

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

STATE OF NEW YORK
CITY OF YONKERS

-----X

Minutes of
The City of Yonkers IDA Board Meeting
December 23, 2019 - 9:30 A.M.
at
470 Nepperhan Avenue, Suite 200
Yonkers, New York 10701

-----X

B O A R D M E M B E R S:

- MAYOR MIKE SPANO - Chairman
- PETER KISCHAK - Vice Chairman
- WILSON KIMBALL - Secretary
- MELISSA NACERINO - Treasurer
- CECILE SINGER - Board Member
- HENRY DJONBALAJ - 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:

- JIM CILIBERTI - Accountant
- MICHAEL CURTI, ESQ. - HARRIS BEACH
PLLC/Transaction Counsel

1 PROCEEDINGS

2 MAYOR SPANO: Good morning.

3 Let's go.

4 MS. LYRAS: Mayor Spano.

5 MAYOR SPANO: Here.

6 MS. LYRAS: Peter Kischak.

7 MR. KISCHAK: Here.

8 MS. LYRAS: Lucille Singer.

9 MS. SINGER: Here.

10 MS. LYRAS: Wilson Kimball.

11 MS. KIMBALL: Here.

12 MS. LYRAS: Henry Djonbalaj.

13 MR. DJONBALAJ: Here.

14 MS. LYRAS: Melissa Nacerino.

15 MS. NACERINO: Here.

16 MS. LYRAS: And Roberto

17 Espiritu.

18 MR. ESPIRITU: Here.

19 MS. LYRAS: We have a quorum.

20 MAYOR SPANO: Okay. Everyone
21 has the minutes from the October 29th
22 meeting in front of them. Are there
23 any questions?

24 If not, would somebody like to
25 make a motion that we accept the

1 PROCEEDINGS

2 minutes?

3 MS. KIMBALL: Motion.

4 MAYOR SPANO: Motion made by
5 Wilson, seconded by Pete. All in
6 favor?

7 (A chorus of ayes.)

8 MAYOR SPANO: Any negatives?

9 Minutes are past.

10 All right. Mary, item three.

11 MS. LYRAS: For the months of
12 October and November we received
13 2,500 in agency fees. Our cash on
14 hand as of November 30th is
15 approximately 4.5 million, and we
16 have our accountant on hand if anyone
17 has any questions.

18 MAYOR SPANO: So we have the
19 financials for October and November
20 for this current year. Are there any
21 questions, corrections anybody would
22 like to make?

23 MS. SINGER: In the
24 consolidated statement on all of
25 them, it's all the way through, the

1 PROCEEDINGS

2 employee benefits, why are they down
3 so much? Are we down on employees?

4 MS. Lyras: No. We always
5 leave a bit of a cushion.

6 MS. SINGER: That's what it is,
7 it's a cushion?

8 MS. MCGILL: We project as if
9 we're fully staffed.

10 MS. SINGER: All right. So
11 that's why.

12 And on the pier project
13 expense, the NYPA?

14 MS. MCGILL: Which page are you
15 referencing?

16 MS. SINGER: If you look at the
17 --

18 MS. KIMBALL: Pier license fee
19 or --

20 MS. SINGER: I'm looking at the
21 October statement. We can look at
22 the consolidated. It's all the way
23 through.

24 MS. MCGILL: What's the
25 question on that?

1 PROCEEDINGS

2 MS. SINGER: Yeah.

3 MS. KIMBALL: What was your
4 question about the pier?

5 MS. SINGER: So that too. So
6 the NYPA expense. So the variance is
7 -- there's a variance, and I wonder
8 why there's a variance.

9 MS. MCGILL: Well, we've had a
10 reduction in the income on the pier
11 with the bankruptcy.

12 MS. SINGER: Right. So that's
13 what it's from? So it follows
14 through from the bankruptcy and
15 everything, is that what it is?

16 MS. MCGILL: Correct. Because
17 we have two and a half months that
18 we're behind.

19 MS. SINGER: Make a motion to
20 accept this.

21 MS. NACERINO: Second.

22 MAYOR SPANO: Cecile made a
23 motion, seconded by Melissa.

24 All in favor?

25 (A chorus of ayes.)

1 PROCEEDINGS

2 MAYOR SPANO: Any negatives?

3 The item is passed.

4 Jaime.

5 MS. MCGILL: Resolutions for
6 consideration. The first resolution
7 is a Resolution Authorizing an
8 Administration Action to Extend Sales
9 Tax Exemption Period.

10 MR. CURTI: Good morning,
11 members of the board. Michael Curti
12 from Harris Beach.

13 On the resolution, this item is
14 an annual resolution that you adopt
15 relating to the appointment as sales
16 tax agent. There's an Exhibit A to
17 this resolution that indicates all
18 the companies whose sales tax
19 appointment is about to expire as of
20 December 31st, yet these are projects
21 that are continuing.

22 So we are asking the board to
23 extend the sales tax appointment for
24 another year so they continue
25 accessing the benefit.

