

**DRAFT**

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

**Minutes of  
The City of Yonkers Industrial Development Agency  
Regular Board of Directors Meeting  
December 8, 2021 at 10:00 a.m.**

**Join Zoom Meeting  
[https://us02web.zoom.us/j/83649995628?  
pwd=dVFjBW4vaGl0VENXaEx6M3FNdVdNdz09](https://us02web.zoom.us/j/83649995628?pwd=dVFjBW4vaGl0VENXaEx6M3FNdVdNdz09)**

**Meeting ID: 836 4999 5628  
Passcode: 872996  
One tap mobile  
+16465588656,,83649995628#,,,,\*872996# US (New York)  
+13017158592,,83649995628#,,,,\*872996# US (Washington DC)**

**Dial by your location  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 9128 US (San Jose)  
Meeting ID: 836 4999 5628  
Passcode: 872996**

**Find your local number: [https://us02web.zoom.us/j/  
kc8pQhEMas](https://us02web.zoom.us/j/kc8pQhEMas)**

BEFORE:

Mayor Mike Spano – Chairman  
Peter Kischak – Vice Chairman  
Melissa Nacerino – Treasurer  
Cecile D. Singer – Member  
Henry Djonbalaj – Member  
Roberto Espiritu – Member  
Marlyn Anderson – Secretary (Excused)

IDA STAFF:

Jim Cavanaugh – President/CEO  
Jaime McGill – Executive Director  
Siby Oommen – Chief Fiscal Officer  
Fiona Khan-Rodriguez – Administrative Assistant  
Samantha Young – Bookkeeper

OTHERS:

Frank Badalato - City of Yonkers  
Michael Curti, Esq. - Harris Beach PLLC  
Andrew Maniglia, Esq. - Ginsburg Development Companies - Counsel;  
Sara Body - Yonkers Downtown Waterfront BID  
Larry Sykes, Esq. - IDA Counsel  
Dean Bender - Thompson and Bender

Page 2

1 ADMIN. ASST FIONA RODRIGUEZ: Good  
 2 morning, Henry. How are you?  
 3 HENRY DJONBALAJ: Good morning, Fiona.  
 4 How are you?  
 5 ADMIN. ASST FIONA RODRIGUEZ: Good.  
 6 HENRY DJONBALAJ: Am I too early?  
 7 ADMIN. ASST FIONA RODRIGUEZ: No,  
 8 you're right on time. I'm so glad you're early.  
 9 You're always on time. Thank you. I'm going to  
 10 put you -- if you want to put -- if you want to  
 11 put yourself on mute. This should be a really  
 12 quick meeting. These two -- the IDA meeting is  
 13 going to be very, very quick, which is a good  
 14 thing, right? So, put yourself on mute, and when  
 15 we're ready, we'll start.  
 16 HENRY DJONBALAJ: Okay. Thank you,  
 17 Fiona.  
 18 ADMIN. ASST FIONA RODRIGUEZ: You're  
 19 welcome. Thank you.  
 20 (Pause.)  
 21 SIBY OOMMEN: Melissa Nacerino?  
 22 MELISSA NACERINO: Here.  
 23 SIBY OOMMEN: Cecile Singer?  
 24 CECILE SINGER: Here.  
 25 SIBY OOMMEN: Henry Djonbalaj?

Page 3

1 HENRY DJONBALAJ: Here.  
 2 SIBY OOMMEN: Roberto Espiritu? I see  
 3 Roberto is on. Marlyn Anderson is excused.  
 4 Mayor, we have a quorum.  
 5 MAYOR MIKE SPANO: Okay, great. Thank  
 6 you and good morning, everyone. I would imagine  
 7 that we have -- everyone has available to them  
 8 the minutes of the previous meeting. I'd just  
 9 ask if anybody has any questions. If not,  
 10 somebody would like to make a motion that we  
 11 accept the minutes as presented?  
 12 EXECUTIVE DIRECTOR JAIME MCGILL: So,  
 13 Mayor, we have a very brief agenda today. We are  
 14 -- we are skipping the minutes and the  
 15 financials. We're going to hold them off to the  
 16 29th meeting. And we -- we just have one item  
 17 for consideration today.  
 18 MAYOR MIKE SPANO: Okay. Thank you.  
 19 EXECUTIVE DIRECTOR JAIME MCGILL: Okay.  
 20 So, the first item would be the only item --  
 21 MAYOR MIKE SPANO: Okay. Jaime?  
 22 EXECUTIVE DIRECTOR JAIME MCGILL: --  
 23 the only item is a resolution authorizing a pilot  
 24 amendment and facilitation of improvements for  
 25 the public park, for River Tides, LLC. We have

