

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

-----X

YONKERS INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
CITY HALL
December 19, 2018
9:06 A.M.
470 Nepperhan Avenue
Yonkers, New York 10701

-----X

P R E S E N T:

- MAYOR MIKE SPANO - CHAIRMAN
 - WILSON KIMBALL - SECRETARY (absent)
 - MELISSA NACERINO - TREASURER
 - CECILE SINGER - BOARD MEMBER
 - PETER KISCHAK - VICE CHAIRMAN
 - HENRY DJONBALAJ - MEMBER
- IDA STAFF
- JAIME MCGILL - IDA EXECUTIVE DIRECTOR
 - MARY LYRAS - IDA/YEDC CHIEF FISCAL OFFICER

A L S O P R E S E N T:

- DAVID ROTHMAN, ESQ. - HARRIS BEACH, PLLC
- SHAWN GRIFFIN, ESQ. - HARRIS BEACH, PLLC
- KARLY GROSZ, ESQ. - IDA COUNSEL
- PETER DIEHL - ACCOUNTANT

1 PROCEEDINGS

2 MAYOR SPANO: Good morning,
3 everybody.

4 MS. LYRAS: Mayor Spano?

5 MAYOR SPANO: Here.

6 MS. LYRAS: Peter Kischak?

7 MR. KISCHAK: Here.

8 MS. LYRAS: Cecile Singer?

9 MS. SINGER: Here.

10 MS. LYRAS: Henry Djonbalaj?

11 MR. DJONBALAJ: Here.

12 MS. LYRAS: Melissa Nacerino?

13 MS. NACERINO: Here.

14 MS. LYRAS: Wilson Kimball is
15 absent. We have a quorum.

16 MAYOR SPANO: We have the
17 minutes from the meeting of November
18 30th, 2018 in front of everyone.

19 Are there any questions? There
20 are no questions. Would anybody like
21 to make a motion to accept the
22 minutes? Made by Henry. Seconded by
23 Melissa.

24 All in favor?

25 (Chorus of ayes.)

1 PROCEEDINGS

2 MAYOR SPANO: Any negatives?

3 No negatives.

4 Mary, we have Item 3,
5 financials.

6 MS. LYRAS: In the month of
7 November we received \$92,500 in
8 agency fees, closing on Hudson Blue.

9 Our cash on hand as of November
10 30 was \$3.5 million.

11 We have our accountant, Peter
12 Diehl, on hand if anyone has any
13 questions.

14 MAYOR SPANO: Are there any
15 questions about the financials?

16 MS. SINGER: I'll make a motion
17 to accept.

18 MAYOR SPANO: Cecile made a
19 motion. Seconded by Pete.

20 All in favor?

21 (Chorus of ayes.)

22 MAYOR SPANO: Any negatives?

23 The item is passed.

24 MS. SINGER: I want to again
25 say that the notes are very helpful.

1 PROCEEDINGS

2 They are very helpful because I had
3 questions, and as I looked at this,
4 they were answered.

5 MS. LYRAS: Thank you.

6 MAYOR SPANO: Thank you.

7 Jamie.

8 MS. MCGILL: The resolution for
9 consideration, Authorizing Resolution
10 for St. Joseph's Riverside Hospital
11 Bond Defeasance.

12 Shawn Griffin, Harris Beach.

13 MR. GRIFFIN: St. Joseph's
14 Hospital had the Yonkers IDA issue a
15 bond many years ago, and they are in
16 the process of refinancing, as a 1998
17 bond issue.

18 If you recall since 2007, this
19 agency, the IDA, has not been issued
20 a not for profit since the statute
21 was changed. So, that's how far back
22 this goes.

23 They are in the process of
24 refinancing that debt. It's called
25 the defeasance protected bond. It's

1 PROCEEDINGS

2 slightly different, but it's the same
3 outcome.

4 Your bonds are taken care of
5 and satisfied and new bonds are
6 issued through the Dormitory
7 Authority of the State of New York.

8 That's a good sign. That means
9 the hospital is getting stronger in
10 terms of today's world, and that's a
11 very good sign because DASNY bonds,
12 the Department of Health makes sure
13 always get paid. So, I thought that
14 was a very good transition for the
15 hospital.

16 So, your bonds will ultimately
17 be paid off as they were supposed to
18 be by the proceeds of the new DASNY
19 issued bonds ...

20 MS. SINGER: They call it St.
21 Joseph's Riverside?

22 MR. GRIFFIN: I think that's
23 their historic name.

24 MS. SINGER: We have St. John's
25 Riverside. I've seen loan documents

1 PROCEEDINGS

2 and other things and I've never seen
3 Riverside.

4 MS. MCGILL: It's a typo on the
5 agenda.

6 MR. GRIFFIN: The proper name
7 is St. Joseph's Hospital. It's just
8 the agenda. We need to get rid of
9 the word Riverside.