1 PROCEEDINGS

2 MS. KIMBALL: I'll make a
3 motion to accept.

4 MAYOR SPANO: Wilson made a
5 motion, seconded by Cecile. All in
6 favor?

7 (A chorus of ayes.)

8 MAYOR SPANO: Any negatives?
9 The item is passed.

10 MS. MCGILL: Second item is
11 Authorizing Resolution for the YIDA
12 to Reimburse the City of Yonkers for
13 Costs Incurred in Proceeding With a
14 Comprehensive Energy Audit of the
15 Pier Facility.

16 MR. CURTI: Thank you. Michael
17 Curti again from Harris Beach.

18 With regard to the second
19 resolution before you, the Agency in
20 conjunction with the City desires to
21 conduct an energy audit of the Pier
22 facility, which as you know, is a
23 project for the agency.

24 At first NYPA contacted the
25 agency directly and asked us to enter

1 PROCEEDINGS

2 into a direct contract with them.
3 The contract they sent was a rather
4 large contract. So after discussion
5 with NYPA, we both agreed that it's
6 better for the City to access the
7 audit through its existing contract
8 as opposed to the Agency entering
9 into its own contract with NYPA. And
10 then we would reimburse the City
11 based on that existing contract.
12 NYPA found that to be acceptable.

13 The audit is in the best
14 interest of the Agency. It is very
15 expensive to operate the electric
16 facility at the Pier site, and so an
17 audit would helpful to determine some
18 cost savings.

19 MAYOR SPANO: Any questions?

20 MS. KIMBALL: No. Motion.

21 MAYOR SPANO: Wilson made a
22 motion.

23 MS. NACERINO: Second.

24 MAYOR SPANO: Seconded by
25 Melissa. 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

(A chorus of Ayes.)

MAYOR SPANO: Any negatives?

Item is passed.

MS. MCGILL: Third item is
Authorizing Resolution to Approve and
Accept the Remaining Assets of the
Yonkers Downtown Waterfront
Development Corporation for the
purpose of Repairing, Maintaining and
Improving the Yonkers City Pier.

MR. CURTI: This last
resolution relates to transfer of
approximately \$300,000 that's
currently existing in the Yonkers
Downtown Waterfront Development
Corporation fund to the Agency for
the specific purpose of making
improvements to the Yonkers Pier,
which is an Agency project.

The Yonkers Downtown Waterfront
Development Board, I believe on
December 2nd, adopted a resolution
whereby they agreed to wind down
their current activities, and also

1 PROCEEDINGS

2 facilitate the transfer over to the
3 Agency.

4 It's a proper acceptance of the
5 money because it is related to an
6 Agency project, and the Yonkers
7 Downtown Waterfront Development
8 Corporation was involved in the
9 master plan by which the Pier was
10 rehabilitated and re-energized.

11 Just a couple of things about
12 the resolution: I've been in contact
13 with the Downtown Waterfront
14 Development Counsel, who's Larry
15 Sykes. They were sort of proceeding
16 on a belief that we could do a
17 wind-down of the Downtown Waterfront
18 Development Corporation without
19 assets. Because the Downtown
20 Development Corporation does have
21 assets, we've had some experience
22 with the Attorney General's office.
23 They won't sign off on that type of
24 dissolution.

25 But we're going to work with

1 PROCEEDINGS

2 them to put the right paperwork in,
3 and hopefully, we should have these
4 funds in the next couple of weeks.

5 MS. SINGER: Wasn't part of
6 that in the YEDC?

7 MR. CURTI: Yes. YEDC was
8 involved with the rehabilitation of
9 the Pier some time ago. But it's
10 also reported as an Agency project.
11 So either putting it with YEDC or the
12 Agency --

13 MS. SINGER: So it makes them
14 more complicated?

15 MR. CURTI: Right.

16 MS. SINGER: So we want to be
17 very sure on that, that we have
18 rights from --

19 MR. CURTI: Yes, correct. And
20 I think part of it also is the
21 Mayor's done a lot of work to try to
22 shrink down the numbers of
23 corporations that we have in the
24 City.

25 So to the extent that we can

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

wind down Yonkers Downtown Waterfront
Development and only have maybe one
or two left --

MS. SINGER: Which was spread.
So that's what I wanted to
understand.

So I'll make a motion.

MAYOR SPANO: We have a motion
from Cecile, seconded by Roberto.
All in favor?

(A chorus of ayes.)

MAYOR SPANO: Any negatives?
The item is passed.

Any legal updates?

MR. CURTI: There are no legal
updates.

MAYOR SPANO: Any other
business?

MR. KISCHAK: The moratorium on
the natural gas for Yonkers, how is
that going to affect the future --

MAYOR SPANO: The moratorium is
Westchester.

MR. KISCHAK: Yeah. Is there

1 PROCEEDINGS

2 any update on that?

3 MAYOR SPANO: At this point,
4 no. We're hopeful that the Governor
5 will work his magic like he did for
6 Long Island, New York City to try to
7 come up with a solution.

8 If not, the moratorium exists
9 and it has an effect, and it's going
10 to be more costly to get these
11 developments underway. But we're not
12 feeling the full effect of it yet
13 because most of these projects were
14 approved. So as we go forward,
15 you'll start to feel the effects.

