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Regular Meeting

DRAFT

of the

Yonkers Industrial Development Agency

November 30, 2016
9:11 a.m.
40 South Broadway
Yonkers, New York 10701

TRANSCRIPT OF PROCEEDINGS

EXECUTIVE AGENDA

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- 1. Roll Call
- 2. Minutes for the October 26, 2016 Meeting
- 3. Financials for October 2016
- 4. Resolutions for Consideration:
 - I. Final Resolution - B & N Apex Corp.
 - II. Authorizing Resolution - SDC Realty Acquisition Project (Boyce Thompson) Sales Tax Increase & Extension
 - III. Authorizing Resolutions for Sales Tax Exemption Extensions:
 - 1. Norwich LLC
 - 2. Lowe's Home Centers
 - 3. 1175 Warburton Ave LLC
 - 4. Brooks Shopping Centers LLC (Cross County Shopping)

- 2 5. Sessantacinque LLC (Leggiadro)
- 3 6. Oz Moving and Storage
- 4 7. FC Yonkers Associates LLC (Ridge Hill)
- 5 8. Rising Development Yonkers (Mill/Main LLC)
- 6 9. River Club LLC
- 7 10. The Plant Manor LLC
- 8 11. Nepperhan Farms LLC
- 9 12. Thethi Realty LLC (460 Nepperhan Ave)
- 10 13. CCNA Realty (470 Nepperhan Ave)

- 11 5. Legal Updates
- 12 6. Other Business
- 13 7. Adjournment

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18 Reported By:

19 Margaret Prendergast
20 902 Pleasantville Road
 Briarcliff, New York 10510

21

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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 DEPUTY MAYOR SUSAN GERRY - SECRETARY

6 CECILE SINGER - BOARD MEMBER

7 PETER KISCHAK - BOARD MEMBER

8

9 IDA STAFF

10 KEN JENKINS - IDA PRESIDENT

11 JAIME MCGILL - IDA EXECUTIVE DIRECTOR

12 MARY LYRAS - IDA CHIEF FISCAL OFFICER

13

14 OTHER

15 GREGORY P. YOUNG, ESQ. - IDA COUNSEL

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

17

18 SHAWN GRIFFIN - HARRIS BEACH PLLC/TRANSACTION COUNSEL

19 ALAN FOX - ROBINSON & COLE LLP/TRANSACTION COUNSEL

20 PATRICK SERENSON - IDA ACCOUNTANT

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25

1 Proceedings

2 MAYOR SPANO: All right, Mary. Let's
3 go.

4 MS. LYRAS: Role Call.

5 Mayor Spano?

6 MAYOR SPANO: Here.

7 MS. LYRAS: Deputy Mayor Gerry?

8 DEPUTY MAYOR GERRY: Here.

9 MS. LYRAS: Martin Ball is excused.
10 Cecile Singer?

11 MS. SINGER: Here.

12 MS. LYRAS: Peter Kischak?

13 MR. KISCHAK: Here.

14 And Melissa Nacerino is excused.

15 We have a quorum.

16 MAYOR SPANO: Okay. Good morning. Just
17 sort of a note. Martin Ball will be leaving us.
18 He's retiring. And he called me, let me know.
19 We're looking at a couple of people to replace
20 him. I just want to put it on the record to say
21 thank you to Martin Ball for all his years of
22 service. He's been a fantastic member and very
23 much one of the reasons why, economically, things
24 have really turned around in Yonkers. So, I just
25 want to say thank you. If anybody else want to

1 Proceedings

2 say anything else on the record?

3 MR. KISCHAK: Is he still on for the
4 Christmas bonus?

5 (Laughter.)

6 MAYOR SPANO: That's what he said, he
7 wanted to make sure he was here for the bonus.

8 All right, guys. You all have the
9 minutes for the October 26 Meeting, 2016, in front
10 of you.

11 Are there any questions?

12 MS. SINGER: I move the minutes, as
13 submitted.

14 MAYOR SPANO: Cecile has moved that we
15 accept the minutes.

16 MR. KISCHAK: (Hand Raised.)

17 MAYOR SPANO: Seconded by Pete.

18 All in favor?

19 (Chorus of Ayes.)

