



**Yonkers Industrial Development Agency  
Regular Board Meeting Minutes  
April 17, 2013**

**Present Board Members**

Deputy Mayor Susan Gerry, Secretary  
Martin Ball Sr., Vice Chairman  
Joy Carden, Treasurer  
Cecile Singer, Board Member  
Peter Kischak, Board Member  
Michael Baratta, Board Member

**Absent Members**

Mayor Mike Spano, Chairman

**Yonkers City Council Representative to IDA**

Chuck Lesnick, Council President

**Non-Members Present**

Jesus Lopez, YEDC/IDA CFO  
Patrick Serenson, Accountant  
David Rothman, Harris Beach PLLC  
Shawn Griffin, Harris Beach PLLC  
Lauri Duffy, Fast Linen Services  
Frank Duffy, Fast Linen Services  
Tom Conneally, CIDG  
Hal Newell, PS&S Engineering  
Ron Shemesh, Glenwood POH  
Ken Ford, NY Title

**Roll Call**

Martin Ball, Sr., IDA Board Vice Chairman called the meeting to order at 9:00 a.m. A roll call was taken. The following Board Members were noted to be present: Deputy Mayor Susan Gerry, Martin Ball Sr., Cecile Singer, Peter Kischak, Joy Carden, Michael Baratta and Chuck Lesnick Council Representative. Mayor Mike Spano was excused. A quorum was established for the conduct of business.

**Approval of Minutes for March 27, 2013 Meeting**

Vice Chairman Ball Sr. referenced the first item on the Agenda which was the Approval of Minutes for March 27, 2013 meeting. No changes were needed to the Minutes.

A motion was made to approve the Minutes for March 27, 2013 by Peter Kischak. The motion was seconded by Joy Carden. *Approved 6-0*

### **Approval of Financials for March 2013**

Vice Chairman Ball, Sr. introduced the next item on the Agenda which was the Approval of the Financials for March 2013. Melvina Carter, IDA CEO summarized the financials and mentioned that the revenues have been slow to come in. CEO Carter indicated that at the end of March the Agency had \$325,000 cash on hand and expenses have been curtailed in order to make an adjustment for the revenue. CEO Carter highlighted that there is anticipation for P.S. 6 to close soon as well as a few other projects in the pipeline.

A motion was made to approve the Financials for March by Cecile Singer. The motion was seconded by Michael Baratta. *Approved 6-0*

### **Approval of Final Resolution for Fast Linen Services**

Vice Chairman Ball, Sr. introduced the next item on the Agenda which was the Approval of the Final Resolution for Fast Linen Services. David Rothman, Harris Beach PLLC advised that Fast Linen was induced at the last meeting and a public hearing was held with no adverse comments. Mr. Rothman added that the approval of the final resolution would authorize the project to receive a tax agreement, tax agreement mortgage, mortgage recording tax exemption and sales tax exemption.

A motion was made to approve the Final Resolution for Fast Linen Services by Deputy Mayor Susan Gerry. The motion was seconded by Cecile Singer. *Approved 6-0*

### **Approval of Inducement Resolution for Kimball Residences**

Vice Chairman Ball, Sr. introduced the next item on the Agenda which was the Approval of the Inducement Resolution for Kimball Residences. Shawn Griffin, Harris Beach PLLC explained that developer Tom Conneally, CIDG was present to speak about the project. Mr. Conneally advised that the project has been in the works for several years, first as condominiums then the market changed as well as zoning. Mr. Conneally added that now the project is before the Board for approval as a 220 unit market rate rental. Mr. Conneally indicated that there would be retail space and the project was located in East Yonkers on the border of Mount Vernon on Bronxville Road and Yonkers Avenue. Mr. Conneally described the project as a 14 story building that would be a major improvement for the site. Vice Chairman Ball, Sr. inquired if where the project was being constructed was where the former movie theater was. Mr. Conneally confirmed that the site was formerly the movie theater and between Yonkers, Bronxville, Crescent Mall and Sherwood Avenue with frontage mostly on Yonkers Avenue and Bronx River Road. Chairman Ball, Sr. also inquired if the theater took the entire block. Mr. Conneally advised that at one time it did but not anymore. Joy Carden, IDA Board Treasurer inquired if the theater had burnt down or are there plans to demolish the site. Mr. Conneally explained that property consisted of an assemblage of about 9 lots and they will be taking all of the existing buildings down in order to build new construction.