16 MR. KISCHAK: Thank you.

17 MAYOR SPANO: Any other
18 business?

19 MS. MCGILL: We just want to
20 remind the board that recent
21 legislation will require us to stream
22 our meetings live.

23 So our January meeting, going
24 forward we will have microphones and
25 cameras and we will be live on our

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

website and social media, et cetera.

MAYOR SPANO: Christmas bonus?

MS. MCGILL: Not this year.

MS. KIMBALL: Motion to
adjourn.

MAYOR SPANO: Wilson made a
motion to adjourn.

MS. NACERINO: Second.

MAYOR SPANO: Seconded by
Melissa. All in favor?

(A chorus of Ayes.)

MAYOR SPANO: We're adjourned.
Merry Christmas, happy holidays.

(Whereupon, at 9:44 A.M.,
meeting was concluded.)

° ° ° °

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 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 30th day of December 2019.

NATHAN DAVIS

\$			
\$300,000 [1] - 9:14			
1			
10701 [1] - 1:6			
2			
2,500 [1] - 3:13 200 [1] - 1:5 2019 [2] - 1:4, 15:18 23 [1] - 1:4 29th [1] - 2:21 2nd [1] - 9:23	agreed [2] - 8:5, 9:24 all [9] - 3:5, 3:24, 3:25, 4:10, 4:22, 5:24, 6:17, 8:25, 14:11 All [3] - 3:10, 7:5, 12:11 also [3] - 9:25, 11:10, 11:20 always [1] - 4:4 am [2] - 15:12, 15:15 annual [1] - 6:14 another [1] - 6:24 any [12] - 2:23, 3:8, 3:17, 3:20, 6:2, 8:19, 9:3, 12:13, 12:15, 12:18, 13:2, 15:13 Any [2] - 7:8, 13:17 anybody [1] - 3:21 anyone [1] - 3:16 appointment [3] - 6:15, 6:19, 6:23 Approve [1] - 9:6 approved [1] - 13:14 approximately [2] - 3:15, 9:14 Are [1] - 2:22 are [9] - 3:9, 3:20, 4:2, 4:3, 4:14, 6:20, 6:21, 6:22, 12:16 as [8] - 3:14, 4:8, 6:15, 6:19, 7:22, 8:8, 11:10, 13:14 asked [1] - 7:25 asking [1] - 6:22 Assets [1] - 9:7 assets [2] - 10:19, 10:21 at [8] - 1:5, 4:16, 4:20, 4:21, 7:24, 8:16, 13:3, 14:15 Attorney [1] - 10:22 Audit [1] - 7:14 audit [4] - 7:21, 8:7, 8:13, 8:17 Authorizing [3] - 6:7, 7:11, 9:6 Avenue [1] - 1:5 ayes [4] - 3:7, 5:25, 7:7, 12:12 Ayes [2] - 9:2, 14:12	believe [1] - 9:22 benefit [1] - 6:25 benefits [1] - 4:2 best [1] - 8:13 better [1] - 8:6 bit [1] - 4:5 blood [1] - 15:14 Board [3] - 1:4, 1:12, 9:22 board [3] - 6:11, 6:22, 13:20 bonus [1] - 14:3 both [1] - 8:5 business [2] - 12:19, 13:18 but [3] - 10:25, 11:9, 13:11 by [10] - 3:4, 3:5, 5:23, 7:5, 8:24, 10:9, 12:10, 14:10, 15:14	could [1] - 10:16 Counsel [4] - 1:21, 1:23, 1:24, 10:14 COUNTY [1] - 15:5 couple [2] - 10:11, 11:4 current [2] - 3:20, 9:25 currently [1] - 9:15 CURTI [8] - 1:21, 6:10, 7:16, 9:12, 11:7, 11:15, 11:19, 12:16 Curti [2] - 6:11, 7:17 cushion [2] - 4:5, 4:7
3		C	D
30th [2] - 3:14, 15:18 31st [1] - 6:20		C [2] - 15:2 cameras [1] - 13:25 can [2] - 4:21, 11:25 cash [1] - 3:13 CECILE [1] - 1:12 Cecile [2] - 5:22, 12:10 certify [2] - 15:9, 15:12 cetera [1] - 14:2 Chairman [2] - 1:8, 1:9 Chief [1] - 1:17 chorus [6] - 3:7, 5:25, 7:7, 9:2, 12:12, 14:12 Christmas [2] - 14:3, 14:14 CILIBERTI [1] - 1:20 CITY [1] - 1:2 City [8] - 1:4, 7:12, 7:20, 8:6, 8:10, 9:11, 11:24, 13:6 come [1] - 13:7 companies [1] - 6:18 complicated [1] - 11:14 Comprehensive [1] - 7:14 concluded [1] - 14:16 conduct [1] - 7:21 conjunction [1] - 7:20 consideration [1] - 6:6 consolidated [2] - 3:24, 4:22 contact [1] - 10:12 contacted [1] - 7:24 continue [1] - 6:24 continuing [1] - 6:21 contract [6] - 8:2, 8:3, 8:4, 8:7, 8:9, 8:11 Corporation [5] - 9:9, 9:17, 10:8, 10:18, 10:20 corporations [1] - 11:23 correct [3] - 5:16, 11:19, 15:10 corrections [1] - 3:21 cost [1] - 8:18 costly [1] - 13:10 Costs [1] - 7:13	DAVID [1] - 1:22 DAVIS [2] - 15:7, 15:22 day [1] - 15:18 December [3] - 6:20, 9:23, 15:18 december [1] - 1:4 desires [1] - 7:20 determine [1] - 8:17 Development [8] - 9:9, 9:16, 9:22, 10:7, 10:14, 10:18, 10:20, 12:3 developments [1] - 13:11 did [1] - 13:5 direct [1] - 8:2 directly [1] - 7:25 Director [1] - 1:16 discussion [1] - 8:4 dissolution [1] - 10:24 Djonbalaj [1] - 2:12 DJONBALAJ [2] - 1:13, 2:13 do [2] - 10:16, 15:8 does [1] - 10:20 done [1] - 11:21 down [6] - 4:2, 4:3, 9:24, 10:17, 11:22, 12:2 Downtown [8] - 9:8, 9:16, 9:21, 10:7, 10:13, 10:17, 10:19, 12:2
4			E
4.5 [1] - 3:15 470 [1] - 1:5			E [6] - 1:7, 1:19, 15:2 effect [2] - 13:9, 13:12 effects [1] - 13:15 either [1] - 11:11 electric [1] - 8:15 employee [1] - 4:2 employees [1] - 4:3 energized [1] - 10:10 Energy [1] - 7:14 energy [1] - 7:21 enter [1] - 7:25 entering [1] - 8:8 Espiritu [1] - 2:17
9	B		
9:30 [1] - 1:4 9:44 [1] - 14:15	B [2] - 1:7 bankruptcy [2] - 5:11, 5:14 based [1] - 8:11 be [4] - 8:12, 11:16, 13:10, 13:25 Beach [2] - 6:12, 7:17 BEACH [3] - 1:21, 1:22, 1:24 because [4] - 5:16, 10:5, 10:19, 13:13 been [1] - 10:12 before [1] - 7:19 behind [1] - 5:18 belief [1] - 10:16		
A			
A.M [2] - 1:4, 14:15 about [3] - 5:4, 6:19, 10:11 above [1] - 15:10 accept [3] - 2:25, 5:20, 7:3 Accept [1] - 9:7 acceptable [1] - 8:12 acceptance [1] - 10:4 access [1] - 8:6 accessing [1] - 6:25 Accountant [1] - 1:20 accountant [1] - 3:16 Action [1] - 6:8 action [1] - 15:14 activities [1] - 9:25 adjourn [2] - 14:6, 14:8 adjourned [1] - 14:13 Administration [1] - 6:8 adopt [1] - 6:14 adopted [1] - 9:23 affect [1] - 12:22 after [1] - 8:4 again [1] - 7:17 agency [3] - 3:13, 7:23, 7:25 Agency [9] - 7:19, 8:8, 8:14, 9:17, 9:20, 10:3, 10:6, 11:10, 11:12 agent [1] - 6:16 ago [1] - 11:9			