10 MAYOR SPANO: The mistake was
11 made and for the record it's St.
12 Joseph's Hospital and not St.
13 Joseph's Riverside.

14 MR. KISCHAK: Shawn, are they
15 associated with like the major
16 hospitals taking over like Montefiore
17 and ...

18 MR. GRIFFIN: No.

19 MR. KISCHAK: They are lone
20 standing?

21 MR. GRIFFIN: I believe they
22 are still a stand-alone hospital,
23 yes.

24 MS. SINGER: The state has been
25 helping. In other words, what has

1 PROCEEDINGS

2 happened it's in a critical area. It
3 performs vital services for a
4 critical population. So, the State
5 of New York doesn't want any hospital
6 to really go belly up. So, they have
7 been pumping some money in, and they
8 also have a very valuable piece of
9 land in Harrison when they took over
10 St. Vincent's. So, you know, through
11 all of that ... But it's very
12 difficult for independent ...

13 MAYOR SPANO: Thank you. Any
14 other questions?

15 Does anyone want to make a
16 motion?

17 MR. KISCHAK: I'll make a
18 motion.

19 MAYOR SPANO: Pete made a
20 motion. Seconded by Melissa.

21 All in favor?

22 (Chorus of ayes.)

23 MAYOR SPANO: Any negatives?

24 The item is passed. Item 2.

25 MS. MCGILL: Item 2 is

1 PROCEEDINGS

2 authorizing resolution for Yonkers
3 Raceway Assignment and Assumption.

4 MR. GRIFFIN: In November I
5 stood before you and we talked about
6 assignment and assumption of known
7 benefits for the raceway as part of
8 the acquisition by MGM.

9 There were some questions with
10 respect to that resolution. We
11 worked through those with
12 administration, and we are presenting
13 to you today basically a revised or
14 substitute resolution.

15 There were questions we had
16 still about the structure. We had
17 those answered to our satisfaction.

18 So, today's resolution would
19 substitute and replace the November
20 resolution. Again, no additional
21 benefits; the same transactions as
22 before. We just wanted a little more
23 detailed background.

24 MAYOR SPANO: Okay. Any
25 questions?

1 PROCEEDINGS

2 MS. SINGER: Motion.

3 MAYOR SPANO: Cecile made a
4 motion. Seconded by Melissa.

5 All in favor?

6 (Chorus of ayes.)

7 MAYOR SPANO: Any negatives?

8 The item is passed.

9 MS. MCGILL: The third and
10 final resolution is a resolution to
11 authorize issuance of RFQ for
12 advisory services on City of Yonkers
13 opportunity zones.

14 MR. GRIFFIN: You'll see on the
15 front page of that resolution those
16 are census tracks for the City of
17 Yonkers for the middle of the Hudson
18 you could see where the waterfront
19 line is.

20 The point I'm making is the
21 yellow parcels were qualified tracks.
22 They had the right census data.

23 Each state had a right to
24 designate up to 25 percent of the
25 census track. Yonkers put in for

1 PROCEEDINGS

2 these three census tracks. Those are
3 areas where you get the special, new
4 benefit, and in order to try to
5 promote that, we are looking for
6 consultants to work with the city and
7 the agencies to A) ...

8 Really there's three things;
9 one is to be a megaphone. You know,
10 yell out as loud as they can because
11 everywhere in the country there's
12 these opportunity zones where people
13 look to Yonkers; 2) facilitate, bring
14 together both investors and
15 developers in Yonkers. We know the
16 developers. They'll know the
17 investors; and 3) at some point there
18 may be a need for a fund to be formed
19 but that may be a licensed activity.

20 So, we are going to put out an
21 RFQ and get a consultant to come back
22 and talk to you about the consulting.

23 Also, YEDC will decide where
24 the best spot is to put that
25 contract, but we want to go out and

1 PROCEEDINGS

2 get some information and come back to
3 you for a consult on that.

4 MS. SINGER: And what
5 consultants are we looking at?

6 MR. GRIFFIN: Well, the first
7 two and that's why I talk about it
8 that way, the megaphone, you know,
9 yell out there and tell people in
10 Yonkers. That could be almost
11 anybody.

12 The second one where you are
13 starting to facilitate and understand
14 business and understand terms, you
15 know, this type of technique, this
16 opportunity funding, it's probably
17 going to be a little more towards
18 somebody who has a banking
19 background.

20 The third one where you're
21 actually running a fund and doing
22 investment management and identifying
23 the projects, that's an activity. We
24 are not intending to go that far. We
25 are going to start with probably the

1 PROCEEDINGS

2 first two categories but let's see
3 what comes back with our cue response
4 and there's no expenditure being
5 discussed at this point.

6 So, we would designate somebody
7 to work with us and kind of be the
8 one that really focuses on this
9 activity.

10 MAYOR SPANO: And we have an
11 opportunity here?

12 MR. GRIFFIN: Yes.

13 MAYOR SPANO: Any other
14 questions? Henry made a motion.
15 Seconded by Pete. All in favor.

16 (Chorus of ayes.)