Cecile Singer, IDA Board Member inquired how the developers plan on architecturally commemorate Kimball or market from a historical point of view with the understanding

that the façade will be taken down. Mr. Conneally advised that here would be a plaque of some sort placed at the site. Chuck Lesnick, City Council President commented that the project would be market rate but the City of Yonkers is contemplating on affordable housing ordinance although the details aren't known as yet it will probably require a minimum of 10%. Council President Lesnick inquired if there will be thought about how affordable housing could be incorporated into the project. Mr. Conneally responded that there has been consideration as to how to implement affordable housing into the project by performing studies and it would only change with higher density but they wanted to do the right thing for everyone. Mr. Conneally concluded that could not make a project of that size affordable. Mr. Conneally emphasized that when the property was purchased it was purchased as condominiums and the land was too expensive to move forward as affordable housing. Mr. Conneally added that the project ended up being market rate with the uncertainty of if 10-20% affordability would work for the project.

Council President Lesnick inquired about the amount of parking that would be provided. Mr. Conneally indicated that there would be 268 spaces for 220 units, one space per unit and the extra spaces would be for visitors, company residents and handicapped parking. Vice Chairman Ball, Sr. inquired if there would be a public hearing for the project. CEO Carter advised that a public hearing will be held once the Board approves the inducement resolution.

Board Member Singer inquired if there will be commercial space in the building and to describe how the spaces would be divided amongst the commercial lessee. Mr. Conneally advised that the City wanted to have some small retail spaces and allowed for 4,700 sf which would consist of 3-4 tenants that could be drycleaners, coffee shop and other amenities that the neighborhood would need although not national retailers but more of a mom and pop business. Board Member Singer highlighted that the Agency hopes that the project is commercially successful, since it is difficult to do with that type of retail framework. Board Member Singer inquired if there was an amount that was expected from the commercial space and has it been decided which income comes from which area. Mr. Conneally advised that the main focus was on the residential income and retail was implemented as an amenity to the neighborhood as well as for the building residents. Mr. Conneally added that the project square foot total was 230,000 and the retail rent would be \$20-30 per sq ft.

Council President Lesnick inquired if any thought has gone into the possibility of renting parking spaces to commuters during the day since residents of the building will be utilizing the Metro North because of its close proximity. Mr. Conneally advised that they have not took that into consideration but there were a lot of existing buildings in the community that do not have parking and ideally would offer those people first opportunity to rent the spaces.

Vice Chairman Ball, Sr. advised that the space rental would be more of a revenue enhancement for the building and not so much for the City. Michael Baratta, IDA Board Member emphasized that it was not feasible if a tenant finds someone parked in their space if they came home early or late from work. Peter Kischak, IDA Board Member

inquired if any project plans would be shown to the board. Mr. Conneally commented that they did not have a plan but they had renderings to show the board.

CEO Carter inquired if the project would be LEED certified. Mr. Conneally responded that they were unsure if the project would be LEED certified but it would be comprised of high quality amenities. Board Member Kischak inquired as to how many bedrooms the building would consist of. Mr. Conneally indicated that Kimball Residences would have one and two bedrooms. Council President Lesnick inquired about the type of amenities that would be available. Mr. Conneally highlighted that the amenities would include a community room/lounge, cyber office and exercise facility but would not have a swimming pool.

A motion was made to approve the Inducement Resolution for Kimball Residences by Cecile Singer. The motion was seconded by Peter Kischak. *Approved 6-0*

### **Approval of Inducement Resolution for Glenwood POH**

Vice Chairman Ball, Sr. introduced the next item on the Agenda which was the Approval of the Inducement Resolution for Glenwood POH. Mr. Griffin explained that the distinction between the two projects that were being induced was that Kimball Residences came to the IDA about 5 years ago and then the market shifted and the project has now returned and is still in the planning phase the project has to get through financing then come back to the board for their final. Mr. Griffin advised that the Glenwood POH project which many have heard about yet this is their first time the IDA Board has seen it and the project is now going through SEQRA. Ron Shemesh, Principal Glenwood POH gave a brief history of the Power Plant which was built in 1903 and completed in 1907 then vacant since the 1960's. Mr. Shemesh advised that the Power Plant was part of the luxurification of Grand Central Terminal; the Power Plant is a historic building in which all of the real estate development Grand Central Terminal had was made possible because they were able to expand by electrifying the railroad. Mr. Shemesh added that 2 facilities were built; one in Fort Morris which was demolished and the other was the Glenwood Power Plant.