<p>ESPIRITU [1] - 2:18 ESQ [3] - 1:21, 1:22, 1:24 et [1] - 14:2 Everyone [1] - 2:20 everything [1] - 5:15 Executive [1] - 1:16 Exemption [1] - 6:9 Exhibit [1] - 6:16 existing [3] - 8:7, 8:11, 9:15 exists [1] - 13:8 expense [2] - 4:13, 5:6 expensive [1] - 8:15 experience [1] - 10:21 expire [1] - 6:19 Extend [1] - 6:8 extend [1] - 6:23 extent [1] - 11:25</p>	<p>Governor [1] - 13:4 GRIFFIN [1] - 1:24</p>	<p>7:10, 7:22, 8:13, 8:14, 9:4, 9:5, 9:20, 10:5, 11:20, 12:14, 12:21, 12:23, 12:25, 15:10 Island [1] - 13:6 it [10] - 4:6, 5:13, 5:15, 8:14, 10:5, 11:11, 11:13, 11:20, 13:9, 13:12 it's [8] - 3:25, 4:7, 4:22, 5:13, 8:5, 10:4, 11:9, 13:9 item [8] - 3:10, 6:3, 6:13, 7:9, 7:10, 9:4, 9:5, 12:14 its [2] - 8:7, 8:9</p>	<p>magic [1] - 13:5 Maintaining [1] - 9:10 make [5] - 2:25, 3:22, 5:19, 7:2, 12:8 makes [1] - 11:13 making [1] - 9:18 marriage [1] - 15:14 MARY [1] - 1:17 Mary [1] - 3:10 master [1] - 10:9 matter [1] - 15:16 maybe [1] - 12:3 MAYOR [25] - 1:8, 2:2, 2:5, 2:20, 3:4, 3:8, 3:18, 5:22, 6:2, 7:4, 7:8, 8:19, 8:21, 8:24, 9:3, 12:9, 12:13, 12:18, 12:23, 13:3, 13:17, 14:3, 14:7, 14:10, 14:13 Mayor [1] - 2:4 Mayor's [1] - 11:21 MCGILL [12] - 1:16, 4:4, 4:8, 4:14, 4:24, 5:9, 5:16, 6:5, 7:10, 9:5, 13:19, 14:4 media [1] - 14:2 Meeting [1] - 1:4 meeting [3] - 2:22, 13:23, 14:16 meetings [1] - 13:22 Melissa [4] - 2:14, 5:23, 8:25, 14:11 MELISSA [1] - 1:11 Member [2] - 1:12, 1:13 members [1] - 6:11 merry [1] - 14:14 Michael [2] - 6:11, 7:16 MICHAEL [1] - 1:21 microphones [1] - 13:24 MIKE [1] - 1:8 million [1] - 3:15 minutes [3] - 2:21, 3:2, 3:9 Minutes [1] - 1:3 money [1] - 10:5 months [2] - 3:11, 5:17 moratorium [3] - 12:20, 12:23, 13:8 more [2] - 11:14, 13:10 morning [2] - 2:2, 6:10 most [1] - 13:13 motion [12] - 2:25, 3:3, 5:19, 5:23, 7:3, 7:5, 8:20, 8:22, 12:8, 12:9, 14:5, 14:8 Motion [1] - 3:4 MR [13] - 2:7, 2:13, 2:18, 6:10, 7:16, 9:12, 11:7, 11:15, 11:19, 12:16, 12:20, 12:25, 13:16 MS [45] - 2:4, 2:6, 2:8, 2:9, 2:10, 2:11, 2:12, 2:14, 2:15, 2:16, 2:19, 3:3, 3:11,</p>
<p>F</p>	<p>H</p>	<p>J</p>	<p>JAIME [1] - 1:16 Jaime [1] - 6:4 January [1] - 13:23 JIM [1] - 1:20 just [2] - 10:11, 13:19</p>