17 MAYOR SPANO: Any negatives?
18 The item is passed. Any legal
19 updates?

20 MS. GROSZ: None.

21 MAYOR SPANO: Any other
22 business? Can we make a motion to
23 adjourn? Melissa and seconded by
24 Pete.

25 All in favor?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PROCEEDINGS

(Chorus of ayes.)

MAYOR SPANO: We are adjourned.

(Whereupon, the meeting
concluded at 9:14 A.M.)

o o o o

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PROCEEDINGS

C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF PUTNAM)

I, MADELINE IOVINO, a Notary Public
for and within the State of New York, do
hereby certify:

That the above is a correct
transcription of my stenographic notes.

I further certify that I am not
related to any of the parties to this
action by blood or by 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 2nd day of January 2018.

Madelaine Iovino

MADELINE IOVINO

\$	all [6] - 2:24, 7:11, 7:21, 9:5, 12:15, 12:25	belly [1] - 7:6	correct [1] - 14:10
\$92,500 [1] - 3:7	All [1] - 3:20	benefit [1] - 10:4	could [2] - 9:18, 11:10
1	almost [1] - 11:10	benefits [2] - 8:7, 8:21	COUNSEL [1] - 1:21
10701 [1] - 1:6	alone [1] - 6:22	best [1] - 10:24	country [1] - 10:11
19 [1] - 1:4	also [2] - 7:8, 10:23	blood [1] - 14:14	COUNTY [1] - 14:5
1998 [1] - 4:16	always [1] - 5:13	Blue [1] - 3:8	critical [2] - 7:2, 7:4
2	am [2] - 14:12, 14:15	BOARD [2] - 1:3, 1:13	cue [1] - 12:3
2 [3] - 7:24, 7:25, 10:13	answered [2] - 4:4, 8:17	bond [3] - 4:15, 4:17, 4:25	D
2007 [1] - 4:18	any [15] - 2:19, 3:2, 3:12, 3:14, 3:22, 7:5, 7:13, 7:23, 8:24, 9:7, 12:13, 12:17, 12:18, 12:21, 14:13	Bond [1] - 4:11	DASNY [2] - 5:11, 5:18
2018 [3] - 1:4, 2:18, 14:18	anybody [2] - 2:20, 11:11	bonds [5] - 5:4, 5:5, 5:11, 5:16, 5:19	data [1] - 9:22
25 [1] - 9:24	anyone [2] - 3:12, 7:15	both [1] - 10:14	dAVID [1] - 1:20
2nd [1] - 14:18	are [20] - 2:20, 3:25, 4:2, 4:15, 4:23, 5:4, 5:5, 6:14, 6:19, 6:22, 8:12, 9:16, 10:2, 10:5, 10:20, 11:5, 11:12, 11:24, 11:25, 13:3	bring [1] - 10:13	day [1] - 14:18
3	are there [2] - 2:19, 3:14	business [2] - 11:14, 12:22	debt [1] - 4:24
3 [2] - 3:4, 10:17	area [1] - 7:2	but [4] - 5:2, 10:19, 10:25, 12:2	December [1] - 1:4
3.5 [1] - 3:10	areas [1] - 10:3	But [1] - 7:11	decide [1] - 10:23
30 [1] - 3:10	as [8] - 3:9, 4:3, 4:16, 5:17, 8:7, 8:21, 10:10	by [11] - 2:22, 3:19, 5:18, 7:20, 8:8, 9:4, 12:15, 12:23, 14:14	Defeasance [1] - 4:11
30th [1] - 2:18	Assignment [1] - 8:3	C	defeasance [1] - 4:25
4	assignment [1] - 8:6	C [2] - 14:2	Department [1] - 5:12
470 [1] - 1:5	associated [1] - 6:15	call [1] - 5:20	designate [2] - 9:24, 12:6
9	Assumption [1] - 8:3	called [1] - 4:24	detailed [1] - 8:23
9:06 [1] - 1:5	assumption [1] - 8:6	can [2] - 10:10, 12:22	developers [2] - 10:15, 10:16
9:14 [1] - 13:5	at [5] - 4:3, 10:17, 11:5, 12:5, 13:5	care [1] - 5:4	DEVELOPMENT [1] - 1:3
A	Authority [1] - 5:7	cash [1] - 3:9	Diehl [1] - 3:12
A.M [2] - 1:5, 13:5	authorize [1] - 9:11	categories [1] - 12:2	DIEHL [1] - 1:22
about [5] - 3:15, 8:5, 8:16, 10:22, 11:7	Authorizing [1] - 4:9	CECILE [1] - 1:13	different [1] - 5:2
above [1] - 14:10	authorizing [1] - 8:2	Cecile [2] - 2:8, 3:18	difficult [1] - 7:12
absent [2] - 1:12, 2:15	Avenue [1] - 1:5	cecile [1] - 9:3	DIRECTOR [1] - 1:16
accept [2] - 2:21, 3:17	eyes [6] - 2:25, 3:21, 7:22, 9:6, 12:16, 13:2	ceus [4] - 9:16, 9:22, 9:25, 10:2	discussed [1] - 12:5
accountant [1] - 3:11	B	certify [2] - 14:9, 14:12	Djonbalaj [1] - 2:10
ACCOUNTANT [1] - 1:22	back [4] - 4:21, 10:21, 11:2, 12:3	CHAIRMAN [2] - 1:11, 1:13	DJONBALAJ [2] - 1:14, 2:11
acquisition [1] - 8:8	background [2] - 8:23, 11:19	changed [1] - 4:21	do [1] - 14:8
action [1] - 14:14	banking [1] - 11:18	CHIEF [1] - 1:16	documents [1] - 5:25
activity [3] - 10:19, 11:23, 12:9	basically [1] - 8:13	Chorus [2] - 2:25, 7:22	does [1] - 7:15
actually [1] - 11:21	be [9] - 5:17, 5:18, 10:9, 10:18, 10:19, 11:10, 11:17, 12:7	chorus [4] - 3:21, 9:6, 12:16, 13:2	doesn't [1] - 7:5
additional [1] - 8:20	Beach [1] - 4:12	City [2] - 9:12, 9:16	doing [1] - 11:21
adjourn [1] - 12:23	BEACH [2] - 1:20, 1:21	city [1] - 1:4	Dormitory [1] - 5:6
adjourned [1] - 13:3	because [3] - 4:2, 5:11, 10:10	city [1] - 10:6	E
administration [1] - 8:12	been [3] - 4:19, 6:24, 7:7	closing [1] - 3:8	E [6] - 1:10, 1:19, 14:2
advisory [1] - 9:12	before [2] - 8:5, 8:22	come [2] - 10:21, 11:2	each [1] - 9:23
again [2] - 3:24, 8:20	being [1] - 12:4	comes [1] - 12:3	ESQ [3] - 1:20, 1:21, 1:21
agencies [1] - 10:7	believe [1] - 6:21	concluded [1] - 13:5	everybody [1] - 2:3
agency [2] - 3:8, 4:19		consideration [1] - 4:9	everyone [1] - 2:18
AGENCY [1] - 1:3		consult [1] - 11:3	everywhere [1] - 10:11
agenda [2] - 6:5, 6:8		consultant [1] - 10:21	EXECUTIVE [1] - 1:16
ago [1] - 4:15		consultants [2] - 10:6, 11:5	expenditure [1] - 12:4
		consulting [1] - 10:22	F
		contract [1] - 10:25	F [1] - 14:2
			facilitate [2] - 10:13, 11:13
			far [2] - 4:21, 11:24
			favor [6] - 2:24, 3:20,