20 MAYOR SPANO: Any negatives?

21 (No Response.)

22 MAYOR SPANO: Item is passed.

23 We have the financials for October 2016.

24 Mary.

25 MS. LYRAS: For the month of October, we

Proceedings

1
2 received no agency fees. Our cash on hand for the
3 month of October was 2.19 million. And as always,
4 we have our accountant, Pat Serenson, on hand for
5 any questions.

6 MAYOR SPANO: Okay. Any questions?

7 (No Response.)

8 DEPUTY MAYOR GERRY: (Hand Raised.)

9 MAYOR SPANO: Deputy Mayor made a motion
10 we accept the financials.

11 MS. SINGER: (Hand Raised.)

12 Seconded by Cecile.

13 All in favor?

14 (Chorus of Ayes.)

15 MAYOR SPANO: Any negatives?

16 (No Response.)

17 MAYOR SPANO: Hearing none, the item is
18 passed.

19 Resolutions for Consideration, Ken.

20 MR. JENKINS: Good morning, Mr. Mayor.

21 First resolution is final resolution for B & N

22 Apex Corporation. Mr. Fox.

23 MR. FOX: Good morning, everyone. Alan
24 Fox of Robinson & Cole. This is a resolution
25 for -- a final resolution for B & N Apex. The

Proceedings

1
2 project involves the construction of a 1,900
3 square foot convenient store and gas station at
4 1051 Yonkers Avenue. It's currently a vacant lot
5 which was previously used as a gas station that
6 closed in around 1996. The project was previously
7 induced. The applicant is seeking final approval.
8 The project is expected to create six new jobs.
9 And the company is seeking sales tax exemptions of
10 approximately \$60,000 on project costs of
11 approximately 1.1 million dollars. The resolution
12 includes a Neg. Dec. which was prepared with the
13 assistance of City Planning Department.

14 MAYOR SPANO: Any questions?

15 MR. KISCHAK: This is the controversial
16 one we've been trying to get there for years and
17 years and years, trying to open it up?

18 MAYOR SPANO: Yes.

19 MR. KISCHAK: I'm glad to see it going
20 forward.

21 DEPUTY MAYOR GERRY: (Hand Raised.)

22 MAYOR SPANO: Deputy Mayor has made a
23 motion.

24 MS. SINGER: (Hand Raised.)

25 MAYOR SPANO: Seconded by Cecile.

1 Proceedings

2 All in favor?

3 (Chorus of Ayes.)

4 MAYOR SPANO: Any negatives?

5 (No Response.)

6 MAYOR SPANO: Hearing none, the item is
7 passed.

8 MR. JENKINS: Thank you. The second
9 item, Authorizing Resolution for SDC Realty
10 Acquisition Project. That's Boyce Thompson. It's
11 a sales tax increase and extension. Mr. Fox.

12 MR. FOX: This is the Boyce Thompson
13 project, renovate and re-purpose the Boyce
14 Thompson Institute property at 1086 North
15 Broadway. Construction is nearing completion,
16 cost of increase by approximately \$10,000,000
17 which 5,000,000 is subject to sales tax. The
18 company is requesting an increase in its sales tax
19 exemption in order to cover those costs. And it
20 also ask for extensions until May 31, 2017. Sales
21 tax exemption, in order to complete the project.

22 Currently, you've authorized 1,123,000
23 of sales tax exemption benefits and they are
24 asking for an increase to 1,567,000 to cover, as I
25 said, the additional \$5,000,000 in cost.

1 Proceedings

2 MAYOR SPANO: You're asking for
3 additional 500,000 to cover 5,000,000?

4 MR. FOX: Additional -- actually it's
5 not that much. It's an additional approximately
6 300,000.

7 MS. SINGER: I'd just like to say, this
8 is something where (Inaudible.) Every time you
9 have a buyer congratulate the city on the
10 wonderful job that's being done there and the
11 tremendous difference it makes in something that
12 stood there for so many years that really was a
13 part of Yonkers a long time ago. And, you know,
14 the revitalization makes a big difference in the
15 whole area. I, with pleasure, move this.