<p>F [3] - 1:15, 15:2 facilitate [1] - 10:2 Facility [1] - 7:15 facility [2] - 7:22, 8:16 favor [6] - 3:6, 5:24, 7:6, 8:25, 12:11, 14:11 fee [1] - 4:18 feel [1] - 13:15 feeling [1] - 13:12 fees [1] - 3:13 financials [1] - 3:19 first [2] - 6:6, 7:24 Fiscal [1] - 1:17 follows [1] - 5:13 for [14] - 3:11, 3:19, 3:20, 6:5, 6:23, 7:11, 7:12, 7:23, 8:6, 9:9, 9:17, 12:21, 13:5, 15:7 forward [2] - 13:14, 13:24 found [1] - 8:12 from [7] - 2:21, 5:13, 5:14, 6:12, 7:17, 11:18, 12:10 front [1] - 2:22 full [1] - 13:12 fully [1] - 4:9 fund [1] - 9:17 funds [1] - 11:4 further [1] - 15:12 future [1] - 12:22</p>	<p>had [2] - 5:9, 10:21 half [1] - 5:17 hand [3] - 3:14, 3:16, 15:18 happy [1] - 14:14 Harris [2] - 6:12, 7:17 HARRIS [3] - 1:21, 1:22, 1:24 has [3] - 2:21, 3:17, 13:9 have [12] - 2:19, 3:16, 3:18, 5:17, 10:20, 11:3, 11:17, 11:23, 12:3, 12:9, 13:24, 15:17 he [1] - 13:5 helpful [1] - 8:17 HENRY [1] - 1:13 Henry [1] - 2:12 Here [3] - 2:5, 2:7, 2:15 here [4] - 2:9, 2:11, 2:13, 2:18 hereby [1] - 15:8 hereunto [1] - 15:17 his [1] - 13:5 holidays [1] - 14:14 hopeful [1] - 13:4 hopefully [1] - 11:3 how [1] - 12:21</p>	<p>K</p>	<p>Kimball [1] - 2:10 KIMBALL [8] - 1:10, 2:11, 3:3, 4:18, 5:3, 7:2, 8:20, 14:5 Kischak [1] - 2:6 KISCHAK [5] - 1:9, 2:7, 12:20, 12:25, 13:16 know [1] - 7:22</p>
<p>G</p>	<p>I</p>	<p>L</p>	<p>large [1] - 8:4 Larry [1] - 10:14 last [1] - 9:12 leave [1] - 4:5 left [1] - 12:4 legal [2] - 12:15, 12:16 legislation [1] - 13:21 Let's [1] - 2:3 license [1] - 4:18 like [3] - 2:24, 3:22, 13:5 live [2] - 13:22, 13:25 Long [1] - 13:6 look [2] - 4:16, 4:21 looking [1] - 4:20 lot [1] - 11:21 Lucile [1] - 7:5 Lucille [1] - 2:8 LYRAS [10] - 1:17, 2:4, 2:6, 2:8, 2:10, 2:12, 2:14, 2:16, 2:19, 3:11</p>
<p>gas [1] - 12:21 General's [1] - 10:22 get [1] - 13:10 go [2] - 2:3, 13:14 going [4] - 10:25, 12:22, 13:9, 13:23 good [1] - 6:10 Good [1] - 2:2</p>	<p>I [12] - 1:15, 5:7, 9:22, 11:20, 12:6, 15:2, 15:7, 15:12, 15:14, 15:17 I'll [2] - 7:2, 12:8 I'm [1] - 4:20 I've [1] - 10:12 IDA [2] - 1:4, 1:16 IDA/YEDC [1] - 1:17 if [5] - 2:24, 3:16, 4:8, 4:16, 13:8 improvements [1] - 9:19 Improving [1] - 9:11 IN [1] - 15:17 in [22] - 2:22, 3:5, 3:13, 3:23, 5:10, 5:24, 7:5, 7:13, 7:19, 8:13, 8:25, 9:15, 10:8, 10:12, 11:2, 11:4, 11:6, 11:23, 12:11, 14:11, 15:15 income [1] - 5:10 Incurred [1] - 7:13 indicates [1] - 6:17 interest [1] - 8:14 interested [1] - 15:15 into [2] - 8:2, 8:9 involved [2] - 10:8, 11:8 is [24] - 3:14, 4:6, 5:6, 5:15, 6:3, 6:7, 6:13, 6:19, 7:9,</p>	<p>M</p>	<p>M [2] - 1:7 made [5] - 3:4, 5:22, 7:4, 8:21, 14:7</p>