<p>7:21, 9:5, 12:15, 12:25 fees [1] - 3:8 final [1] - 9:10 financials [2] - 3:5, 3:15 first [2] - 11:6, 12:2 FISCAL [1] - 1:16 focuses [1] - 12:8 for [17] - 4:8, 4:10, 4:20, 5:14, 6:11, 7:3, 7:12, 8:2, 8:7, 9:11, 9:16, 9:17, 9:25, 10:5, 10:18, 11:3, 14:8 formed [1] - 10:18 from [1] - 2:17 front [2] - 2:18, 9:15 fund [2] - 10:18, 11:21 funding [1] - 11:16 further [1] - 14:12</p>	<p>2:11, 2:13, 12:11 hereby [1] - 14:9 hereunto [1] - 14:17 historic [1] - 5:23 hospital [4] - 5:9, 5:15, 6:22, 7:5 Hospital [4] - 4:10, 4:14, 6:7, 6:12 hospitals [1] - 6:16 how [1] - 4:21 Hudson [2] - 3:8, 9:17</p>	<p style="text-align: center;">J</p> <p>JAIME [1] - 1:16 Jamie [1] - 4:7 January [1] - 14:18 John's [1] - 5:24 Joseph's [6] - 4:10, 4:13, 5:21, 6:7, 6:12, 6:13 just [2] - 6:7, 8:22</p>	<p>may [2] - 10:18, 10:19 MAYOR [21] - 1:11, 2:2, 2:5, 2:16, 3:2, 3:14, 3:18, 3:22, 4:6, 6:10, 7:13, 7:19, 7:23, 8:24, 9:3, 9:7, 12:10, 12:13, 12:17, 12:21, 13:3 Mayor [1] - 2:4 McGILL [5] - 1:16, 4:8, 6:4, 7:25, 9:9 means [1] - 5:8 meeting [2] - 2:17, 13:4 MEETING [1] - 1:3 megaphone [2] - 10:9, 11:8 MELISSA [1] - 1:12 Melissa [5] - 2:12, 2:23, 7:20, 9:4, 12:23 MEMBER [2] - 1:13, 1:14 MGM [1] - 8:8 middle [1] - 9:17 MIKE [1] - 1:11 million [1] - 3:10 minutes [2] - 2:17, 2:22 mistake [1] - 6:10 money [1] - 7:7 Montefiore [1] - 6:16 month [1] - 3:6 more [2] - 8:22, 11:17 morning [1] - 2:2 motion [10] - 2:21, 3:16, 3:19, 7:16, 7:18, 7:20, 9:2, 9:4, 12:14, 12:22 MR [14] - 2:7, 2:11, 4:13, 5:22, 6:6, 6:14, 6:18, 6:19, 6:21, 7:17, 8:4, 9:14, 11:6, 12:12 MS [22] - 2:4, 2:6, 2:8, 2:9, 2:10, 2:12, 2:13, 2:14, 3:6, 3:16, 3:24, 4:5, 4:8, 5:20, 5:24, 6:4, 6:24, 7:25, 9:2, 9:9, 11:4, 12:20 my [2] - 14:11, 14:18</p>
<p style="text-align: center;">G</p> <p>get [5] - 5:13, 6:8, 10:3, 10:21, 11:2 getting [1] - 5:9 go [3] - 7:6, 10:25, 11:24 goes [1] - 4:22 going [3] - 10:20, 11:17, 11:25 good [4] - 2:2, 5:8, 5:11, 5:14 Griffin [1] - 4:12 GRIFFIN [10] - 1:21, 4:13, 5:22, 6:6, 6:18, 6:21, 8:4, 9:14, 11:6, 12:12 GROSZ [2] - 1:21, 12:20</p>	<p style="text-align: center;">I</p> <p>i [2] - 5:22, 6:21 I [13] - 3:24, 4:2, 4:3, 5:13, 8:4, 11:7, 14:2, 14:7, 14:12, 14:14, 14:17 I'll [1] - 7:17 i'll [1] - 3:16 I'm [1] - 9:20 I've [2] - 5:25, 6:2 IDA [5] - 1:15, 1:16, 1:21, 4:14, 4:19 IDA/YEDC [1] - 1:16 identifying [1] - 11:22 if [2] - 3:12, 4:18 IN [1] - 14:17 in [24] - 2:18, 2:24, 3:6, 3:7, 3:20, 4:15, 4:23, 5:9, 6:25, 7:2, 7:7, 7:9, 7:21, 8:4, 9:5, 9:25, 10:4, 10:11, 10:15, 11:9, 12:15, 12:25, 14:15 independent [1] - 7:12 INDUSTRIAL [1] - 1:3 information [1] - 11:2 intending [1] - 11:24 interested [1] - 14:15 investment [1] - 11:22 investors [2] - 10:14, 10:17 IOVINO [2] - 14:7, 14:21 is [14] - 2:14, 3:23, 5:9, 