16 MAYOR SPANO: Cecile has made a motion
17 that we accept it.

18 MR. KISCHAK: (Hand Raised.)

19 MAYOR SPANO: Seconded by Pete.
20 All in favor?

21 (Chorus of Ayes.)

22 MAYOR SPANO: The item is passed.

23 And I agree, that's a real nice addition
24 to the community.

25 MS. SINGER: The star of the --

1 Proceedings

2 MAYOR SPANO: Yes, yes. So, we're
3 excited about that. I can't wait for Fortina.

4 MR. JENKINS: I was thinking that same
5 thing. Food, this early in the morning.

6 MR. KISCHAK: Mayor, I just want to
7 mention that we had a hearing on that. There was
8 one gentleman, his name was Santos Rodriguez. He
9 is the Director of Community Affairs and Strategic
10 Initiatives. And at first he was opposed to the
11 issue. He really didn't know what it was about.
12 He's a union guy. He was saying that it was
13 anti -- they didn't have any union workers on
14 there. He wasn't in favor of it. He was
15 mentioning that -- bringing up stuff like there
16 was 18 deaths in New York City last year, three
17 were union workers. I spoke to him in length
18 outside after the meeting and I explained to him
19 that, you know, you can't really go by that. We
20 have to go with the money issue. If you, you
21 know, prove that union people can be on the same
22 level financially, you know, with the numbers,
23 that's all we can possibly do. I told him that we
24 were working on bringing union people to bid on
25 the jobs if they wanted to come in with future

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bids.

MAYOR SPANO: I appreciate that. We obviously -- we always want to encourage our labor, of course, especially our union. Sometimes it's the best we can do is to get them in the room and get them to communicate. A lot of times we cut deals and sometimes it doesn't work out that way. The goal is always to make it work.

MR. KISCHAK: Yes, I know we spoke about this in the past. I spoke to Bill Mascetta. Bill Mascetta, you know, has a contracting company in Yonkers. He uses union workers. I asked him how can you compare union workers and non-union? They're more skilled and they can get the job done faster and safer. If they can prove that, you know, on paper, you know, when they come in for bidding, then they'll win the contract.

MS. SINGER: So that's a productivity issue?

MR. KISCHAK: Yes.

MS. SINGER: So then when you look at the figures and see the productivity on union work is greater than the productivity of an average unskilled. So then, you have something to

Proceedings

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2 discuss. Because everybody looks at the
3 competitive aspects. But also, in the longer
4 term, when you bring in a project like Boyce
5 Thompson, you bring in many union jobs later for
6 employment. So we are laying two sides of the
7 issue. Because that has opened up a whole area
8 that is valid with a tremendous amount of new
9 employment. So we have to balance. It's hard to
10 do.

11 MR. KISCHAK: I agree with you Cecile.

12 MAYOR SPANO: I know for a while Boyce
13 Thompson wasn't one hundred percent. They did
14 use, in many instances, they used union labor. So
15 --

16 MR. KISCHAK: Well, he wasn't even aware
17 of what it was, what it was about.

18 MR. JENKINS: Thank you, Mr. Mayor and
19 the additional information, Mr. Kischak.

20 The next set of Authorizing Resolutions
21 for sales tax are specifically for time extensions
22 for authorized -- for resolutions that were
23 previously authorized. So, they're just time
24 extensions.

25 And the first one up is Norwich LLC.

1 Proceedings

2 MR. FOX: Good morning, again. This is
3 Norwich, Yonkers. This is the four-story hotel
4 being constructed at 5 Executive Boulevard, next
5 to the Boyce Thompson Center. The construction is
6 nearing completion and the company is seeking a
7 six month extension and sales tax exemption to get
8 it to completion. No additional benefits are
9 requested.

10 DEPUTY MAYOR GERRY: (Hand Raised.)

11 MAYOR SPANO: Sue has made a motion.

12 MR. KISCHAK: (Hand Raised.)

13 MAYOR SPANO: Seconded by Pete.

14 All in favor?

15 (Chorus of Ayes.)

16 MAYOR SPANO: The item is passed.

17 MR. JENKINS: Thank you. Lowe's Home
18 Centers.

19 Good morning.

20 MR. ROTHMAN: Good morning, David
21 Rothman. I'm here on this one on behalf of
22 Pauline Galvin. Pauline was Transaction Counsel
23 on this project. Could not make it this morning,
24 asked if I could speak on her behalf. She briefed
25 me on this project.