<p>3:23, 4:4, 4:6, 4:8, 4:10, 4:14, 4:16, 4:18, 4:20, 4:24, 5:2, 5:3, 5:5, 5:9, 5:12, 5:16, 5:19, 5:21, 6:5, 7:2, 7:10, 8:20, 8:23, 9:5, 11:5, 11:13, 11:16, 12:5, 13:19, 14:4, 14:5, 14:9 much [1] - 4:3 my [2] - 15:11, 15:18</p>	<p>one [1] - 12:3 only [1] - 12:3 operate [1] - 8:15 opposed [1] - 8:8 or [4] - 4:19, 11:11, 12:4, 15:14 other [2] - 12:18, 13:17 Our [1] - 3:13 our [4] - 3:16, 13:22, 13:23, 13:25 outcome [1] - 15:15 over [1] - 10:2 own [1] - 8:9</p>	<p>recent [1] - 13:20 reduction [1] - 5:10 referencing [1] - 4:15 regard [1] - 7:18 rehabilitated [1] - 10:10 rehabilitation [1] - 11:8 Reimburse [1] - 7:12 reimburse [1] - 8:10 related [2] - 10:5, 15:13 relates [1] - 9:13 relating [1] - 6:15 Remaining [1] - 9:7 remind [1] - 13:20 Repairing [1] - 9:10 reported [1] - 11:10 require [1] - 13:21 resolution [8] - 6:6, 6:13, 6:14, 6:17, 7:19, 9:13, 9:23, 10:12 Resolution [3] - 6:7, 7:11, 9:6 resolutions [1] - 6:5 right [5] - 3:10, 4:10, 5:12, 11:2, 11:15 rights [1] - 11:18 Roberto [2] - 2:16, 12:10 ROTHMAN [1] - 1:22</p>	<p>somebody [1] - 2:24 sort [1] - 10:15 Spano [1] - 2:4 SPANO [25] - 1:8, 2:2, 2:5, 2:20, 3:4, 3:8, 3:18, 5:22, 6:2, 7:4, 7:8, 8:19, 8:21, 8:24, 9:3, 12:9, 12:13, 12:18, 12:23, 13:3, 13:17, 14:3, 14:7, 14:10, 14:13 specific [1] - 9:18 spread [1] - 12:5 SS [1] - 15:4 staffed [1] - 4:9 start [1] - 13:15 STATE [2] - 1:2, 15:4 State [1] - 15:8 statement [2] - 3:24, 4:21 stenographic [1] - 15:11 stream [1] - 13:21 Suite [1] - 1:5 sure [1] - 11:17 Sykes [1] - 10:15</p>
<p>N</p>	<p>P</p>	<p>S</p>	<p>T</p>
<p>N [1] - 1:19 NACERINO [5] - 1:11, 2:15, 5:21, 8:23, 14:9 Nacerino [1] - 2:14 NATHAN [2] - 15:7, 15:22 natural [1] - 12:21 negatives [5] - 3:8, 6:2, 7:8, 9:3, 12:13 Nepperhan [1] - 1:5 NEW [2] - 1:2, 15:4 New [3] - 1:6, 13:6, 15:8 next [1] - 11:4 no [5] - 4:4, 8:20, 12:16, 13:4, 15:15 not [5] - 2:24, 13:8, 13:11, 14:4, 15:12 Notary [1] - 15:7 notes [1] - 15:11 November [3] - 3:12, 3:14, 3:19 numbers [1] - 11:22 NYPA [6] - 4:13, 5:6, 7:24, 8:5, 8:9, 8:12</p>	<p>P [1] - 1:19 page [1] - 4:14 paperwork [1] - 11:2 part [2] - 11:5, 11:20 parties [1] - 15:13 passed [4] - 6:3, 7:9, 9:4, 12:14 past [1] - 3:9 Period [1] - 6:9 Pete [1] - 3:5 Peter [1] - 2:6 PETER [1] - 1:9 pier [4] - 4:12, 4:18, 5:4, 5:10 Pier [7] - 7:15, 7:21, 8:16, 9:11, 9:19, 10:9, 11:9 plan [1] - 10:9 PLLC/Transaction [3] - 1:21, 1:23, 1:24 point [1] - 13:3 Proceeding [1] - 7:13 proceeding [1] - 10:15 project [6] - 4:8, 