6:7, 7:24, 7:25, 9:8, 9:10, 9:19, 9:20, 10:9, 10:24, 12:18, 14:10 issuance [1] - 9:11 issue [2] - 4:14, 4:17 issued [3] - 4:19, 5:6, 5:19 it [3] - 5:20, 7:2, 11:7 it's [9] - 4:24, 4:25, 5:2, 6:4, 6:7, 6:11, 7:2, 7:11, 11:16 item [5] - 3:23, 7:24, 7:25, 9:8, 12:18 Item [2] - 3:4, 7:24</p>	<p style="text-align: center;">K</p> <p>KARLY [1] - 1:21 KIMBALL [1] - 1:12 Kimball [1] - 2:14 kind [1] - 12:7 KISCHAK [5] - 1:13, 2:7, 6:14, 6:19, 7:17 Kischak [1] - 2:6 know [6] - 7:10, 10:9, 10:15, 10:16, 11:8, 11:15 known [1] - 8:6</p>	<p style="text-align: center;">N</p> <p>N [2] - 1:10, 1:19 Nacerino [1] - 2:12 NACERINO [2] - 1:12, 2:13 name [2] - 5:23, 6:6 need [2] - 6:8, 10:18 negatives [6] - 3:2, 3:3, 3:22, 7:23, 9:7, 12:17 Nepperhan [1] - 1:5 never [1] - 6:2 NEW [1] - 14:4 New [4] - 1:6, 5:7, 7:5, 14:8 new [3] - 5:5, 5:18, 10:3</p>
<p style="text-align: center;">H</p> <p>had [6] - 4:2, 4:14, 8:15, 8:16, 9:22, 9:23 HALL [1] - 1:4 hand [3] - 3:9, 3:12, 14:18 happened [1] - 7:2 HARRIS [2] - 1:20, 1:21 Harris [1] - 4:12 Harrison [1] - 7:9 has [5] - 3:12, 4:19, 6:24, 6:25, 11:18 have [9] - 2:15, 2:16, 3:4, 3:11, 5:24, 7:6, 7:8, 12:10, 14:17 Health [1] - 5:12 helpful [2] - 3:25, 4:2 helping [1] - 6:25 HENRY [1] - 1:14 Henry [3] - 2:10, 2:22, 12:14 here [6] - 2:5, 2:7, 2:9,</p>	<p style="text-align: center;">L</p> <p>L [1] - 1:19 land [1] - 7:9 legal [1] - 12:18 let's [1] - 12:2 licensed [1] - 10:19 like [3] - 2:20, 6:15, 6:16 line [1] - 9:19 little [2] - 8:22, 11:17 loan [1] - 5:25 lone [1] - 6:19 look [1] - 10:13 looked [1] - 4:3 looking [2] - 10:5, 11:5 loud [1] - 10:10 LYRAS [9] - 1:16, 2:4, 2:6, 2:8, 2:10, 2:12, 2:14, 3:6, 4:5</p>	<p style="text-align: center;">L</p> <p>L [1] - 1:19 land [1] - 7:9 legal [1] - 12:18 let's [1] - 12:2 licensed [1] - 10:19 like [3] - 2:20, 6:15, 6:16 line [1] - 9:19 little [2] - 8:22, 11:17 loan [1] - 5:25 lone [1] - 6:19 look [1] - 10:13 looked [1] - 4:3 looking [2] - 10:5, 11:5 loud [1] - 10:10 LYRAS [9] - 1:16, 2:4, 2:6, 2:8, 2:10, 2:12, 2:14, 3:6, 4:5</p>	<p style="text-align: center;">L</p> <p>L [1] - 1:19 land [1] - 7:9 legal [1] - 12:18 let's [1] - 12:2 licensed [1] - 10:19 like [3] - 2:20, 6:15, 6:16 line [1] - 9:19 little [2] - 8:22, 11:17 loan [1] - 5:25 lone [1] - 6:19 look [1] - 10:13 looked [1] - 4:3 looking [2] - 10:5, 11:5 loud [1] - 10:10 LYRAS [9] - 1:16, 2:4, 2:6, 2:8, 2:10, 2:12, 2:14, 3:6, 4:5</p>
		<p style="text-align: center;">M</p> <p>made [6] - 2:22, 3:18, 6:11, 7:19, 9:3, 12:14 MADELINE [2] - 14:7, 14:21 major [1] - 6:15 make [5] - 2:21, 3:16, 7:15, 7:17, 12:22 makes [1] - 5:12 making [1] - 9:20 management [1] - 11:22 many [1] - 4:15 marriage [1] - 14:14 Mary [1] - 3:4 MARY [1] - 1:16 matter [1] - 14:16</p>	

