISCHAK, Member  
MARTIN BALL, SR., Member(Absent)  
KEN JENKINS, IDA President  
JOY CARDEN, Member  
DEEPIKA MEHRA, IDA/CFO  
JAIME MCGILL, IDA

LYNN FARRELL-MILEO  
830 Bronx River Road  
Bronxville, NY 10708  
914-776-1318

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2 MS. GERRY: Good morning, welcome to  
3 the MAY 19, 2015 meeting of the Yonkers IDA.  
4 We'll start with roll call.

5 MS. MEHRA: Mayor Spano, excused.

6 Sue Gerry?

7 MS. GERRY: Here.

8 MS. MEHRA: Cecile Singer.

9 MS. SINGER: Here.

10 MS. MEHRA: Peter Kischak.

11 MR. KISCHAK: Here.

12 MS. MEHRA: Joy Carden.

13 MS. CARDEN: Here.

14 MS. MEHRA: Martin Ball, excused.

15 MS. MEHRA: Robert Maccariello.

16 MR. MACCARIELLO: Here.

17 MS. MEHRA: We have a quorum.

18 MS. GERRY: We'll start with the  
19 minutes for the April 21st, 2015 meeting. Has  
20 everyone had a chance to look them over? Any  
21 questions?

22 MS. SINGER: I move the acceptance as  
23 submitted.

24 MR. MACCARIELLO: Second.

25 MS. GERRY: All in favor?

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(Chorus of Ayes)

MS. GERRY: We'll move on to the  
financials for April of 2015.

MS. MEHRA: The month of April did not  
have any closings, however, THE IDA received  
\$10,000 in transfers for of ownership fees from  
Kubaseck and \$2,500 in management fees. The  
month of April IDA has \$1.5 million cash on hand.  
We also have our accountant, Pat Serenson, to  
answer any questions.

MS. GERRY: Anyone have any questions?

MS. SINGER: No. I move the acceptance  
as submitted.

MR. MACCARIELLO: Second.

MS. GERRY: All in favor?

(Chorus of Ayes)

MR. JENKINS: Next is agenda item,  
Resolutions for consideration.

The first is Final Resolution for CCNA  
Realty for the purchase of 470 Nepperhan. The  
lovely building where we are meeting today.

MR. ROTHMAN: David Rothman, Harris  
Beach. At the last meeting of April this year  
there was an initial resolution approved by the

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2 Board to hold a public hearing on this project  
3 which would be the acquisition of this building  
4 and the reconstruction of it, as well as adjacent  
5 parking garage and bridge over the Saw Mill  
6 River. Last evening there was a public hearing.  
7 There were no adverse comments on this project.  
8 So what you have in front of you now is a final  
9 resolution authorizing the acquisition of this  
10 building and retrofitting of this building  
11 itself. The idea, if and when the parking garage  
12 and bridge over the Saw Mill River are ready we  
13 would come back to the Board at that time for a  
14 resolution on that portion of project.

15 We do have representatives of the  
16 company if somebody did have a question regarding  
17 the project.

18 MS. SINGER: Are they just going to  
19 lease the building to various people? What's  
20 their plan?

21 MR. ROTHMAN: I believe that's correct.

22 MR. GJELAJ: Good morning, my name is  
23 Lewis Gjelij. Our plan for the building is to  
24 lease, yes. We'll lease and leave the C.O. as  
25 remains.

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MS. SINGER: Do you have a plan as to do you want to lease larger pieces? Smaller pieces? Are you subdividing?

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MR. GJELAJ: Depending if we find preference to lease to one tenant. That doesn't mean we won't lease to four tenants.

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MS. SINGER: Thank you.

MR. MACCARIELLO: I'd like to go on record as opposing any and all projects that would give an assistance to those who want to do projects with an open shop. I have been against that on all projects since I have been a Board member and I will continue to oppose such projects.

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MS. GERRY: Anyone else have any comments?

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MR. KISCHAK: Did the city approve a parking lot for them? You said something about a parking lot?