Mr. Shemesh advised that they were about a year underway doing cleanup, structural remediation and environmental remediation. Mr. Shemesh pointed out that the Power Plant was located south of the JFK Marina and west of Trevor Park. Mr. Shemesh added that the proposal was to repurpose the building and there were 3 structures; there was a switchboard which held batteries, a courtyard and turbine hall smoke stacks. Mr. Shemesh highlighted that their plan is to have base soaring ceilings with a 30 sf footprint and 110 ft vault. Mr. Shemesh acknowledged that the project is very large and requires a lot of capital but it is not bank financed because when one looks at an old Power Plant that is contaminated they tend to wonder if the project is feasible or not.

Mr. Shemesh advised that the project would be a public/private partnership and would try to use the STAR tax credits, Brownfield tax credits and any inducements that the IDA Board could issue. Mr. Shemesh highlighted that the project would have an exhibition hall, retreat hotel with 40 rooms for corporate retreats to come out and enjoy and a

boutique hotel which would be located in the repurposed smoke stack building. Mr. Shemesh added that an open space courtyard would be implemented where guests can enjoy breakfast outside. Mr. Shemesh advised that the project would generate about 350 direct construction jobs but the number excludes what will happen with the park and the amount of permanent jobs would be in the range of 1,000.

Hal Newell PS&S Engineering explained that they were looking for an area to place a loading dock for drop offs/deliveries. Mr. Newell mentioned that the primary way that visitors would be getting to the Power Plant would be through Warburton and through Trevor Drive. Mr. Newell pointed out to the Board where the connection for the project was for commuters and school. Mr. Newell stated that there was a proposal for a new elevation bridge so people could walk into the main lobby. Mr. Shemesh advised that the intent is to restore the project and there is a green vision which would consist of the bloom boxes that were about 1 mega watt of fuel cells, hydrogen powered and fully sustainable since they are buying bio gas credits and the project will be 100% renewable resources. Mr. Shemesh described what will be done with the energy was that the heat being made would be taken and distributed throughout the building heating floors and radiant is 60% more efficient than forced air.

Mr. Shemesh highlighted that the goal for the project and its engineers, PS&S was to have the facility use 50% of the energy per square foot. Mr. Shemesh added that the project will be using thermomasting and by taking big heavy mast and preheating, pre-cooling it in order to maintain the environment within a building despite the outside temperature difference. Mr. Shemesh explained that they will also be going LEED platinum; besides generating their own power they will also be selling excess power back to Con Edison. Mr. Shemesh mentioned that all the glass for the buildings would be triple glazed, argon filled and they will be using a product called sage which automatically darkens as the sun rises. Mr. Shemesh indicated that their project would be the first in New York to use chill sails; chilled sails are members that float in the air that have cold water running through them and with natural convection there is no need for big blowers that bring dust. Mr. Shemesh added that this prevents a lot of breathing problems.

Board Member Singer commended the concept and plan for the project and inquired when Mr. Shemesh mentioned public/private funding; what would be the private component. Mr. Shemesh advised that they would like to commit \$25 million and have already 100% funded the purchase and the work that has been going on which has accrued several million dollars in soft costs already. Mr. Shemesh indicated that Senator Schumer came to see the project and is a fan of it. Mr. Shemesh advised that on a \$150 million project they could achieve 20% tax credit which is a \$30 million benefit from the federal government and there is also the New Market Tax Credits which they will apply for; this would give the project \$40 million for the public component. Board Member Singer inquired about the private funding and where the \$25 million balance would be coming from. Mr. Shemesh explained that they have one other program in which Mr. Shemesh's partner Lela Goshen heads called Extell EB5 which is a CTE that sells citizenship papers if you produce jobs and in the midst of raising money they have

already raised \$12 million with a target of \$100 million through job generation which enables foreigners to lend money to the brokers for about 3-5 years and in that period pay them 1% and they receive their green cards. Mr. Shemesh concluded that by that time the project would in place and would then replace their financing with bank money.

Deputy Mayor Susan Gerry advised the board that some other work that the City has been doing with the County and Hudson River Museum to ensure that it is a seamless site. Deputy Mayor Gerry added that when the county Legacy Program built the Amphitheater which is almost complete; the plan was to construct a parking structure which the county would fund. Deputy Mayor Gerry advised that the parking structure would block the views from the Amphitheater to the river so the City asked that County to work with them to commit not to build the parking structure and instead helping to fund the parking to be placed in another area where the views of the river would not be obstructed and the parking flows to one place. Deputy Mayor Gerry advised that the other issue was that the County had plans to extend its river walk and would come from the train down and run across to the Aqueduct. Deputy Mayor Gerry explained that the plan presents a whole new opportunity and a cost saving for the County as well as the City to the river walk since it would utilize the pathway straight over the Aqueduct. Deputy Mayor Gerry highlighted that the City is working with the County and Hudson River Museum to create an amazing space.