<p>no [6] - 2:20, 3:3, 6:18, 8:20, 12:4, 14:15 none [1] - 12:20 not [5] - 4:19, 4:20, 6:12, 11:24, 14:12 Notary [1] - 14:7 notes [2] - 3:25, 14:11 November [5] - 2:17, 3:7, 3:9, 8:4, 8:19</p>	<p>piece [1] - 7:8 PLLC [2] - 1:20, 1:21 point [3] - 9:20, 10:17, 12:5 population [1] - 7:4 presenting [1] - 8:12 probably [2] - 11:16, 11:25 proceeds [1] - 5:18 process [2] - 4:16, 4:23 profit [1] - 4:20 projects [1] - 11:23 promote [1] - 10:5 proper [1] - 6:6 protected [1] - 4:25 Public [1] - 14:7 pumping [1] - 7:7 put [3] - 9:25, 10:20, 10:24 PUTNAM [1] - 14:5</p>	<p style="text-align: center;">S</p> <p>S [3] - 1:10, 1:19 same [2] - 5:2, 8:21 satisfaction [1] - 8:17 satisfied [1] - 5:5 say [1] - 3:25 second [1] - 11:12 seconded [4] - 7:20, 9:4, 12:15, 12:23 Seconded [2] - 2:22, 3:19 SECRETARY [1] - 1:12 see [3] - 9:14, 9:18, 12:2 seen [2] - 5:25, 6:2 services [2] - 7:3, 9:12 set [1] - 14:18 SHAWN [1] - 1:21 shawn [1] - 6:14 Shawn [1] - 4:12 sign [2] - 5:8, 5:11 since [2] - 4:18, 4:20 Singer [1] - 2:8 SINGER [9] - 1:13, 2:9, 3:16, 3:24, 5:20, 5:24, 6:24, 9:2, 11:4 slightly [1] - 5:2 so [9] - 4:21, 5:13, 5:16, 7:4, 7:6, 7:10, 8:18, 10:20, 12:6 some [4] - 7:7, 8:9, 10:17, 11:2 somebody [2] - 11:18, 12:6 SPANO [21] - 1:11, 2:2, 2:5, 2:16, 3:2, 3:14, 3:18, 3:22, 4:6, 6:10, 7:13, 7:19, 7:23, 8:24, 9:3, 9:7, 12:10, 12:13, 12:17, 12:21, 13:3 Spano [1] - 2:4 special [1] - 10:3 spot [1] - 10:24 SS [1] - 14:4 St [8] - 4:10, 4:13, 5:20, 5:24, 6:7, 6:11, 6:12, 7:10 STAFF [1] - 1:15 stand [1] - 6:22 stand-alone [1] - 6:22 standing [1] - 6:20 start [1] - 11:25 starting [1] - 11:13 state [2] - 6:24, 9:23 STATE [1] - 14:4 State [3] - 5:7, 7:4, 14:8 statute [1] - 4:20 stenographic [1] - 14:11 still [2] - 6:22, 8:16 stood [1] - 8:5</p>	<p>stronger [1] - 5:9 structure [1] - 8:16 substitute [2] - 8:14, 8:19 supposed [1] - 5:17 sure [1] - 5:12</p> <p style="text-align: center;">T</p> <p>T [4] - 1:10, 1:19, 14:2 taken [1] - 5:4 taking [1] - 6:16 talk [2] - 10:22, 11:7 talked [1] - 8:5 technique [1] - 11:15 tell [1] - 11:9 terms [2] - 5:10, 11:14 thank [3] - 4:5, 4:6, 7:13 That [1] - 14:10 that [17] - 3:25, 4:24, 5:8, 5:13, 7:11, 8:10, 9:15, 10:5, 10:19, 10:24, 11:3, 11:8, 11:10, 11:24, 12:8, 14:12, 14:14 that's [6] - 4:21, 5:8, 5:10, 5:22, 11:7, 11:23 the [69] - 2:16, 2:17, 2:21, 3:6, 3:15, 3:23, 3:25, 4:8, 4:14, 4:16, 4:19, 4:20, 4:23, 4:25, 5:2, 5:6, 5:7, 5:9, 5:12, 5:14, 5:18, 6:4, 6:6, 