



**Minutes of  
The City of Yonkers Industrial Development Agency  
Regular Board of Directors Meeting  
August 20, 2020 at 2:00 p.m.**

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Yonkers IDA Board Meeting scheduled for August 20, 2020 will be held electronically via conference call instead of a public meeting open for the public to attend in person. Members of the public may listen to the board meeting by calling into:

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**BEFORE:**

Mayor Mike Spano – Chairman  
Peter Kischak – Vice Chairman  
Wilson Kimball – Secretary  
Melissa Nacerino – Treasurer  
Cecile D. Singer – Member  
Henry Djonbalaj – Member  
Roberto Espiritu – Member

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**IDA STAFF:**

Jaime McGill – Executive Director  
Mary Lyras – CFO  
Fiona Rodriguez – Administrative Assistant  
Samantha Young – Bookkeeper

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**OTHERS:**

Michael Curti, Esq. - Harris Beach PLLC, Transaction Counsel

Deputy Mayor Jim Cavanaugh – City of Yonkers  
Frank Badalato – City of Yonkers  
Karen Ramos – City of Yonkers  
Ronald Williams - Ron’s Trucking Corp.  
Daniela Behpour - Carvel Ice Cream  
Alfonso Alvarez – Tacos El Poblano  
Meredith Bistany – Smart Relocations  
Peter Mitrakos – Mitrakos  
Jesus Aguilar – Plaza Garibaldi  
Russell Geller – Beck Chevrolet  
Vincent Ruta – All Star Beverage  
Maxwell Montemagno Jr. – Promax Plumbing  
Antonio Henriques – Woodycrest Construction  
Angela Bayer-Persico - Little Angels Child Development  
Michelle Weiss - Caprice Travel Agency  
Michael Grant - Manor Bagels Café

MAYOR SPANO - Hi Cecile.

MS. SINGER – Hi.

MS. LYRAS – We don’t have Roberto?

MS. RODRIGUEZ – Did anybody else just join the meeting?

MR. DJONBALAJ – Henry Djonbalaj.

MS. RODRIGUEZ - I don't have Roberto as yet.

MS. LYRAS - Were you able to get a hold of him?

MS. RODRIGUEZ – It went to voicemail. I sent him a text and he read it. So I'm assuming he's going to try to come in probably in a few minutes.

MS. LYRAS - Mayor it's up to you. We can wait a couple of minutes or we can begin. It's your call.

MAYOR SPANO – Who’re we waiting on?

MS. LYRAS - Only Roberto. Fiona just messaged him, we think he may be trying to join now, but it's up to you.

MAYOR SPANO - Let's start.

MS. LYRAS – Ok, I'll start roll call.

MAYOR SPANO – Perfect.

MS. LYRAS – Mayor Spano?

MAYOR SPANO – Here.

MS. LYRAS - I know we have Pete. Pete, you there?

MR. KISCHAK – I’m here.

MS. LYRAS – Cecile Singer?

MS. SINGER – Here.

MS. LYRAS – Melissa Nacerino?

MS. NACERINO – Here.

MS. LYRAS – Henry Djonbalaj?

MR. DJONBALAJ – Here.

MS LYRAS - And Roberto Espiritu is running, he's running late. We have a quorum Mayor.

MAYOR SPANO - Ok and we have a quorum, meeting is now in order. First we have the minutes from the last meeting.

MS. LYRAS – No, no Mayor there’s no minutes. A resolution.

MAYOR SPANO - Oh, go straight to resolution.

MS. LYRAS - For the first item up is a resolution for consideration. It's amending YIDA authorizing establishment funding and administration of the SDE loan and grant program and I'll turn it over to Michael Curti from Harris Beach.

MR. CURTI - Thank you very much, Mayor and members of the board.

MAYOR SPANO - Please put your phone on mute so that if you’re not speaking phone if you don't mind that because there is an echo.

MR. CURTI, ESQ. - Thank you, Mayor. This is an amended and restated resolution establishing the emergency loan and grant program, just very briefly, we made a couple of changes from the last time you adopted this resolution. We are required by the authorities’ budget office to post and adopt policies related to the establishment of the program. We stayed to the statutory language that's required and did not require some other risk factors because we were not going to engage a financial institution in helping us vet these applications, all the application for vetted in-house. So that sums up the changes. If anyone has any specific questions, I'm happy to answer them.

