



Yonkers IDA

2009 Annual Report Summary

This report is being submitted in accordance with the PAAA of 2005.

Operations and Accomplishments

Operations

The City of Yonkers Industrial Development Agency is a public benefit corporation established by an act of the New York State Legislature in 1982, under Section 903 of the General Municipal Law. The agency operates for the benefit of the City of Yonkers and its populace to accomplish any or all of the purposes specified in Title 1 of Article I8A. Specific powers and duties are conferred to the agency with respect to the acquisition of real property, whether by purchase, condemnation or otherwise, within the corporate limits of the City of Yonkers. All of the local zoning and planning regulations, as well as the regional and local comprehensive land use plans, are taken into consideration to carry out the duties of the agency.

Organized in a manner consistent with the statute, the Mayor of Yonkers appoints a seven member Board of Directors comprised of both public officials and business leaders. This Board governs the IDA by establishing official policies, reviewing and approving requests for financial assistance. Operations and activities of the agency, its members, officers and employees are carried out in accordance with State law.

The IDA's mission is to generate economic development and job growth throughout the City of Yonkers by attracting new businesses; retaining existing ones and helping them all become competitive in a global marketplace. The agency accomplishes this mission by offering financial assistance in the form of Sales and Use Tax Exemptions, Mortgage Recording Tax Exemptions, Payment-In-Lieu-Of-Tax agreements (PILOTs) and by issuing tax exempt Industrial Development Bonds (IDB's).

Cost benefit analysis continues to be an integral part of IDA process. Studies were conducted by a consultant on prospective projects in preparation for Final Resolutions prior to commencement of developments. Prospective projects include, SFC – a \$3 billion multi-phased, mixed used project in the heart of downtown Yonkers, Hudson Scenic – expansion of a manufacturing facility, 383 Warburton Ave – a supermarket in a distressed community and Emerging Health IT – a back office facility for health care providers in the region. Macy's and 326 Riverdale projects were also analyzed for cost-benefit data during the year.

Yes, Yonkers

Accomplishments

In 2008, Yonkers experienced a surge in interest from entrepreneurs and developers seeking to take advantage of the benefits of doing business in the 4th largest city in New York State. However, the same could not be said for 2009. The local economy has been severely affected by the national economic downturn. Although eight applications were submitted and processed during the year, only two projects closed. Our accomplishments are clearly not measured by quantity but quality.

Commercial Projects

Macy's

\$27,300,000

A major renovation and expansion project closed in 2009 at Macy's in Cross County Shopping Center. This project will add 92,500 square feet to its existing facility and an extensive interior renovation. Macy's Yonkers location was the only capital project undertaken by the retailer in the Northeast totaling \$27.3 million in private investment and provided for 64 construction jobs in 2009. At completion, this project will create 54 new full time jobs.

The project included renovations and an expansion of the current footprint. Acquisition of .094 acre of property to the north of the facility was utilized for a five story parking structure to accommodate 685 parking spaces.

Housing Projects

YIDA's commitment to increase and improve the city's housing stock remained essential to the economic development effort.

Grant Park

\$45,500,000

New construction of a 100 units and one community building. Grant Park housing was made possible by private and public investment of \$45,500,000 and is one phase of a multi-phased project that will ultimately yield 240 units. These one-three bedroom units will be rented to families earning 60% or below the area median income. An integral part of the Hope VI program, this project will cause 60 construction jobs and 6 new full time jobs to be created at its completion. This is the first phase of a multi-phased project that will yield 240 units at completion. Grant Park is a unique project needed to replace housing that was eliminated when Mulford Gardens, the oldest housing project in Yonkers, was demolished.

Yes, Yonkers

Other Accomplishments

As has been done in the past 8 years, the IDA awarded a total of \$125,000 in scholarships to 30 high school seniors from the Yonkers Public School system in June 2009. The scholarships were funded by virtue of an agency agreement with two companies which previously received financial incentives through the IDA. Under the terms of the agreement, the companies will continue to fund the scholarship program each year through 2016. With the support of Related Properties, owners of Riverview II, a new guidance center opened at Yonkers High School this winter. The YIDA worked with the owners of Riverview to solidify a three-year partnership with Yonkers Partners in Education. The new center, funded by Related, will provide support to high school students as they undertake the challenging task of applying to colleges and getting financial aid.

Staff toured IDA projects sites to observe completed and ongoing work at the various locations.

Yonkers Business Week, an annual event to promote the city to business owners, developers and entrepreneurs, was held in May 2009. The agency worked with the City of Yonkers to showcase the available property in an effort to attract interest. In addition, seminars were held to inform the business community of programs available to enhance their businesses and to motivate others to start a business or franchise of their own.

The IDA partnered with the Office of Economic Development to rebrand the City's downtown and Waterfront district. New marketing materials have been created and the final product will be used extensively to help highlight development opportunities throughout the downtown and throughout the city.