6:8, 6:9, 6:10, 6:11, 6:15, 6:24, 7:4, 7:24, 8:7, 8:8, 8:16, 8:19, 8:21, 9:8, 9:9, 9:14, 9:16, 9:17, 9:18, 9:20, 9:22, 9:24, 10:3, 10:6, 10:7, 10:11, 10:15, 10:16, 10:22, 10:24, 11:6, 11:8, 11:12, 11:20, 11:23, 11:25, 12:7, 12:18, 13:4, 14:8, 14:10, 14:13, 14:15 their [1] - 5:23 there [5] - 2:19, 8:9, 8:15, 10:17, 11:9 there's [3] - 10:8, 10:11, 12:4 these [2] - 10:2, 10:12 they [14] - 4:2, 4:4, 4:15, 4:23, 5:17, 5:20, 6:14, 6:19, 6:21, 7:6, 7:7, 7:9, 9:22, 10:10 they'll [1] - 10:16 things [2] - 6:2, 10:8 think [1] - 5:22 third [2] - 9:9, 11:20 this [10] - 4:3, 4:18, 4:22, 11:15, 12:5, 12:8, 14:13, 14:16, 14:18 those [4] - 8:11, 8:17,</p>
<p style="text-align: center;">O</p>	<p style="text-align: center;">Q</p>		<p style="text-align: center;">T</p>
<p>O [1] - 1:19 of [37] - 2:17, 2:18, 2:25, 3:6, 3:9, 3:21, 4:16, 4:23, 5:4, 5:7, 5:10, 5:12, 5:18, 6:8, 7:5, 7:8, 7:11, 7:22, 8:6, 8:7, 9:6, 9:11, 9:12, 9:15, 9:16, 9:17, 9:24, 11:15, 12:7, 12:16, 13:2, 14:8, 14:11, 14:13, 14:15, 14:18 OF [2] - 14:4, 14:5 off [1] - 5:17 OFFICER [1] - 1:16 okay [1] - 8:24 on [8] - 3:8, 3:9, 3:12, 6:4, 9:12, 9:14, 11:3, 12:8 one [4] - 10:9, 11:12, 11:20, 12:8 opportunity [4] - 9:13, 10:12, 11:16, 12:11 or [2] - 8:13, 14:14 order [1] - 10:4 other [5] - 6:2, 6:25, 7:14, 12:13, 12:21 our [4] - 3:9, 3:11, 8:17, 12:3 out [4] - 10:10, 10:20, 10:25, 11:9 outcome [2] - 5:3, 14:15 over [2] - 6:16, 7:9</p>	<p>qualified [1] - 9:21 questions [10] - 2:19, 2:20, 3:13, 3:15, 4:3, 7:14, 8:9, 8:15, 8:25, 12:14 quorum [1] - 2:15</p>		
<p style="text-align: center;">P</p>	<p style="text-align: center;">R</p>		
<p>P [2] - 1:10, 1:19 page [1] - 9:15 paid [2] - 5:13, 5:17 parcels [1] - 9:21 part [1] - 8:7 parties [1] - 14:13 passed [4] - 3:23, 7:24, 9:8, 12:18 people [2] - 10:12, 11:9 percent [1] - 9:24 performs [1] - 7:3 Pete [4] - 3:19, 7:19, 12:15, 12:24 PETER [2] - 1:13, 1:22 Peter [2] - 2:6, 3:11</p>	<p>R [3] - 1:10, 1:19, 14:2 Raceway [1] - 8:3 raceway [1] - 8:7 really [3] - 7:6, 10:8, 12:8 recall [1] - 4:18 received [1] - 3:7 record [1] - 6:11 refinancing [2] - 4:16, 4:24 related [1] - 14:13 replace [1] - 8:19 resolution [9] - 4:8, 8:2, 8:10, 8:14, 8:18, 8:20, 9:10, 9:15 Resolution [1] - 4:9 respect [1] - 8:10 response [1] - 12:3 revised [1] - 8:13 RFQ [2] - 9:11, 10:21 rid [1] - 6:8 right [2] - 9:22, 9:23 Riverside [6] - 4:10, 5:21, 5:25, 6:3, 6:9, 6:13 ROTHMAN [1] - 1:20 running [1] - 11:21</p>		

