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STATE OF NEW YORK
CITY OF YONKERS

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Minutes of
The City of Yonkers IDA Board Meeting
October 29, 2019 - 9:05 A.M.
At
470 Nepperhan Avenue, Suite 200
Yonkers, New York 10701-3892

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B E F O R E:

- PETER KISCHAK, Vice Chairman
- WILSON KIMBALL, Secretary
- MELISSA NACERINO, Treasurer
- CECILE SINGER, Board Member
- HENRY DJONBALAJ, Member
- ROBERTO ESPIRITU, Member

I D A S T A F F:

- JAIME MCGILL - IDA Executive Director
- MARY LYRAS - IDA/YEDC Chief Fiscal Officer

P R E S E N T:

- KARLY GROSZ, ESQ. - YEDC Counsel
- MICHAEL CURTI, ESQ. - HARRIS BEACH PLLC
- JIM CILIBERTI - ACCOUNTANT

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PROCEEDINGS

MR. KISCHAK. Good morning.
Roll call.
MS. LYRAS: Good morning. The Mayor is excused.
Peter Kischak.
MR. KISCHAK: Here.
MS. LYRAS: Cecile Singer.
MS. SINGER: Here.
MS. LYRAS: Wilson Kimball.
MS. KIMBALL: Here.
MS. LYRAS: Henry Djonbalaj.
MR. DJONBALAJ: Here.
MS. LYRAS: Melissa Nacerino.
MS. NACERINO: Here.
MS. LYRAS: Robert Espiritu.
MR. ESPIRITU: Here.
MS. LYRAS: We have a quorum.
MR. KISCHAK: Minutes for the October 2nd meeting.
MS. KIMBALL: I'll make a motion, Peter.
MR. DJONBALAJ: Second.
MR. KISCHAK: Okay. Financials for September 2019.

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2 MS. LYRAS: For the month of
3 September we received no fees. Our
4 cash on hand as of September 30th is
5 \$4.7 million. We have our accountant
6 on hand if anyone has any questions.

7 MS. SINGER: I have some notes
8 on the raceway settlement. What is
9 that, the amount that's the raceway
10 settlement?

11 MS. LYRAS: It is the funds
12 that are set aside for educational
13 use, and your notes to financial all
14 the way at the bottom has the
15 balance.

16 MS. SINGER: And the pier
17 project?

18 MS. LYRAS: The --

19 MS. KIMBALL: That's probably
20 the downtown pier that was a contract
21 with Highland and Associates, right?

22 MS. LYRAS: Yes.

23 MS. KIMBALL: For improvements
24 for the downtown pier.

25 MS. SINGER: Right. That's

1 PROCEEDINGS

2 certainly extensive improvement.

3 What will that enable us to do?

4 MS. KIMBALL: I don't know.

5 There's like a whole list of things
6 that are in -- taking down the
7 ceiling, which is like this, looking
8 at all the piping because it was
9 freezing and freezing X20 out of
10 business.

11 So it's taking down all the
12 ceiling tiles, fixing all the piping,
13 putting a heat flow trailer so that
14 we can see where the leaks are,
15 patching the leaks, replacing the
16 ceiling tiles, and doing some
17 cleaning up and maintenance of the
18 sides.

19 MS. SINGER: So it's not
20 propping up the piers --

21 MS. KIMBALL: No, it's not
22 pilings.

23 MS. SINGER: It's not pilings.
24 Because we had discussed that.

25 MS. KIMBALL: We are going to

1 PROCEEDINGS

2 need pilings at some point.

3 MS. SINGER: So this is all on
4 the internal space?

5 MS. KIMBALL: Yes.

6 MS. SINGER: And then we would
7 build plans on the rest?

8 MS. KIMBALL: No. We got a
9 study, we had sent it over to city
10 engineering, the city guys, to the
11 engineers to review it, but that's a
12 huge capital expense. That's why.

13 MS. SINGER: Because I saw the
14 amounts and I couldn't exactly figure
15 it out.

16 MS. KIMBALL: Yep.

17 MS. SINGER: And the offset on
18 Chicken Island -- I mean we have an
19 amount and then we have an offset.
20 So can you explain?