1 Proceedings

2 Lowe's Home Center is at Ridge Hill.

3 This project closed earlier this year. They have
4 not utilized all their exemption benefit and have
5 simply requested an extension to the end of next
6 year, through December of 2017. The current
7 agency period expires the end of this year,
8 December of '16.

9 MAYOR SPANO: No increase in benefits?

10 MR. ROTHMAN: No increase in benefits,
11 no.

12 MAYOR SPANO: Any questions?

13 (No Response.)

14 MR. KISCHAK: (Hand Raised.)

15 MAYOR SPANO: Pete made a motion.

16 MS. SINGER: (Hand Raised.)

17 MAYOR SPANO: Seconded by Cecile.

18 All in favor?

19 (Chorus of Ayes.)

20 MAYOR SPANO: Any negatives?

21 (No Response.)

22 MAYOR SPANO: Item is passed.

23 MR. JENKINS: The next one up is 1175
24 Warburton Avenue LLC. Mr. Rothman.

25 MR. ROTHMAN: This one, again, like with

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the Lowe's, 1175 Warburton just recently closed. They just started construction. This is a project that has a current sales tax exemption period expiring the end of this year. Their construction period goes through the end of next year. They've requested an extension. No increase through December 31, 2017.

MAYOR SPANO: And that's, just so you know, that's the same throughout the whole thing. No benefit increase.

MR. ROTHMAN: Correct.

MAYOR SPANO: There's no need to ask that question again. It's just pure --

MR. ROTHMAN: Pure extensions.

MAYOR SPANO: Okay. Does anyone want to make a motion?

MR. KISCHAK: (Hand Raised.)

MAYOR SPANO: Pete.

DEPUTY MAYOR GERRY: (Hand Raised.)

MAYOR SPANO: Seconded by the Deputy Mayor.

All in favor?

(Chorus of Ayes.)

MAYOR SPANO: Item is passed.

1 Proceedings

2 MR. JENKINS: The next item up is for
3 Brooks Shopping Center, Cross County. Mr.
4 Rothman.

5 MR. ROTHMAN: Same thing. Brooks
6 Shopping Center, Cross County Shopping Center,
7 extension only. This extension would be through
8 May 31 of next year.

9 MS. SINGER: (Hand Raised.)

10 MAYOR SPANO: Cecile made a motion.

11 MR. KISCHAK: (Hand Raised.)

12 MAYOR SPANO: Seconded by Pete.

13 All in favor?

14 (Chorus of Ayes.)

15 MAYOR SPANO: Any negatives?

16 (No Response.)

17 MAYOR SPANO: Item is passed.

18 MR. JENKINS: The next one up, Sessan --
19 Sessanteniqu --

20 MR. ROTHMAN: Sessantacinque. Also,
21 known as Leggiadro. Sessantacinque took me a long
22 time to pronounce.

23 DEPUTY MAYOR GERRY: You've mastered it.

24 MR. ROTHMAN: I'll spell it for you.

25 They were a recent closing on Main

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Street. And they have also asked for an extension through May of next year.

MAYOR SPANO: Any questions?

(No Response.)

DEPUTY MAYOR GERRY: (Hand Raised.)

MAYOR SPANO: Hearing none, the Deputy Mayor has made a motion.

MS. SINGER: (Hand Raised.)

MAYOR SPANO: Seconded by Cecile.

All in favor?

(Chorus of Ayes.)

MAYOR SPANO: Any negatives?

(No Response.)

MAYOR SPANO: Item is passed.

MR. JENKINS: Next item up, Mr. Rothman, Oz Moving and Storage.

MR. ROTHMAN: Oz Moving and Storage, much easier to say. Also an extension through May 31 of next year.

MS. SINGER: (Hand Raised.)

MAYOR SPANO: Cecile has made a motion.

DEPUTY MAYOR GERRY: (Hand Raised.)

MAYOR SPANO: Seconded by Deputy Mayor.

All in favor?

1 Proceedings

2 (Chorus of Ayes.)