<p>9:15, 10:2 thought [1] - 5:13 three [2] - 10:2, 10:8 through [3] - 5:6, 7:10, 8:11 to [35] - 2:21, 3:17, 3:24, 5:17, 6:8, 7:6, 7:15, 8:10, 8:13, 8:17, 9:10, 9:23, 9:24, 10:4, 10:6, 10:7, 10:9, 10:13, 10:18, 10:20, 10:21, 10:22, 10:24, 10:25, 11:2, 11:13, 11:17, 11:24, 11:25, 12:7, 12:22, 14:13 today [1] - 8:13 today's [2] - 5:10, 8:18 together [1] - 10:14 took [1] - 7:9 towards [1] - 11:17 track [1] - 9:25 tracks [3] - 9:16, 9:21, 10:2 transactions [1] - 8:21 transcription [1] - 14:11 transition [1] - 5:14 TREASURER [1] - 1:12 try [1] - 10:4 two [2] - 11:7, 12:2 type [1] - 11:15 typo [1] - 6:4</p>	<p>8:10, 8:12, 8:15, 8:16, 8:22, 10:5, 10:15, 10:20, 10:25, 11:5, 11:23, 11:24, 12:6, 12:10, 12:22, 13:3 well [1] - 11:6 were [5] - 4:4, 5:17, 8:9, 8:15, 9:21 what [3] - 6:25, 11:4, 12:3 when [1] - 7:9 where [6] - 9:18, 10:3, 10:12, 10:23, 11:12, 11:20 WHEREOF [1] - 14:17 whereupon [1] - 13:4 who [1] - 11:18 why [1] - 11:7 will [2] - 5:16, 10:23 Wilson [1] - 2:14 WILSON [1] - 1:12 with [7] - 6:15, 8:9, 8:11, 10:6, 11:25, 12:3, 12:7 within [1] - 14:8 WITNESS [1] - 14:17 word [1] - 6:9 words [1] - 6:25 work [2] - 10:6, 12:7 worked [1] - 8:11 world [1] - 5:10 would [3] - 2:20, 8:18, 12:6</p>	<p>° ° [4] - 13:7</p>
U	X	
<p>ultimately [1] - 5:16 understand [2] - 11:13, 11:14 up [2] - 7:6, 9:24 updates [1] - 12:19 us [1] - 12:7</p>	<p>X [2] - 1:2, 1:7</p>	
V	Y	
<p>valuable [1] - 7:8 very [6] - 3:25, 4:2, 5:11, 5:14, 7:8, 7:11 VICE [1] - 1:13 vincent's [1] - 7:10 vital [1] - 7:3</p>	<p>years [1] - 4:15 YEDC [1] - 10:23 yell [2] - 10:10, 11:9 yellow [1] - 9:21 yes [2] - 6:23, 12:12 YONKERS [1] - 1:3 Yonkers [9] - 1:6, 4:14, 8:2, 9:12, 9:17, 9:25, 10:13, 10:15, 11:10 YORK [1] - 14:4 York [4] - 1:6, 5:7, 7:5, 14:8 you [15] - 4:5, 4:6, 4:18, 7:10, 7:13, 8:5, 8:13, 9:18, 10:3, 10:9, 10:22, 11:3, 11:8, 11:12, 11:14 you'll [1] - 9:14 you're [1] - 11:20 your [2] - 5:4, 5:16</p>	
W	Z	
<p>want [4] - 3:24, 7:5, 7:15, 10:25 wanted [1] - 8:22 was [4] - 3:10, 4:21, 5:14, 6:10 waterfront [1] - 9:18 way [2] - 11:8, 14:15 we [24] - 2:15, 2:16, 3:4, 3:7, 3:11, 5:24, 6:8, 8:5,</p>	<p>zones [2] - 9:13, 10:12</p>	