21 MS. LYRAS: Yes. These are
22 funds pending development that we
23 would be due to get back.

24 So the offset is there. We
25 have an offset there. But we do

1 PROCEEDINGS

2 expect -- we talked about this a
3 year --

4 MS. MCGILL: As part of the
5 Brownfield, we're expected to get six
6 hundred --

7 MS. SINGER: So we are
8 expecting -- that's why I couldn't
9 understand.

10 MS. MCGILL: That's our share
11 of the Brownfield. That's what --

12 MS. SINGER: No, it was an
13 amount, it was an offset, and they're
14 the same. So we're expecting funding
15 for that.

16 MS. MCGILL: Right.

17 MS. SINGER: That's why I
18 couldn't understand.

19 And then there was an
20 adjustment in the pier license fees.

21 MS. KIMBALL: Is that the rent?

22 MS. SINGER: Or Is that X20's
23 adjustment?

24 MS. MCGILL: Yes. There were
25 several months that were not paid as

1 PROCEEDINGS

2 part of the bankruptcy.

3 MS. SINGER: So that's why
4 there was an adjustment.

5 MS. MCGILL: Correct. And
6 then --

7 MS. SINGER: No. And then
8 going forward I looked at the budget
9 and said --

10 MS. MCGILL: Got it.

11 MS. SINGER: -- et cetera.
12 Those are my comments before the
13 budget 2020. So are we going on to
14 budget 2020?

15 MS. MCGILL: Yes. We just need
16 to go over some financials.

17 MR. KISCHAK: Do we have a
18 motion?

19 MS. KIMBALL: Motion.

20 MS. NACERINO: Second.

21 MR. KISCHAK: Okay. The YIDA
22 2020 budget, three-year budget plan.

23 MS. SINGER: So on 2020, the
24 agency fees, we're projecting
25 doubling them. So that's a very

1 PROCEEDINGS

2 significant -- so would you just
3 outline for us?

4 MS. MCGILL: These are based on
5 our realistic pipelines. So these
6 are projects that we have that are
7 pre-inducement that we're expecting
8 to go come through next year. We
9 were conservative in our --

10 MS. SINGER: That's very good
11 news. But I looked at it and I said
12 that's really something when you
13 double something.

14 And the pre-apprenticeship
15 decrease, the program?

16 MS. MCGILL: So that's just the
17 money, 250,000 was authorized in
18 2018. So that's the balance of what
19 we spent last year. That's just the
20 pending balance that we have to spend
21 this year.

22 MS. SINGER: Thank you. I make
23 a motion to accept the budget.

24 MS. KIMBALL: Second.

25 MR. KISCHAK: Okay. Resolution

1 PROCEEDINGS

2 for consideration. Number one, final
3 resolution Yonkers Contracting
4 Company 969A Midland Avenue.

5 MR. CURTI: Michael Curti,
6 Harris Beach. Good morning, members
7 of the board.

8 This is a final resolution for
9 a project by Yonkers Contracting
10 Company at 969 Midland Avenue. It is
11 to rehabilitate a construction
12 storage area with vehicle workshop
13 and also a small office.

14 There are four small buildings
15 currently on the site, and there was
16 a former office building that has
17 since been demolished.

18 These rehabs will be done
19 without having to go to the land use
20 boards. They're just simple building
21 permit type of activities.

22 There are 17 jobs to be
23 retained as result of the agency
24 providing financial assistance to
25 this project. The estimated cost of

1 PROCEEDINGS

2 the project is a little under
3 \$3 million. There will be sales tax
4 relief in the amount of \$164,187.50,
5 and mortgage recording tax relief of
6 \$39,375.

7 The applicant is also seeking a
8 partial abatement of real property
9 taxes, and staff will go over the
10 Camoin report at this point in time.

11 MS. MCGILL: So we do a
12 third-party analysis. Some of this
13 will probably be redundant.

14 This project will redevelop
15 unusable facilities at 969A Midland
16 Avenue into commercial space to house
17 and retain their current operations.

18 This project is retaining 17
19 full-time jobs as part of its ongoing
20 operations and maintenance. Local
21 spending related to these retained
22 jobs results in an estimated \$430,000
23 per year in local commerce.

24 Additionally, the operations
25 and maintenance of this project will

1 PROCEEDINGS

2 result in local spending and tax
3 revenues. The \$2.5 million
4 construction phase for this project is
5 estimated to create a one year boost
6 in local sales by way of procurement
7 of construction materials and
8 construction job spending.

9 Additionally, by maintaining 17
10 jobs, an estimated \$430,000 in local
11 spending will remain in our city, as
12 well as the continued spending from
13 operations and maintenance.