3 MAYOR SPANO: Any negatives?

4 (No Response.)

5 MAYOR SPANO: Hearing none, the item is
6 passed.

7 MR. JENKINS: FC Yonkers Associates LLC,
8 Item 7.

9 MR. ROTHMAN: And this is Ridge Hill.
10 They have a period that expires the end of this
11 year. They've also asked for an extension which
12 would go through May 31, 2017.

13 DEPUTY MAYOR GERRY: (Hand Raised.)

14 MAYOR SPANO: Hearing no questions,
15 Deputy Mayor has made a motion.

16 MR. KISCHAK: (Hand Raised.)

17 MAYOR SPANO: Seconded by Pete.

18 All in favor?

19 (Chorus of Ayes.)

20 MAYOR SPANO: Any negatives?

21 (No Response.)

22 MAYOR SPANO: Hearing none, the item is
23 passed.

24 MR. JENKINS: Thank you, Mr. Rothman.
25 The next one is Rising Development Yonkers,

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Mill/Main Street LLC.

MR. ROTHMAN: This is also an extension. I would like to point out though that on this one the resolution as drafted says, "May 31 of next year." But I believe their request was through July 31 of next year. So, if the board wanted to approve that, first, there would be a motion to amend the agency period.

MS. SINGER: Motion to amend.

MAYOR SPANO: Cecile has made a motion to amend.

DEPUTY MAYOR GERRY: (Hand Raised.)

MAYOR SPANO: Seconded by the Deputy Mayor.

All in favor?

(Chorus of Ayes.)

MAYOR SPANO: Do you want -- do you just want to tell clearly what the motion was about.

MR. ROTHMAN: Sure. The motion to amend is to amend the resolution to extend the agency period to July 31, 2017. Whereas, it's written through May 31, 2017.

MAYOR SPANO: All in favor?

(Chorus of Ayes.)

1 Proceedings

2 MAYOR SPANO: Any negatives?

3 (No Response.)

4 MAYOR SPANO: The amendment is passed.

5 Do you want to make a motion on --

6 MS. SINGER: (Hand Raised.)

7 MAYOR SPANO: Cecile has made a motion
8 on, I guess, on the principle statement there.

9 MR. KISCHAK: (Hand Raised.)

10 MAYOR SPANO: Seconded by Pete.

11 All in favor?

12 (Chorus of Ayes.)

13 MAYOR SPANO: Item is passed.

14 MR. JENKINS: Item 9 is River Club LLC.

15 Mr. Rothman.

16 MR. ROTHMAN: River Club, again, an
17 extension. This to May 31, 2017.

18 MS. SINGER: (Hand Raised.)

19 MAYOR SPANO: Cecile has made a motion.

20 DEPUTY MAYOR GERRY: (Hand Raised.)

21 MAYOR SPANO: Seconded by Deputy Mayor.

22 All in favor?

23 (Chorus of Ayes.)

24 MAYOR SPANO: Item is passed.

25 MR. JENKINS: And next one up, Number 10

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is Plant Manor LLC.

MR. ROTHMAN: Plant Manor, also perhaps known as Alder Manor, again, an extension through May 31, 2017.

MS. SINGER: (Hand Raised.)

MAYOR SPANO: Cecile has made a motion.

MR. KISCHAK: (Hand Raised.)

MAYOR SPANO: Seconded by Pete.

All in favor?

(Chorus of Ayes.)

MAYOR SPANO: Any negatives?

(No response.)

MAYOR SPANO: Item is passed.

MR. JENKINS: Item 11 is Nepperhan Farms LLC.

MR. ROTHMAN: Nepperhan Farms is the grocery store that closed last year. Again, an extension through May 31 of next year, 2017.

MAYOR SPANO: Okay.

DEPUTY MAYOR GERRY: (Hand Raised.)

MAYOR SPANO: Deputy Mayor has made a motion.

MR. KISCHAK: (Hand Raised.)

MAYOR SPANO: Seconded by Pete.

1 Proceedings

2 All in favor?

3 (Chorus of Ayes.)

4 MAYOR SPANO: Any negatives?

5 (No Response.)