MAYOR SPANO – Is there are any questions?

MS. KIMBALL - No, I'll make a motion Mayor.

MAYOR SPANO – Wilson Kimball made a motion that we accept a report and seconded by?

MS. NACERINO – Melissa.

MAYOR SPANO – Seconded by Melissa Nacerino. All in favor – say aye.

ALL BOARD MEMBERS – Chorus of ayes.

MAYOR SPANO – Any negatives? Hearing non the item is passed. Mary?

MR. CURTI, ESQ. - Good afternoon again Mayor and members of the Board. This is a resolution approving certain grants and loans. We have teed up for you a number of loan approvals and also grant approvals for this afternoon's meeting. I will go through each one on the loan side. I'll be going through the credit worthiness of each applicant. The COVID-19 impact, the plan to use the funds, the ties to the community, the assurances that they'll retain certain jobs, and also other sources of funding that have been available to them since the pandemic began. On the grant applications, I'll be going through their financial viability pre-COVID also that they service the area serviced by the agency, which is the city of Yonkers, and also the impact COVID-19 has had on their businesses the grants awards of up to ten thousand dollars for the purpose for the purchase of personal protective equipment and the installation of fixtures aimed at preventing COVID-19 the loans can be used for any purposes. So I'll begin with the first loan, which is Promax Plumbing Corporation, located at 28 Davenport Road and city of Yonkers. The jobs existing and are one and the jobs retaining will be one. The grant request is for twenty five thousand dollars. This applicant has not received any other federal or private assistance. During the pandemic, the applicant was unable to perform plumbing services. Is the applicant was deemed non-essential prior to the New York forward phase one reopening, so it was negatively impacted by COVID since it could not generate revenue. The applicant's been in business since 2005. It services customers within the city of Yonkers. The use of funds will be to pay suppliers and vendors. As all of you have the schedules and applications before you. The applicant has posted three successive years of positive ordinary business income and has sufficient adjusted gross income. As a result, we recommend an award of twenty five thousand dollars. Just so you know, I'll be going through each of the applications and the recommendations at the end of my presentation.

If there's any questions from the board members, we're happy to field them at that point in time. And then there is an opportunity for the public to speak on these issues. So just want to let everybody know what the schedule is going to be going forward is the next step.

MAYOR SPANO - Is this a loan, Michael?

MR. CURTI, ESQ. - This is this is a loan for twenty five thousand dollars.

MAYOR SPANO – Because you said a grant.

MR.CURTI – ESQ. - I'm sorry. Yes, it's a loan for twenty five thousand. The next item is Woodcrest Construction and Design Corporation, located at one 124 Park Avenue. This is a loan request for twenty five thousand dollars. The job's existing and jobs retained will be a three. The applicant did receive a modest SBA loan at the beginning of the pandemic. The applicant is a general contractor and employs three people and is located in a highly distressed area. The statute requires us to put a priority on those applicants, which are operating in a highly distressed area as that's defined in the municipal code law. The covid-19 pandemic is negatively impacted the clients the applicant's ability to conduct business. Since he was unable to work during the New York forward phase until the New York forward phase one reopening the funds will be used to complete jobs that were previously existing, collect receivables and also meet expenses. We have reviewed the business tax returns and also income expenses, expense statements that were provided. And we believe that the applicant is has established the requisite credit worthiness. So we would recommend a loan award of twenty five thousand dollars.

The next application is Mitrakos Electric Company, located at 80 Chittenden Avenue. The applicant provides electrical services. The jobs existing or one the job retention will be one. This is for a loan the amount of twenty five thousand dollars. The COVID-19 pandemic has negatively impacted the applicant's ability to conduct business since he was unable to work until such time as the New York forward phase one reopening occurred. The applicant resides in the city of Yonkers and also owns part owner of a corporation which owns real property in the city of Yonkers. The applicant intends to use the funds to pay overhead costs. We've reviewed the business tax returns and also business financials of the applicant, and they demonstrated that they were profitable prior to the pandemic and that they do have sufficient adjusted gross income, as a result, we are recommending a loan reward of twenty five thousand