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MS. GERRY: We are actually going to be meeting I think later this week to talk about parking arrangements. As you all probably noticed when you were out this morning parking is already tight at 8:45 in the morning. There are

1  
2 a few Yonkers Parking Authority lots across the  
3 street, two of them. We hope to move some of the  
4 daily regular parking, employee parking, out to  
5 those lots. We have been working with an  
6 engineer which we'll also work with Mr. Gjelaj in  
7 his time to talk about other options. One of  
8 which included the closing of Axminister Street  
9 to create parking for either visitors or workers  
10 in the building. We have been talking about how  
11 parking is kind of at a premium in this  
12 neighborhood and something we are going to have  
13 to address as a city on a larger scale if we hope  
14 to redevelop the Carpet Mill and some of the  
15 other buildings that are for lease or for sale in  
16 the neighborhood. So we are working on that. We  
17 are going to be meeting with the buyer, as I  
18 said, this week to talk about downsizing the  
19 footprint of the city's own use in the building.  
20 We have talked about maybe moving some of the  
21 fire department's training into some of the high  
22 schools, their facilities and creating sort of an  
23 Explorer Program with the firefighters engaging  
24 with high school students as kind of a  
25 recruitment process. SO there is a lot at play

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and we'll be working with the new buyer to make sure he's satisfied that he has enough parking for whatever is here.

MR. KISCHAK: I know we brought it up the last meeting, I did. With the parking lot especially the one up here pretty far away, like a block away, people are not going to want to walk a block and a half to work. That is an issue.

MS. GERRY: It is, it's an issue we dealt with in various other relocations like when we consolidated the Board of Ed we put people into the new Larkin/Warburton garage which required a walk of a block or so or to the Buena Vista garage. I think part of the issue for us is we put folks into Chicken Island and the Government Center garage. Those are the investments that the city has made. The Parking Authority has made official parking areas and the engineers we are working with are looking at these radiuses associated with appropriate walking distances for folks. So something is going to have to give because there is really too many vehicles here and people need to be able to

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2 access the building other than just the 20  
3 percent that's being utilized by the city's uses  
4 taking up 100 percent of the parking. So we are  
5 going to have to come up with something, and  
6 hopefully maybe it will roll into the Mayor's  
7 Healthy Living Initiative, get people walking and  
8 fresh air. So that is yet to be determined what  
9 we are going to do but those lots are under  
10 utilized and we have to find some kind of healthy  
11 middle ground for accommodating both our  
12 employees and visitors that need to come here and  
13 other tenants who may move in here. I am not  
14 sure if Mr. Gjelaj would prefer to have visitors  
15 to the building walk a block or employees. But I  
16 think somewhere along the line we have to balance  
17 that.

18 MR. KISCHAK: I hope it does go  
19 through, this is what, the third time? I wish  
20 you luck, Mr. Gjelaj. I am sure the City has to  
21 do something with the parking.

22 MS. GERRY: Motion to approve?

23 MS. SINGER: So moved.

24 MR. KISCHAK: I will second.

25 MS. GERRY: All in favor?



(Chorus of Ayes) Robert Maccariello: Nay

MR. JENKINS: The next is Inducement Resolution for L&A Acquisition, doing business as Adira at Riverside Rehabilitation and Nursing. Mr. Rothman is up for that again.

MR. ROTHMAN: David Rothman. This is as Mr. Jenkins said, this is an initial resolution for Adira to acquire the property 120 Odell, the existing Michael Malotz facility. We have people here to talk about their experience in the acquisition. This would authorize holding a public hearing, would not authorize any benefits at this time. If you'd like to introduce yourself?

MR. STEIN: Alan Stein. Basically we own Sprain Manor Nursing Home. We pay Yonkers taxes, as well. It's a 120 bed facility, Yonkers health care facility, takes care of the elderly the needs. Now we are taking over Michael Malotz's nursing home. We are actually, they are closing doors and we are reopening doors, and we are going to rehire 240 Employees that they laid off. And in order to run it we need to get some kind of PILOT program to be able to exist because

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2 actually they close it down because they weren't  
3 able to run, wasn't financially able to run it.  
4 Now basically one step we want to step in we want  
5 to give care to the elderly, we need some kind of  
6 incentive to be able to exist. That's why I am  
7 here today to ask for some help.