6 MAYOR SPANO: Item is passed.

7 MR. JENKINS: The next one up, 460

8 Nepperhan Realty.

9 MR. ROTHMAN: Thethi Realty, this is
10 also an extension from Nepperhan Avenue through
11 May 31, 2017.

12 DEPUTY MAYOR GERRY: (Hand Raised.)

13 MAYOR SPANO: Deputy Mayor has made a
14 motion.

15 MS. SINGER: (Hand Raised.)

16 MAYOR SPANO: Seconded by Cecile.

17 All in favor?

18 (Chorus of Ayes.)

19 MAYOR SPANO: Item is passed.

20 MR. JENKINS: Item 13, CCNA Realty.

21 MR. ROTHMAN: This is up the street from
22 Thethi. Again, an extension through May 31, 2017.

23 DEPUTY MAYOR GERRY: Motion.

24 MAYOR SPANO: Hearing no questions,
25 Deputy Mayor has made a motion.

1 Proceedings

2 MS. SINGER: (Hand Raised.)

3 MAYOR SPANO: Seconded by Cecile.

4 All in favor?

5 (Chorus of Ayes.)

6 MAYOR SPANO: Item is passed, hearing no
7 negatives.

8 MR. JENKINS: And that's it, Mr. Mayor.

9 Thank you, Mr. Mayor. That was a lot.

10 MAYOR SPANO: Legal Updates?

11 MR. YOUNG: There are no Legal Updates,
12 currently, Your Honor.

13 DEPUTY MAYOR GERRY: We do have a couple
14 of Legal Updates.

15 MR. YOUNG: Oh, we do?

16 MR. KISCHAK: Harris Beach, Mr. Mayor.

17 MAYOR SPANO: Do you want to explain it?

18 DEPUTY MAYOR GERRY: Do you want to
19 explain it? Do you want me to explain it?

20 Deputy Mayor?

21 DEPUTY MAYOR GERRY: Just one item that
22 we wanted to discuss with the board, I guess, from
23 Executive Session is the follow-up to our last
24 month's meeting, which we addressed the mortgage
25 recording tax exemption in light of new state

Proceedings

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2 legislation and the manner in which we could
3 extend the terms of the arrangement for incentives
4 to include the YEDC. To expand the incentives
5 available to our local developers at last month's
6 meeting. Extending those incentives to RXR when
7 they are more on deck. So, we wanted to suggest
8 going into Executive Session so that counsel could
9 brief us on the legal opinion on those issued in
10 the interim. And so we can have sort of a more
11 thorough conversation about that and if there are
12 any questions and then we'll come back into
13 Session and close it out.

14 So, is there a motion to go into
15 Executive Session?

16 MAYOR SPANO: Is there a motion to go
17 into Executive Session?

18 MR. KISCHAK: (Hand Raised.)

19 DEPUTY MAYOR GERRY: (Hand Raised.)

20 MAYOR SPANO: All right. Pete, seconded
21 by Deputy Mayor.

22 All in favor?

23 (Chorus of Ayes.)

24 MAYOR SPANO: Okay. We're going to be
25 in Executive Session.

1 Proceedings

2 (Whereupon, an Executive Session
3 commenced.)

4 MAYOR SPANO: Okay. Sue made a motion
5 to come back out of Executive Session.

6 MS. SINGER: (Hand Raised.)

7 MAYOR SPANO: Seconded by Cecile.

8 We all voted yes. So, here we are. Our
9 counsel will let you know what --

10 MR. YOUNG: The board discussed the
11 possibility of changes in state law regarding a
12 mortgage recording tax exemption. I'm sure you
13 will be happy with it.

14 MR. KISCHAK: We'll find out.

15 MAYOR SPANO: All right. Is there any
16 Other Business?

17 (No Response.)

18 MAYOR SPANO: Hearing none, does anyone
19 want to make a motion to adjourn?

20 MR. KISCHAK: (Hand Raised.)

21 MS. SINGER: (Hand Raised.)

22 MAYOR SPANO: Pete, seconded by Cecile.
23 All favor?

24 (Chorus of Ayes.)

25 MAYOR SPANO: We're adjourned.

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(Whereupon, the Board Meeting
concludes at 4:45 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