4:12, 7:23, 9:20, 10:6, 11:10 projects [2] - 6:20, 13:13 proper [1] - 10:4 Public [1] - 15:7 purpose [2] - 9:10, 9:18 put [1] - 11:2 putting [1] - 11:11</p>	<p>S [3] - 1:7, 1:15, 1:19 Sales [1] - 6:8 sales [3] - 6:15, 6:18, 6:23 savings [1] - 8:18 second [4] - 5:21, 7:10, 7:18, 14:9 Second [1] - 8:23 seconded [6] - 3:5, 5:23, 7:5, 8:24, 12:10, 14:10 Secretary [1] - 1:10 sent [1] - 8:3 set [1] - 15:18 SHAWN [1] - 1:24 should [1] - 11:3 shrink [1] - 11:22 sign [1] - 10:23 Singer [1] - 2:8 SINGER [15] - 1:12, 2:9, 3:23, 4:6, 4:10, 4:16, 4:20, 5:2, 5:5, 5:12, 5:19, 11:5, 11:13, 11:16, 12:5 site [1] - 8:16 so [20] - 3:18, 4:3, 4:10, 5:5, 5:6, 5:12, 5:13, 6:22, 6:24, 8:4, 8:16, 11:11, 11:13, 11:16, 11:25, 12:6, 12:8, 13:14, 13:23 social [1] - 14:2 solution [1] - 13:7 some [3] - 8:17, 10:21, 11:9</p>	<p>T [4] - 1:15, 1:19, 15:2 tax [3] - 6:16, 6:18, 6:23 Tax [1] - 6:9 Thank [1] - 7:16 thank [1] - 13:16 that [24] - 2:25, 4:25, 5:5, 5:15, 5:17, 6:14, 6:17, 6:21, 8:5, 8:11, 8:12, 10:16, 10:23, 11:6, 11:17, 11:23, 11:25, 12:22, 13:2, 13:4, 13:20, 15:12, 15:14 That [1] - 15:10 that's [5] - 4:6, 4:11, 5:12, 9:14, 12:6 The [3] - 1:4, 6:6, 7:9 the [93] - 2:21, 2:25, 3:11, 3:18, 3:23, 3:25, 4:12, 4:13, 4:16, 4:20, 4:22, 4:24, 5:4, 5:6, 5:10, 5:11, 5:14, 6:3, 6:11, 6:13, 6:15, 6:18, 6:22, 6:23, 6:25, 7:11, 7:12, 7:14, 7:18, 7:19, 7:20, 7:21, 7:23, 7:24, 8:3, 8:6, 8:8, 8:10, 8:13, 8:14, 8:15, 8:16, 9:7, 9:9, 9:11, 9:15, 9:17, 9:18, 9:19, 9:21, 10:2, 10:4, 10:6, 10:8, 10:9, 10:12, 10:13, 10:17, 10:19, 10:22, 11:2, 11:4, 11:6, 11:8, 11:9, 11:11, 11:20, 11:22, 11:23, 11:25, 12:14, 12:20, 12:21, 12:22, 12:23, 13:4, 13:8, 13:12, 13:15, 13:20, 15:8, 15:10, 15:13, 15:15</p>
<p>O</p>	<p>Q</p>	<p>R</p>	
<p>O [1] - 1:7 October [4] - 2:21, 3:12, 3:19, 4:21 OF [4] - 1:2, 1:2, 15:4, 15:5 of [41] - 1:3, 1:4, 2:22, 3:7, 3:11, 3:14, 3:24, 4:5, 5:25, 6:11, 6:19, 7:7, 7:12, 7:14, 7:21, 8:14, 9:2, 9:7, 9:10, 9:13, 9:18, 10:4, 10:11, 10:15, 10:17, 10:23, 11:4, 11:5, 11:8, 11:20, 11:21, 11:22, 12:12, 13:12, 13:13, 14:12, 15:8, 15:11, 15:13, 15:15, 15:18 off [1] - 10:23 office [1] - 10:22 Officer [1] - 1:17 Okay [1] - 2:20 on [16] - 3:13, 3:16, 3:24, 4:3, 4:12, 4:25, 5:10, 6:13, 8:11, 9:22, 10:16, 10:23, 11:17, 12:20, 13:2, 13:25</p>	<p>question [2] - 4:25, 5:4 questions [4] - 2:23, 3:17, 3:21, 8:19 quorum [1] - 2:19</p>	<p>R [4] - 1:7, 1:19, 15:2 rather [1] - 8:3 re [1] - 10:10 re-energized [1] - 10:10 received [1] - 3:12</p>	