Yonkers Economic Development Corporation was created by the Yonkers IDA in 2007 to provide certain taxable and tax exempt financial assistance for projects where incentives are no longer available through the Agency or in instances where the Agency's ability to assist economic development projects has been significantly limited by lapsing legislation. YEDC's mission of promoting the creation and preservation of employment opportunities is in line with the IDA's overall objectives and it may deliver financial assistance in a more cost effective form. The debt issued by YEDC will not create liabilities in the State of NY, the City of Yonkers or for the YIDA. YEDC held its first meeting in November 2009 and is comprised of four of the seven IDA board members. The IDA staff provides all administrative support for YEDC.

Yes, Yonkers

Other Accomplishments, con't

To further the objective of advancing job opportunities, health, general prosperity, economic welfare and standard of living of the inhabitants of the City of Yonkers, the YIDA board established a relationship with the WIB in May 2009. The IDA's Chairman, as Mayor of the City of Yonkers, was designated as a grant recipient to create and implement workforce investment activities. Grant employees were hired to conduct activities to meet the objectives and are solely funded by grants. Establishing a cooperative and dynamic working relationship between the IDA and the WIB will enhance the City's efforts to retain existing employers, attract new employers and get more of our residents to work with skills that are truly marketable to Yonkers companies.

The YIDA is working in tandem with New Main Street Development Corporation to assist in acquiring properties needed for the daylighting of the Saw Mill River – a major Yonkers initiative.

Revenues and expenditures

The Agency generated \$866,356.00 in revenues in 2009.

The Agency had \$1,939,699.00 in expenses in 2009.

(Note: Of the total 2009 revenue and expenses, the WIB represents \$519,738 in revenue and \$519,738 in expenses.)

Assets and Liabilities

At year end 2009, the Agency had \$3,834,697.00 in assets.

At year end the Agency had \$3,473,537.00 in liabilities.

Bonds or Notes

Schedule of Bonds and Notes Issued is provided in the annual audit presented to, and approved by the audit committee and the full board.

Yes, Yonkers

Compensation

No salary or compensation was paid to any director of the Agency during 2009. The Agency paid 5 employees during 2009. Salaries were paid in alignment with approved annual budget.

Projects undertaken in 2009

The Agency closed on two projects in 2009; the expansion of Macy's at Cross County and Grant Park, formerly known as Mulford Gardens.

- 9 projects were induced
- 2 projects began construction
- 2 projects opened for business

Real Property Owned and or Disposed of in 2009

The Agency did not own or sell any property in 2009 and does not currently own any property.

Personal Property Owned and Disposed in 2009

The Agency does not own and did not dispose of any personal property in excess of \$5,000.00 in 2009 and does not currently own any personal property.

Assessment of Internal Controls

On a monthly basis, the Yonkers Industrial Development Agency, has its books reviewed and bank reconciliations prepared by an independent accountant. In addition, the Agency is audited by an external CPA firm. As part of the audit, the external auditors may review and test certain internal controls to provide evidence to support their opinion on the financial statements. Although no audit of YIDA's internal controls have been performed, management has not been notified of any material internal control weaknesses resulting from the financial statement.

Finally, the Agency also engages an external law firm to ensure compliance with applicable laws, regulations, contracts, grants and policies.

Yes, Yonkers

2009 Yonkers IDA Annual Report

**CERTIFICATE OF CHIEF EXECUTIVE OFFICER AND THE CHIEF FINANCIAL
OFFICER**

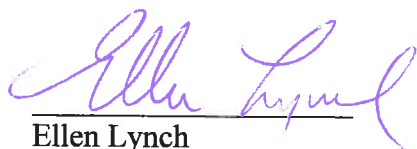
Yonkers Industrial Development Agency

The undersigned, being the duly appointed chief executive officer and chief fiscal officer of the Yonkers Industrial Development Agency (the "Agency"), hereby certify, pursuant to subdivision 3 of Section 2800 of the Public Authorities Law, as follows:

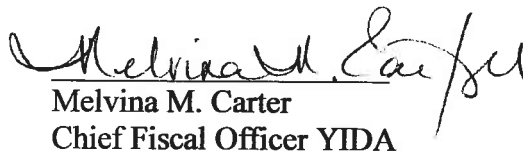
The financial information provided within the Annual Report of the Agency, dated as of March 30, 2010, is accurate, correct, and does not contain any untrue statement of material fact. The Annual Report does not omit any material fact which, if omitted, would cause the report to be misleading in light of the circumstances under which the report and any such statements made therein are made. The Annual Report fairly presents in all material respects the financial condition and results of operations of the Corporation as of, and for, the period presented in said report.

The Annual Report is hereby approved.

IN WITNESS WHEREOF, the undersigned chief executive officer and chief fiscal officer have executed this Certificate as of the 30th day of March, 2010.



Ellen Lynch
President, CEO YIDA



Melvina M. Carter
Chief Fiscal Officer YIDA