The next application is Little Angels Child Development. This is located at Delta Avenue. Many of you may know this building as the elevator building up in the Park Hill area of Yonkers. The applicant did receive a modest amount of SBA loans at the beginning of the pandemic. The loan amount requested is for twenty five thousand. The jobs existing and jobs obtained will be three. This applicant is located in a highly distressed area and operates a daycare in this highly distressed area. And the facility is the only nationally accredited daycare within Westchester County. We have reviewed the business financials of the applicant through 12/31/19 and we note that the applicant did show that they were financially viable and also that they are credit worthy prior to the onset of the pandemic. The applicants been established since 2012 in the city of Yonkers. We make recommendation of a loan reward of twenty five thousand.

The next applicant is a Caprice Travel Agency located 91 Mile Square Road. The applicant has requested a loan of twenty five thousand. It's been in business since June of 1969. The applicant did receive a modest loan on May 2<sup>nd</sup>, 2020, which was used to cover rent and also payroll for March and April. The COVID-19 pandemic has negatively impacted the applicant's ability to conduct business since she does operate a travel agency and all travel is essentially ceased since the onset of the pandemic back in March. The applicant has been in business in Yonkers for over 50 years and has weathered a number of downturns in other economic crises. The use of the funds will be to pay rent and also to pay salaries. We have reviewed the applicant's business tax returns and business financials, and we note that they did generate positive, ordinary business income in the years previous to the COVID-19 pandemic as a result of all that recommendation of an award for a loan of twenty five thousand.

Moving on now to the grants. The first applicant is Tacos El Poblano, located at 122 Nepperhan Avenue, Yonkers, New York. This grant amount is for ten thousand dollars. The applicant was established back in 1990. They did receive to one modest PPP loan back at the beginning of the pandemic and they did also receive a bank loan. However, as compared to the financials that the applicant has produced to us, they are relatively modest amounts. The applicant was forced to close for two weeks when the state emergency declaration was issued. I will note that the applicant is existing IDA project. It is located in a highly distressed area. Its principal has been in business for over thirty years and runs one of the oldest continuously operated Mexican restaurants here in Yonkers. The applicant will use the funds for the acquisition of personal protection equipment for staff and customers. As a result of all of these findings, we recommend a grant award of ten thousand dollars.

The next applicant is Smart Relocations in the grant amount is ten thousand dollars. The year was established back in 2005. It did receive a relatively modest PPP loan on April 30<sup>th</sup>, 2020, which was used to fund payroll and other business operations. The applicant operates moving and storage company. Its revenue decreased substantially during the state disaster when the state disaster declaration was issued back in March. Since very few people were moving, the applicant has been operating in Yonkers, as I indicated for the past 15 years, and is located in a highly distressed area. The applicant employs twenty

and will continue to employ twenty. The present the use of funds for the prevention and protection of COVID-19 for employee's customers, namely the acquisition of PPE barriers and sanitation stations. Whenever the applicant does conduct any move, any moves, we do recommend a grant award in the amount of ten thousand dollars for this applicant.

The next one is Mitrakos Electric Company, located at 80 Chittenden Avenue. The grant amount requested is ten thousand dollars. The applicant's been in business for over two decades .The applicant has not received. The applicant did receive did make an application for a loan through the agency did not receive any other federal assistance during the pandemic. The business did not operate for three to four months during the pandemic because again it was engaged in construction trade. Since opening, businesses only resumed slowly the principles of a commercial and residential electrician. The funds would be used to purchase PPE to make workers and customers safer when the jobs are being performed. As a result of all of this information, we are recommending a grant award of ten thousand dollars.