14 This project requested a ten
15 year PILOT. We procured third-party
16 analysis by Camoin and Associates to
17 analyze and assess the reasonableness
18 of a PILOT for this project. We
19 analyzed the ten year request, as
20 well as a PILOT with more abbreviated
21 terms.

22 The determination was that a
23 five year PILOT would still allow the
24 project to be viable and reach
25 benchmark returns.

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2 Upon completion of the project,
3 this property tax revenue will
4 increase by way of the PILOT,
5 generating an estimated \$592,000 in
6 new property tax revenues over the
7 life of the PILOT.

8 So the recommendation is to
9 approve this project with a five year
10 PILOT.

11 MS. KIMBALL: Okay. I'll make
12 a motion.

13 MR. DJONBALAJ: Second.

14 MR. KISCHAK: Approved. Final
15 resolution, Maple Realty Management
16 LLC, 987 Central Park Avenue.

17 MR CURTI: Good morning again.
18 Michael Curti, Harris Beach. This is
19 the final resolution for Maple Realty
20 Management for the rehabilitation of
21 the property located at 987 Central
22 Park Avenue. The proposed use will
23 be retail space with parking, and has
24 received all its land use approvals.

25 The cost of the project is

1 PROCEEDINGS

2 approximately \$1.4 million. And the
3 project will create ten full-time
4 employment equivalent jobs. The
5 sales tax relief is \$66,562.50. The
6 mortgage recording tax relief is
7 approximately \$18,000.

8 The project will obviously
9 improve the aesthetics of the
10 neighborhood . Many of you may be
11 familiar, it was formally a Mexican
12 restaurant. Before that it was an
13 Italian restaurant. And it's been
14 vacant for quite some time.

15 The staff is here to talk a
16 little about the Camoin report and
17 the third-party analysis for the real
18 property tax.

19 MS. MCGILL: Thank you. This
20 project will develop three abandoned
21 parcels at the corner of Central and
22 Midland Avenue into a Dunkin Donuts
23 retail franchise. This project is
24 directly creating on site ten
25 full-time jobs as part of its ongoing

1 PROCEEDINGS

2 operations and maintenance.

3 Spending related to these new local
4 jobs results in an estimated \$125,000
5 per year stimulus in local commerce.

6 Additionally the operations and
7 maintenance of this project will
8 result in new local spending and tax
9 revenues.

10 The \$1.4 million construction
11 phase of this in project is estimated
12 to bear 50 new construction jobs
13 sourced locally.

14 This phase will create a one
15 year increase in local sales by way
16 of procurement of construction
17 materials and construction job
18 spending.

19 This project will generate both
20 direct and economic activity economic
21 activity as result of the
22 construction phase spending, new job
23 spending, spending related to the
24 ongoing operations and maintenance of
25 the project, and new sales tax

1 PROCEEDINGS

2 revenue which will have a positive
3 financial impact on local commerce
4 and the city's tax revenues.

5 This project requested a ten
6 year PILOT. We procured third-party
7 analysis by Camoin Associates to
8 analyze and assess the reasonableness
9 of a PILOT for this project. We
10 analyzed the ten year request as well
11 as a PILOT with more abbreviated
12 terms, and the determination was a
13 five-year PILOT still allows the
14 project to be viable and meet
15 benchmark returns.

16 The assemblage of parcels for
17 this project currently generates
18 approximately \$24,000 in property
19 taxes annually. Upon completion of
20 the project, the property tax revenue
21 will increase by way of the PILOT,
22 generating an estimated \$150,000 in
23 new properly tax revenues over the
24 life of the PILOT.

25 Considering the economic impact

1 PROCEEDINGS

2 and quality of life impact that this
3 \$1.5 million investment brings to the
4 city, the recommendation is to
5 approve the project with a five year
6 PILOT.

7 MS. KIMBALL: I'll make a
8 motion.

9 MS. SINGER: Second.

10 MR. KISCHAK: Third resolution,
11 to amend benefit terms for 1175
12 Warburton Avenue LLC.

13 MR CURTI: Good morning again.
14 Michael Curti from Harris Beach.
15 This item is a resolution to extend
16 the existing PILOT with 1175
17 Warburton Avenue.