Page 4

1 Michael Curti here, who's representing the  
 2 transaction. We have Andy Maniglia here from  
 3 River Tides.  
 4 ANDREW MANIGLIA: Hi.  
 5 MAYOR MIKE SPANO: All right. Are  
 6 there any questions for -- for either the counsel  
 7 or Andy?  
 8 MICHAEL CURTI: Mayor, just very  
 9 briefly on the matter, if I may?  
 10 MAYOR MIKE SPANO: Sure, Mike.  
 11 MICHAEL CURTI: To the Board. Good  
 12 morning, Mayor and members of the Board. The  
 13 item that is before you is the deviation of the  
 14 existing tax agreement with the River Tides  
 15 project. We held a public hearing on November  
 16 23, 2021, that was based on an application that  
 17 River Tides, LLC had made to the Agency to amend  
 18 their tax agreement to receive a credit of up to  
 19 \$525,000 towards the tax payments that they owe  
 20 under that agreement, so long as they make  
 21 certain improvements to 1104 Warburton Avenue,  
 22 which is a city-owned parcel.  
 23 There are a number of reasons why this  
 24 -- granting this financial assistance would be in  
 25 the best interest of the Agency. And also, it is

Page 5

1 being brought to the Board because it does  
 2 represent a -- an amendment to the uniform tax  
 3 exemption policy, which requires each tax payment  
 4 to be progressively larger than the previous  
 5 year. What's contemplated here is that GDC will  
 6 make certain improvements to that parcel so that  
 7 it's park land. This will benefit a number of  
 8 existing Agency projects that are located within  
 9 that corridor, including 1077 Warburton Avenue,  
 10 and also 1177 at Greyston.  
 11 They improvements will also create an  
 12 access point to the old Croton Aqueduct. And the  
 13 amendment will also -- the construction of the  
 14 facility will also be done utilizing prevailing  
 15 wage.  
 16 So, for these reasons, because this --  
 17 these park improvements will enhance the quality  
 18 of life of both city and county residents and  
 19 visitors, by providing this public amenity, it's  
 20 recommended that Board take action and grant the  
 21 amendment. Thank you, Mayor.  
 22 PRESIDENT JIM CAVANAUGH: Mike -- Mike  
 23 -- Mike, can I just -- I want to add that this  
 24 was something that was -- this is a project that  
 25 was contemplated several years ago, and it was

Page 6

1 always meant to be a project that would be a  
 2 partnership between Ginsburg and the city.  
 3 Ginsburg would pay a portion. The city would pay  
 4 a portion. So, this really is to facilitate the  
 5 city's agreement, quite a time ago, to pay part  
 6 of the cost of the park. And there's two ways  
 7 you can do that. Either you can -- the city can  
 8 borrow money, which has a cost, to come up with  
 9 its share, or we can give Ginsburg a credit  
 10 against their taxes. So, we've really adopted  
 11 the second route, which actually is cheaper for  
 12 the city and quicker. So, that's -- that's why  
 13 we're using this mechanism.  
 14 MAYOR MIKE SPANO: And -- and for those  
 15 of you, who just -- who don't remember, this was  
 16 a parcel that -- that the city was able to  
 17 acquire.  
 18 It's a parcel of land that we actually  
 19 could have sold for quite a bit of money, but we  
 20 -- it looked that Warburton Avenue -- looking at  
 21 that corridor, and while we see a lot of great  
 22 development there, and we're happy about that, we  
 23 also want to make sure that we preserve open  
 24 space.  
 25 And this open space provides -- is

Page 7

1 going to provide additional parking to an area  
 2 that desperately needs it. It's also going to  
 3 provide additional access to the old Croton  
 4 Aqueduct. So, the -- so the -- people will be  
 5 able to walk, use that path, maybe use that path  
 6 to go to Untermeyer, or to go to other  
 7 destinations. But at the end of the day, we're -  
 8 - we're expanding our parkland in the city, and I  
 9 think we're doing so in a very cost effective  
 10 way. And the beneficiaries will be to our kids  
 11 for many, many generations to come.  
 12 Are there any other -- any other  
 13 questions? Hearing no questions, did somebody  
 14 want to make a motion?  
 15 CECILE SINGER: I -- I make a motion.  
 16 ROBERTO ESPIRITU: I make a motion.  
 17 MAYOR MIKE SPANO: Thank you, Cecile  
 18 Singer. Cecile Singer has made a motion seconded  
 19 by -- who -- who is it that I heard second --  
 20 EXECUTIVE DIRECTOR JAIME MCGILL:  
 21 Roberto. That was Roberto.  
 22 MAYOR MIKE SPANO: Roberto made a  
 23 second? All in favor?  
 24 HENRY DJONBALAJ: Aye.  
 25 ROBERTO ESPIRITU: Aye.