<p>their [1] - 9:25 them [5] - 2:22, 3:25, 8:2, 11:2, 11:13 then [1] - 8:10 there [4] - 2:22, 3:20, 12:16, 12:25 there's [3] - 5:7, 5:8, 6:16 these [4] - 6:20, 11:3, 13:10, 13:13 they [6] - 4:2, 6:24, 8:3, 9:24, 10:15, 10:23 things [1] - 10:11 think [1] - 11:20 third [1] - 9:5 this [10] - 3:20, 5:20, 6:13, 6:17, 9:12, 13:3, 14:4, 15:13, 15:16, 15:18 three [1] - 3:10 through [4] - 3:25, 4:23, 5:14, 8:7 time [1] - 11:9 to [44] - 2:24, 3:22, 5:19, 6:8, 6:15, 6:16, 6:19, 6:22, 7:3, 7:12, 7:18, 7:20, 7:25, 8:6, 8:8, 8:12, 8:15, 8:17, 9:6, 9:13, 9:17, 9:19, 9:24, 10:2, 10:5, 10:25, 11:2, 11:16, 11:21, 11:25, 12:6, 12:22, 13:6, 13:10, 13:15, 13:19, 13:21, 14:5, 14:8, 15:13 too [1] - 5:5 transcription [1] - 15:11 transfer [2] - 9:13, 10:2 Treasurer [1] - 1:11 try [2] - 11:21, 13:6 two [2] - 5:17, 12:4 type [1] - 10:23</p>	<p>Waterfront [7] - 9:8, 9:16, 9:21, 10:7, 10:13, 10:17, 12:2 way [3] - 3:25, 4:22, 15:15 we [24] - 2:19, 2:25, 3:12, 3:15, 3:18, 4:3, 4:4, 4:8, 4:21, 5:17, 6:22, 8:5, 8:10, 10:16, 11:3, 11:16, 11:17, 11:23, 11:25, 12:9, 13:14, 13:19, 13:24, 13:25 we're [6] - 4:9, 5:18, 10:25, 13:4, 13:11, 14:13 we've [2] - 5:9, 10:21 website [1] - 14:2 weeks [1] - 11:4 well [1] - 5:9 were [2] - 10:15, 13:13 WESTCHESTER [1] - 15:5 Westchester [1] - 12:24 what [5] - 4:6, 5:3, 5:13, 5:15, 12:6 what's [1] - 4:24 whereby [1] - 9:24 WHEREOF [1] - 15:17 Whereupon [1] - 14:15 which [5] - 4:14, 7:22, 9:20, 10:9, 12:5 who's [1] - 10:14 whose [1] - 6:18 why [3] - 4:2, 4:11, 5:8 will [4] - 13:5, 13:21, 13:24, 13:25 Wilson [5] - 2:10, 3:5, 7:4, 8:21, 14:7 WILSON [1] - 1:10 wind [3] - 9:24, 10:17, 12:2 wind-down [1] - 10:17 with [12] - 5:11, 7:18, 7:20, 8:2, 8:5, 8:9, 10:13, 10:22, 10:25, 11:8, 11:11, 13:7 With [1] - 7:13 within [1] - 15:8 without [1] - 10:18 WITNESS [1] - 15:17 won't [1] - 10:23 wonder [1] - 5:7 work [3] - 10:25, 11:21, 13:5 would [4] - 2:24, 3:21, 8:10, 8:17</p>	<p>yet [2] - 6:20, 13:12 YIDA [1] - 7:11 YONKERS [1] - 1:2 Yonkers [11] - 1:4, 1:6, 7:12, 9:8, 9:11, 9:15, 9:19, 9:21, 10:6, 12:2, 12:21 YORK [2] - 1:2, 15:4 York [3] - 1:6, 13:6, 15:8 you [7] - 4:14, 4:16, 6:14, 7:16, 7:19, 7:22, 13:16 you'll [1] - 13:15 your [1] - 5:3</p>
U		°
<p>understand [1] - 12:7 underway [1] - 13:11 up [1] - 13:7 update [1] - 13:2 updates [2] - 12:15, 12:17 us [2] - 7:25, 13:21</p>		<p>° [4] - 14:18</p>
V	X	
<p>variance [3] - 5:6, 5:7, 5:8 very [2] - 8:14, 11:17 Vice [1] - 1:9</p>	X	
W	Y	
<p>want [2] - 11:16, 13:19 wanted [1] - 12:6 was [7] - 5:3, 8:3, 10:8, 10:9, 11:7, 12:5, 14:16 wasn't [1] - 11:5</p>	<p>yeah [2] - 5:2, 12:25 year [3] - 3:20, 6:24, 14:4 YEDC [3] - 11:6, 11:7, 11:11 yes [2] - 11:7, 11:19</p>	