The next applicant is Plaza Garibaldi, located at 134 Nepperhan Avenue Grant amount, just ten thousand dollars. The applicant was established in 1998. The jobs existing are 16. The applicant did receive a relatively modest PPP loan. The applicant was forced to close all business operations from March 17th to April 1st. The business reopened in early April, but was limited to providing only takeout and delivery options and historically, those options have only comprised a small percentage of the sales. The applicant intends to use the funds being requested for the buying of safety equipment such as gloves, face masks, hand sanitizers and for both employees and guests. The applicant has been in business for twenty two years as a full service restaurant in the city's New Main Street business corridor. We recommend a loan in the amount of ten thousand dollars. We also note that the business reported a net profit in 2019 prior to the onset of pandemic. The next item is a grant application for Chevrolet Inc, located at 561 Central Park Avenue. The grant amount is for ten thousand dollars. The applicant's been in business since 1958 employs 38 people. It did receive a loan back in April of 2020. Since the onset of the pandemic, sales have decreased dramatically. The applicant will be purchasing the PPE will be using the funds to purchase PPY and other protective equipment that needs to be installed in and around the facility. For these reasons, we recommend a reward of ten thousand dollars. We also note that according to the financials provided by the entity, the business was financially viable prior to the onset pandemic.

Next application is for a grant from the amount of ten thousand dollars for Ron's Trucking Corporation. F53 Tory Place, it was established in 2001. The applicant employs 20. It did receive a grant EIDL grant and also a loan in April and May of this year. The applicant has experienced a very significant decrease in business since the onset of the pandemic. The applicant is a moving company and has been in business for over twenty years. It's also located in a highly distressed area. It will be using the grant funds to purchase personal protective equipment for employees and customers. And we note that the applicant demonstrated positive business income in the year before the onset of the pandemic. For these reasons, we recommend a grant amount of ten thousand dollars.

The next applicant is Carvel ice cream, located at 1178 Yonkers Avenue. The grant is for ten thousand dollars. The applicant has been in business since 2004 and is also scheduled to open a second franchise in the Cross County Shopping Center, also located here in Yonkers. The applicant did apply for and received a PPP loan and grant back in April and June of this year. Its revenue has decreased significantly since the state emergency declaration was issued. The spring and summer's generally the high season and sales have dropped significantly. The funds were used to install protective shields, upgrade the sanitizing system and purchase personal protective equipment for employees and also customers. The applicant did demonstrate its financial viability prior to pre-COVID and was profitable prior to the onset of the pandemic. For these reasons, we recommended grant award of ten thousand dollars.

The next applicant is All Star Beverage located at 21 Grant Avenue. The applicant has requested a grant of ten thousand dollars. It did receive a PPP loan back in June of this year. The applicant businesses to provide beverages to bars, restaurants and other food service companies. Their closures due to the pandemic has resulted in the loss of revenue. The applicant has been in business for almost five decades and plans on using the funds to install glass and plastic protection for customers and employees and for the purchase of ultraviolet lights to ensure the products are COVID-19 free. The applicant has demonstrated financial viability in the year prior to the onset of the pandemic, and we recommend to grant award ten thousand dollars.

The last application is Manor Bagel's, located in 46 Warburton Avenue. They did receive an EIDL grant back in May of 2020. Since the beginning of the pandemic, business has been down dramatically. It has been an establishment at its current location and since 2013, many of you are familiar with it that it opened as part of the Warburton Lofts Redevelopment, which is also an IDA project which restored 19th and 20th century commercial buildings in downtown Yonkers. The monies will be used to purchase plexiglass and other personal protective equipment for staff and customers will also note that the applicant. Demonstrated a financial viability pretty good in that they operated profit in calendar year 2019, we recommend a reward of ten thousand dollars. That concludes the presentation.

MS. KIMBALL - I'd like to make a motion.

MR. CURTI, ESQ. - We have to open it up. If there's any public comment, if there's no questions.

MAYOR SPANO - And let's go to public comments. Does anybody like to make any comments?

MR. KISCHAK - I'm OK.

MAYOR SPANO - So there are no comments? Go to Curti rule is three times. Are there any comments that anybody like to make? Alright, hearing none.

MS. KIMBALL - Make a motion.

MAYOR SPANO - Alright. Everything at once? We are taking all of them as one?

MR. CURTI, ESQ. - Yes, we're going to take them all in one, but if anyone needs to make a statement, they can do so now and we'll just recorded accordingly.

MAYOR SPANO - Well, I think I may have to either separate one out to be voted on separately. Smart Move, the owner is a former in-law of mine.