8 MS. SINGER: This is one I have to  
9 recuse myself on because I am the President of  
10 Riverside. I can tell you from Riverside, from  
11 the hospital's point of view why we selected  
12 these people, we looked at many other because the  
13 nursing home is on the premises right behind the  
14 hospital. So we were very concerned about who  
15 would come in. We made the decision very  
16 reluctantly. Ron Corti, the chief executive  
17 officer is here and we made it reluctantly  
18 because we built it to take care of the  
19 community. But it has become impossible to  
20 operate as a single, all of the nursing homes  
21 require a magnitude and it was taking too much of  
22 the attention that needs to be placed upon the  
23 hospital in an environment that's rapidly  
24 changing. And so we looked at many other nursing  
25 homes, people who bid. We went and we looked and

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we evaluated it very carefully and after our evaluation we felt that Sprain Brook ran an exemplary nursing home. And we would like to have them come in and we felt that long term is very important, again, because it feeds into the hospital. We want to be sure that the quality of care is excellent and so that's why the hospital made the decision to select them.

MR. KISCHAK: I have a question, are you planning on keeping the same help?

MR. STEIN: We are going to add help, yes.

MR. KISCHAK: Are you planning on keeping the same people there?

MR. STEIN: Probably, yes, according to performance, yes.

MR. KISCHAK: I'd hate to see some of the people of that a long time in that building lose a job.

MS. SINGER: Maybe we should let Ron speak to that.

MS. GERRY: Sure.

MR. CORTI: It is a reluctant decision to sell the nursing home but it is a reality. We

1  
2 opened the nursing home about 13 years ago and  
3 since that time the hospital has advanced the  
4 nursing home \$8.5 million. So as it stands today  
5 this sale will bring back needed dollars back to  
6 the hospital. The suggestion is even getting  
7 worse with the Medicaid cuts, we have been  
8 experiencing about 90 percent of the nursing home  
9 are Medicaid recipients, and there's been 11 cuts  
10 over the last five year, Medicare reimbursement.  
11 This year alone, first quarter, \$500,000 advance  
12 from the hospital to sustain the nursing home. I  
13 give them a lot of credit because we couldn't run  
14 it. We couldn't run it at a profitable state and  
15 they are willing to step in and try to keep 120  
16 people. It's really needed care. 120 residents,  
17 about 95 percent occupied. We couldn't do it  
18 with our economics, and I think any help you  
19 could give them will keep these people employed,  
20 and more importantly the elderly have a place to  
21 go:

22 MR. STEIN: We are giving back to the  
23 hospital which will be able to use for their  
24 Employees 135 parking spaces that those spaces  
25 are going to be non-profit use basically.

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MR. CORTI: Easement in perpetuity.  
When we built the nursing home our intent was never to separate. We thought something there as long as the hospital. So it is our plan to use the parking lot.

MR. MACCARIELLO: Will you continue to operate the transition, those 120 people, will they have --

MR. CORTI: That will be seamless to the people there.

MS. GERRY: Any other questions?  
Comments? Motion?

MS. CARDEN: Motion.

MS. GERRY: Second?

MR. MACCARIELLO: Second.

MS. GERRY: All in favor?

(Chorus of Ayes)

MS. SINGER: I recuse myself from the vote.

MR. JENKINS: The record will reflect that Miss Singer recused herself from the vote.

The last item on the Resolution for Considerations is a resolution to assign agreement for 86 Main Street. Again, we have

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Harris Beach up.

MR. ROTHMAN: David Rothman. This project goes back some time to 2010, 86 Main Street Station Plaza. There was a letter sent by the lender, Amalgamated Bank, I believe, it is. They are in the process of taking a deed in lieu of foreclosure on the property. They have asked the IDA to consent to an assignment in assumption of the existing PILOT. There is another four years left on that PILOT. What's being asked of the IDA is to consent to the assignment and assumption with the understanding the bank will come back to the IDA before the status date of October 15, this year, with a plan what they are going to do with the property, how they are going to go make sure it doesn't just sit vacant, unused, so there is continued economic stimulus at the location. So this would authorize execution of some documents to actually achieve that.

MR. JENKINS: 86 Main Street, the City building above that is in foreclosure and there's been a lot of activity trying to rent out the spaces that are above it. Basically three

1  
2 floors, Class A empty space that's there  
3 connected to the Buena Vista parking lot. So  
4 this is something that is important to do, Madam  
5 Chair.

6 MS. MCGILL: We should note the PILOT  
7 is a very modest PILOT, they are in there period  
8 only nine percent this year, next year even  
9 smaller.