18 1175 is a 55 unit market rate
19 complex with one affordable unit that
20 was approved by this board a couple
21 of years ago. The project is
22 completed, the units are open. The
23 applicant is requesting that the
24 board extend the PILOT by one year
25 because you may recall there was a

1 PROCEEDINGS

2 fire at the facility back in May of
3 2017 right before they were supposed
4 to open. That delayed their ability
5 to open until the following year.

6 So they are seeking an extra
7 year of real property tax abasement
8 due to the extenuating circumstances.
9 Two important points about this
10 request: Number one, there is no
11 requirement for a public hearing
12 because the amount of the abatement
13 is less than \$100,000 of financial
14 assistance.

15 The second point is that the
16 amount being provided falls in line
17 with the uniform tax policy of the
18 agency. Because even though we are
19 providing them with the equivalent of
20 the first year of the real property
21 tax abasement, that is still a number
22 that is higher than the previous
23 year's taxes.

24 I just wanted to make that
25 representation on the record.

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2 MS. KIMBALL: I'm fine with
3 that.

4 MR. KISCHAK: Motion? Cecile
5 and Melissa.

6 Resolution to extend sales tax
7 exemption for Hudson Blue Yonkers LLC
8 to 12/31/2019.

9 MR CURTI: Good morning again.
10 This is an application by Hudson Blue
11 which is currently renovating the
12 existing property that's at 70
13 Ashburton Avenue that was formally a
14 multifamily project. They're
15 renovating to build 70 units on the
16 site. They were delayed a bit due to
17 the cold weather back in January and
18 February.

19 Their initial sales tax
20 expiration date was June. They're
21 seeking to extend it to December 31
22 of this year.

23 MS. SINGER: And that was for
24 affordable apartments?

25 MR CURTI: I believe it's

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market rate. But under the code there will be a small affordable component.

MS. KIMBALL: It's affordable and they're looking to partner with the veteran's association.

First they were going to be affordable for first responders, and then they realized that some of the city's first responders don't fall under the affordable --

MS. MCGILL: 70 Ashburton.

MS. KIMBALL: Yeah, 70 Ashburton. And now they're going to be working with the veteran's association. I've been talking with them on it. They talked to Lou Navarro.

MR. KISCHAK: Thank you. Any questions? Any remarks?

MS. SINGER: I thought when they came in they talked about affordability.

MS. KIMBALL: Yeah, it's

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affordable, 70 Ashburton. And they're going to work with veterans.

MS. SINGER: Great.

MR. KISCHAK: Motion? Henry, Cecile.

MS. SINGER: Yes.

MR. KISCHAK: Last one, resolution authorizing YIDA to engage Control Points Associates Inc to prepare the boundaries survey of Irving Park, professional service contract.

MR. CURTI: Thank you. The board may recall that the IDA prosecuted a condemnation of parcels on Ravine Avenue that were formally a YDA lot at the corner of Ravine and Point Street.

Since that time the decision has been made that we will not be pursuing the condemnation because we won't be building a school on that site. It was previously identified as a potential school site for a K to

1 PROCEEDINGS

2 8 school.

3 Since that time, Conifer, who
4 has been in contract with the owner
5 of the site has approached the city
6 seeking to build 150 units of
7 affordable housing. And in
8 furtherance of that application and
9 those discussions with Conifer, we
10 thought it best to commission a
11 boundary survey of Irving Park, which
12 is adjacent to the proposed site.

13 Conifer has agreed to
14 reimburse the agency of any
15 expenditure that it makes at the
16 closing. So even though there will
17 be an initial outlay of money, we
18 will be reimbursed at the closing.

19 MS. KIMBALL: Did you mention
20 that Conifer plans to do affordable
21 senior housing.

22 MR. CURTI: Oh yes. They are
23 planning on doing 150 units. There's
24 three components to the project. The
25 first is a family building. The

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second component is a senior component. That will probably be about 50 percent of the larger family building. And then there's townhouses or what they call stacks over flats or flats over stacks.

MS. KIMBALL: Parking underneath, right?

MR. CURTI yeah.

MS. KIMBALL: It's a great project, we're really excited.

MR. KISCHAK: Motion?

MS, NACERINO: Motion.

MS SINGER: Motion.

MR. KISCHAK: Legal updates?

MS. GROSZ: None at this time.

MR. KISCHAK: Other business? None. The meeting an adjourned.

(Whereupon, at 9:21 A.M., the above matter concluded.)

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C E R T I F I C A T E

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

I, NATHAN DAVIS, 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 11th day of November 2019.

Nathan Davis

NATHAN DAVIS

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