MR. CURTI, ESQ. - Ok, on that one, Mayor, what we're going to do is we are going to take it as one resolution, but we are going to note that you've recused and you've abstained insofar as it relates to smart move and the provision of a loan.

MAYOR SPANO - Ok, good.

MR. CURTI, ESQ. - And that'll be recorded on the resolution as well.

MAYOR SPANO - Thank you. Do I have to state it or is your statement enough?

MR. CURTI, ESQ. - I think the statements enough Mayor we will note the abstention as a result of the recusal.

MAYOR SPANO – Ok, great. Thank you. So with that, Wilson Kimball made a motion seconded?

MS. SINGER – I second.

MAYOR SPANO – Who seconded it?

MS. KIMBALL – It was Cecile, Mayor?

MAYOR SPANO – Oh, it was Cecile seconded the motion. All in favor?

ALL BOARD MEMBERS – Chorus of ayes.

MAYOR SPANO – Any negatives? Hearing none the item is passed.

MS. KIMBALL – Congratulations.

MAYOR SPANO – Congratulations.

GRANT and LOAN AWARDEE – Chorus of thank you's.

MAYOR SPANO – Thank you to your commitment to Yonkers. So you continue to so much and I know it's been tough you're not out of the woods yet, but hopefully we can be helpful.

MAYOR SPANO – Alright, so is there any other business?

MS. LYRAS - There's one more resolution, Mayor, before we move on to that, I just want to note that Roberto Espiritu, who did join the call in the middle of Curti's presentation, I just want to note that on record that Roberto is also on without exception is going to be recorded.

MS. LYRAS - Ok, the final. Sorry, Roberto, you're there, correct?

MS. RODRIGUEZ - It was I saw him join, I don't know where he went.

MS. KIMBALL - He was definitely there Mary, I saw him pop up for sure.

MS. LYRAS - He or he may have us on mute Mayor. The final resolution is a resolution authorizing the amendment to the Pier facility, sub license agreement with HCC Caterers Inc. and once again, we have Michael Curti from Harris Beach.

MR. CURTI, ESQ. - Thank you. Thank you. The item before you is a resolution that would authorize a amendment of the current license agreement that we have with Peter Kelly and X2O on the Waterfront, as many of you know, this is an IDA project. I'll just step over here so that there's no.

SMART RELOCATIONS REP: I don't have to be here for this?

MAYOR SPANO - Everyone can go, if they'd like to go. They want to listen. They can listen, but we're done with that business.

SMART RELOCATIONS REP: Alright. Thank you. Have a great day.

MAYOR SPANO - Thank you very much.

MR. CURTI, ESQ. - So this amendment would provide some relief to Peter Kelly in next to so that they can continue as a going concern post-bankruptcy. It would give Peter some relief this year in terms of the license fees that he's required to pay us. He before he filed for bankruptcy, he was paying approximately twenty one thousand dollars each year, twenty one thousand dollars each month in license fees to the agency for occupying the space that he has right above the pier for calendar year 2020. The proposal is to amend those license payments and to reduce them down to fifteen thousand dollars each month for January to April 2020 to waive any license fee for May and June of 2020 to accept ten thousand dollars each month from July to November 2020 and then also a monthly installment payment of fifteen thousand dollars during December 2020 once 2021 comes around. He would be restored to paying the previous amounts that he was paying before. Again, this was a settlement that's being worked out in the bankruptcy court and we're presenting it to the board for your approval and consideration. If you have any other questions, I'm happy to answer them.

MAYOR SPANO - Any questions? No questions? Would someone like to make a motion?

MS. SINGER – I move for approval.

MS. KIMBALL – Seconded it Mayor.

MAYOR SPANO – Cecile Singer made a motion, seconded by Wilson Kimball. All in favor?

ALL BOARD MEMBERS – Chorus of ayes.

MAYOR SPANO - Any negatives? Hearing none item is passed. Ok, is there any other business? Mary?

MS. LYRAS – We have no legal updates. I'm sorry Curti confirms no legal updates or any other business, no other business. The final item is an adjournment, Mayor.

MS. KIMBALL - I'll make a motion.

MAYOR SPANO - That motion seconded by Cecile in favor of any negatives? So we will adjourn. Thank you everyone.

*(Adjournment)*