10 MS. GERRY: I think our hope and  
11 perspective from the city is that whatever we can  
12 do to sweeten the pot so to speak in terms of  
13 making sure these benefits track with the next  
14 buyer will only make the site more attractive for  
15 buyers and hopefully the building gets into some  
16 productive reuse sooner rather than later.

17 MR. ROTHMAN: One thing I should have  
18 said, the bank understands that if or when they  
19 find a buyer of the property that if the IDA  
20 benefits are going to continue that buyer has to  
21 come back to the Board and request your consent  
22 again.

23 MS. GERRY: Any other questions? Can I  
24 get a motion?

25 MS. SINGER: Motion.

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MS. GERRY: Second?

MR. KISCHAK: Second.

MS. GERRY: All in favor?

(Chorus of Ayes)

MR. JENKINS: Madam Chair, legal updates?

MS. GERRY: Any legal updates?

MR. JENKINS: No. And for other business, other business we just wanted to mention there is an update on the Yonkers Arts Weekend and Jaime was some heavily involved.

MS. MCGILL: We had over 5,000 for attendance. We doubled our attendance. That was our goal. IDA spent out \$23,000 in expenses. We spent just over \$20,000. Still some expenses coming in. We were under budget and the BID reported there was an uptic in business, specifically small restaurants in the downtown area. So everyone was very pleased with the traffic that the Arts Week had brought in.

MR. JENKINS: Report back to the Board because there were several questions when it came up to identify how that was generated for business and economic development. Commissioner



1  
2 Kimball also discussed that as well, that uptic  
3 in business, getting people to see the downtown  
4 area as it's being revitalized which is why this  
5 86 Main Street resolution you just approved is so  
6 important in continuing that flow as far as the  
7 arts and technology combination down in that  
8 area. Really awesome exhibits that are still  
9 there and will continue to be there, and also a  
10 double up the number of people that will come in  
11 to the downtown area because of that.

12 MS. SINGER: I went and it was very  
13 interesting also to see the knitting together of  
14 a lot of the arts because of the unified whole.  
15 The enthusiasm that they have for the City I  
16 think and all their family members who come and  
17 their children who come and so it was very  
18 interesting to see the reach. It was gratifying  
19 that the city was able to do this and that had an  
20 impact, broad impact.

21 MR. JENKINS: Just as Jaime was  
22 mentioning, there's been significant follow-up on  
23 identifying and making sure that all the expenses  
24 were met is appropriate and between the Planning  
25 Department and the city side and Jaime for

1  
2 watching out and Deepika can validate the dollars  
3 that were allocated from here for Yonkers Arts  
4 Week. A great job? Thank you, Madam Chairman.

5 MS. GERRY: Thank you everybody and our  
6 team.

7 MR. KISCHAK: I have a question on  
8 other business. I seem to recall that we gave  
9 some support to a building on Palmer Road just  
10 before you get into Bronxville, is that called  
11 the Metropolitan?

12 MR. JENKINS: Yes, Met Lofts.

13 MR. KISCHAK: I do have a problem with  
14 that. I will show you a picture and I will pass  
15 it around. It said, Bronxville.

16 MS. MCGILL: We should note they are no  
17 longer seeking IDA benefits. We didn't induce  
18 them.

19 MR. KISCHAK: So we are not supporting  
20 them?

21 MS. MCGILL: Not at all.

22 MR. KISCHAK: Okay.

23 MR. JENKINS: They haven't used the  
24 benefits.

25 MR. KISCHAK: I know we had that

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problem with the college too.

MR. JENKINS: We can still chat with them make sure there will be a follow-up visit on that. But again, as Sarah Lawrence was doing, the same kind of issue that was there reminded people that it's Yonkers. We'll keep showing our Yonkers pride here for all of us. So, yes, thank you for bringing that up. Even though they are not seeking benefits we still have a communication.

MR. KISCHAK: You want this?

MR. JENKINS: Yes.

MS. GERRY: The Mayor shares your sentiment on that for sure. If there is no other business can we have a motion to adjourn?

MR. KISCHAK: I make a motion.

MS. CARDEN: Second.

MS. GERRY: All in favor?

(Chorus of Ayes)

(TIME NOTED: 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, Lynn Farrell, 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.

\_\_\_\_\_  
Lynn Farrell