



**Yonkers Industrial Development Agency  
Regular Board Meeting  
November 28, 2007**

**Present Board Members**

Mayor Philip A. Amicone, Chairman  
Martin Ball Sr., Vice Chairman  
William Regan, Secretary (late)  
Cecile Singer, Member (late)  
Michael Baratta, Member  
Peter Kischak, Member

**Absent Board Members**

Joy Lawrence, Treasurer

**Non-Members Present**

Ellen Lynch, Yonkers IDA President/CEO  
Melvina Carter, Yonkers IDA CFO  
Dennis E. A. Lynch, General Counsel  
Shawn Griffin, Harris Beach  
Mark Blanchard, Harris Beach  
Colleen Roche, Linden Alschuler & Kaplan  
Sam Terenzi, CPA  
Hezi Aris, Yonkers Tribune  
Tom Hopkins, Center for Family Services  
Lou Kirven, City of Yonkers Commissioner of Planning  
Martin McGloin, Resident

**Roll Call**

Chairman Amicone called the Regular Meeting to order at 8:38a.m. Roll call was taken. The following Board Members were noted to be present: Mayor Amicone, Martin Ball, Michael Baratta, and Peter Kischak. Board Members William Regan and Cecile Singer arrived later in the meeting and Board Member Joy Lawrence was excused. A quorum was established for the conduct of business.

**Approval of Minutes for the October 24, 2007 Board Meeting**

Chairman Amicone announced the first order of business was approval of the minutes from the October 24, 2007 meeting. Chairman Amicone noted the minutes were previously sent to everyone for their review. After ample time to review the minutes was provided to the Board Members, Chairman Amicone entertained a motion to amend or approve the minutes.

A motion to approve the minutes was made by Martin Ball and seconded by Michael Baratta. *Approved 4-0*

### **Approval of Treasurer's Report for June 2007 – August 2007 and October 2007**

Chairman Amicone called the Board's attention to the Treasurer's Report for the months of June 2007 through August 2007 and October 2007. President Ellen Lynch noted that Financials were distributed last week and corrections were made as discussed at the October 24<sup>th</sup> meeting. Chairman Amicone remarked that the Agency's accountant, Sam Terenzi, was present for any questions by Board Members on financial matters. The Board Members were provided with an opportunity to review the Financial Report.

Since there were no questions asked in regards to the Report, Chairman Amicone entertained a motion for approval of the Treasurer's Report for June 2007 through August 2007 and October 2007.

A motion to approve the Treasurer's Report for June 2007 through August 2007 and October 2007 was made by Michael Baratta and was seconded by Peter Kischak.  
*Approved 4-0*

### **Inducement Resolution – Ashburton Avenue**

Next, Chairman Amicone introduced the Inducement Resolution for Ashburton Avenue and Chairman Amicone then called on Shawn Griffin to speak about the Project. Mr. Griffin stated that the Project has been changed to among other things improve appearances. Mr. Griffin explained that the concept has stayed the same, but the HOPE VI Project was redesigned and includes two additional sites. Mr. Griffin explained that a public hearing would be necessary upon approval of this Resolution. Chairman Amicone noted that Cecile Singer had joined the meeting and provided a summary of Mr. Griffin's presentation. Martin Ball raised a question why the City of Yonkers has a cost of one million dollars. Shawn Griffin responded by explaining the City has a commitment to provide cash or in-kind services to the federally funded HOPE VI project. Chairman Amicone clarified the \$1 million is not a cash contribution, but an equivalent or in-kind contribution in the form of land. Dennis Lynch informed the Board that a public hearing is being scheduled for the public to comment on the new design and any other aspects of the Project. Peter Kischak verified that 110 Ashburton Avenue is vacant. Chairman Amicone recapped a listing of all the Ashburton sites and the various locations comprising this Project. President Ellen Lynch interjected that the proposed 60 units will be on non-contiguous lots. Peter Kischak asked if there were any plans to widen Ashburton Avenue. Chairman Amicone noted the arrival of William Regan and elaborated on the plans in progress to widen Ashburton and other economic revitalization efforts initiatives involving Ashburton Avenue.

Chairman Amicone asked the Board if there were any other questions or comments and hearing none then entertained for a motion to approve the Inducement Resolution – Ashburton Avenue.

A motion for the approval of the presented Resolution Inducement Resolution – Ashburton Avenue was made by Peter Kischak and seconded by Cecile Singer.  
*Approved 6-0*

### **Official Intent Resolution – The Center for Family Support**

Chairman Amicone moved forward with the next agenda item which was the Official Intent Resolution of The Center for Family Support. Shawn Griffin made the presentation on behalf of this Project and outlined the timeframe for closings due to the sunset of the Civic Facilities legislation in or about January 31, 2008 and the resulting pressure on not-for-profits to complete transactions before the deadline.

Chairman Amicone reiterated to the Board that all of other approvals from other Boards or Agencies in the City of Yonkers are complete.

Shawn Griffin introduced Tom Hopkins, Chief Operations Officer at Center for Family Services. Mr. Hopkins greeted the Board and gave a history of the not-for-profit entity. Cecile Singer asked if the Agency was doing this kind of project with other IDAs. Ms. Singer inquired about need to assist an outside agency when Yonkers has several entities providing similar care to the same population. Cecile applauded the purpose of the Agency, but noted Yonkers is rich in such facilities. Chairman Amicone acknowledged the City has several facilities and mentioned to his knowledge they have not come to the IDA for assistance in the past. A lengthy discussion ensued regarding precedent with this Project. All Board Members were provided with an opportunity to express their thoughts on this matter.

Chairman Amicone then entertained a motion regarding the Official Intent Resolution – The Center for Family Support.

A motion for the approval of the Official Intent Resolution – The Center for Family Support was made by Martin Ball seconded by Peter Kischak. *Approved 6-0*

### **Legal Updates**

Dennis Lynch indicated there were no Legal Updates to report.

### **Other Business**

Chairman Amicone asked if there were any other business that needed to be addressed. Ellen Lynch mentioned the Ridge Hill groundbreaking ceremony was taking place today. Also, President Lynch stated the Animal Specialty's opening will take place on Saturday, December 1<sup>st</sup>.

Further, President Lynch informed the Board that Employee Jessinia Pickering was being relocated to Atlanta this month. Finally, Ms. Lynch announced that the Agency was currently looking to fill the now vacant Finance Administrator position and the previously approved Executive Administrator position.

### **Adjournment**

After establishing that there was no further business before the Board, Chairman requested a motion to adjourn the meeting.

A motion was made by Martin Ball and seconded by Peter Kischak. *Approved 6-0*  
Meeting adjourned at 9:05 a.m.