Mr. Shemesh advised that when the project is finalized it would be transformational for the City of Yonkers as well as restore a historical landmark. Mr. Shemesh mentioned that they have intentions to publicize the project worldwide and hired one of the best public relations firms to make the Power Plant a destination point. Mr. Shemesh indicated that 98% of the construction workers would come from Yonkers and when the approvals are in place next year the plan is to hire within the community. Mr. Shemesh added that they have formed the not for profit Glenwood.org which has raised \$200,000 benefit for the community. Mr. Shemesh pointed out that they have already began community development and last December issued Jim Bostic of Nepperhan Community Center close to 1,000 toys, 12 laptops as well as sponsoring scholarships which gave out iPads.

Mr. Shemesh advised that they will be starting a school for brick restoration where they teach from the minority community and then hire the students to do the restoration of the Power Plant. Chairman Ball, Sr. inquired if the project was owned by Mr. Shemesh or going for financing. Mr. Shemesh confirmed that he did own the site. Chairman Ball, Sr. inquired about the security at the project site. Mr. Shemesh addressed the board that the entrance to the museum will have a new road that will split and allow more safety. Mr. Shemesh added that there will be attended parking at no charge and acknowledged that but the entire facility has been gated and the number of people coming into the building has dropped dramatically.

Council President Lesnick advised that the Power Plant has come a long way since a few years ago when there were gang initiations that took place at the site and Jim Bostic wanted to have the building torn down fortunately New York Preservation League

declared that Power plant as one of the seven to save in New York State as an important landmark. Mr. Griffin corrected that the project did come for an inducement earlier for mortgage tax exemption but the timing wasn't right since the project hadn't finished SEQRA but they are doing all the extra hearings and section 3-7 in the inducement resolution should be omitted.

Mr. Shemesh explained that the project would take a year in structural remediation and rehabilitation and by next May all the approvals would be in place and the remediation and restoration would be complete then the new features would take about 18 months. Mr. Shemesh indicated that they still need to conclude SEQRA and need to get site plan approval from City Planning but the project has already begun the restoration and refurbishing of the structure. Board Member Kischak inquired what kind of environmental issues the project faces. Mr. Shemesh responded that there were a bit of environmental issues facing the coal fire plant such as asbestos which had been removed and there was a lot of sediment that contained lead in it from the burning of the coal, this was in the process of being removed.

Board Member Kischak inquired about the access for the museum from where the parking structure would be. Mr. Newell advised that the parking was accessible and people could be dropped off as well as walk up from the parking location. Mr. Shemesh commented that he owned the right of way. Board Member Kischak commended the idea to have the ability to dock boats in the vicinity.

A motion was made to approve the Inducement Resolution for Glenwood POH with the removal of Sections 3 through 7 by Deputy Mayor Susan Gerry. The motion was seconded by Michael Baratta. *Approved 6-0*

### **Legal Updates**

Vice Chairman Ball, Sr. introduced the next item on the Agenda which was the Legal Updates. Gregory Young, Esq., IDA Counsel informed the board that condemnation was preceding and moving forward with no other updates. Deputy Mayor Gerry inquired does moving forward mean that the title has already been taken. Counsel Young, Esq. advised that he believes that the title is already done and they are now in the approval stage.

### **Other Business**

Vice Chairman Ball, Sr. introduced the next item on the Agenda which was Other Business. CEO Carter indicated that Thompson and Bender has signed with the IDA and will be the Agency's new public relations firm.

CEO Carter also added that this meeting would be Jesus Lopez, CFO last one since Monday will be his last day with the Agency and thanked him for the service he has provided since June 2012. CFO Lopez thanked everyone. CEO Carter indicated that the Agency would be transitioning CFO Lopez out and lining up interviews for his position as CFO.

Council President Lesnick inquired about the Blueprint Showcase that was scheduled for April 24<sup>th</sup>. CEO Carter informed the board that the City of Yonkers, Westchester County Association and the IDA were hosting the Yonkers Showcase and there would be 140 guests confirmed to attend the ½ day event. CEO Carter highlighted that there would be a tour of the City, with a stop at the Raceway and concluding with the Mayor giving a keynote address at the luncheon.

Deputy Mayor Gerry inquired if everyone received an invite. The board advised they did not receive invites. CEO Carter advised that CFO Lopez would circulate an email invite to the board.

**Adjournment**

A motion to adjourn was made unanimously at 10:02 a.m. *Approved 6-0*