Page 8

1 CECILE SINGER: Aye.  
 2 EXECUTIVE DIRECTOR JAIME MCGILL: Aye.  
 3 MELISSA NACERINO: Aye.  
 4 MAYOR MIKE SPANO: Hearing it -- are  
 5 there any negatives? Hearing none, the item has  
 6 passed.  
 7 And Andy, thank you to your -- to your  
 8 crew, especially Mr. Ginsburg, for -- for his  
 9 continued commitment to our city. He does  
 10 beautiful work and we expect this park to be no  
 11 different.  
 12 ANDREW MANIGLIA: Well, thank you,  
 13 Mayor. Thank you, members of the IDA Board.  
 14 Thank you, Jim Cavanaugh. We look forward to  
 15 continuing our partnership with the City of  
 16 Yonkers. We think it's a great partnership.  
 17 We've done great things together, and this will  
 18 be no exception. So, thank you very much.  
 19 MAYOR MIKE SPANO: Okay. Is there any  
 20 other -- any other business, Jaime?  
 21 EXECUTIVE DIRECTOR JAIME MCGILL: We  
 22 have no other business, Mayor.  
 23 MAYOR MIKE SPANO: Okay. And I  
 24 apologize because I'm on the cell so I can't see  
 25 -- communicate with you guys, but seeing as

Page 9

1 there's no other business, can we, somebody want  
 2 to make a motion? Can we adjourn?  
 3 HENRY DJONBALAJ: I'll make a motion.  
 4 CECILE SINGER: (Indiscernible).  
 5 MAYOR MIKE SPANO: Okay, so, who was  
 6 that that made the motion?  
 7 PRESIDENT JIM CAVANAUGH: Cecile.  
 8 EXECUTIVE DIRECTOR JAIME MCGILL:  
 9 Cecile Singer made the motion.  
 10 MAYOR MIKE SPANO: Okay, and seconded?  
 11 PRESIDENT JIM CAVANAUGH: Henry.  
 12 EXECUTIVE DIRECTOR JAIME MCGILL:  
 13 Henry.  
 14 MAYOR MIKE SPANO: So it was seconded  
 15 by Henry. All in favor?  
 16 PRESIDENT JIM CAVANAUGH: Aye.  
 17 EXECUTIVE DIRECTOR JAIME MCGILL: Aye.  
 18 HENRY DJONBALAJ: Aye.  
 19 CECILE SINGER: Aye.  
 20 MELISSA NACERINO: Aye.  
 21 ROBERTO ESPIRITU: Aye.  
 22 MAYOR MIKE SPANO: Any negatives?  
 23 Hearing none, we are adjourned. Thank you,  
 24 everyone.  
 25 PRESIDENT JIM CAVANAUGH: We have --

1 EXECUTIVE DIRECTOR JAIME MCGILL: Just  
2 a reminder, we're keeping our YEDC Board members  
3 and we're going to run right into our YEDC Board  
4 meeting.

5 So, Henry and Roberto, you guys can  
6 jump off the call. Thank you very much.

7 HENRY DJONBALAJ: Thank you. Have a  
8 good day, guys.

9 ROBERTO ESPIRITU: Nice seeing you  
10 guys. Good morning.

11 ANDREW MANIGLIA: Thank you.  
12 Adjournment.

<b>1</b>	<b>accurate</b> 24:3 <b>accustomed</b> 13:12 <b>acquire</b> 6:17 <b>action</b> 5:20 14:12 <b>actor</b> 20:16 <b>add</b> 5:23 <b>additional</b> 7:1,3 13:21 14:10,15 15:14 17:3,5 18:12 <b>adjourn</b> 9:2 23:11 <b>adjourned</b> 9:23 23:22 <b>admin</b> 2:1,5,7,18 23:23 <b>adopted</b> 6:10 <b>afternoon</b> 13:19 <b>agency</b> 4:17,25 5:8 <b>agenda</b> 3:13 <b>ago</b> 5:25 6:5 <b>agree</b> 15:20 <b>agreement</b> 4:14,18 4:20 6:5 <b>ahead</b> 12:24 14:3 14:7 15:5 20:10 20:11 <b>alike</b> 18:14 <b>allow</b> 15:12 <b>allowed</b> 13:14 <b>amend</b> 4:17 13:24 14:9,18,19 <b>amendment</b> 3:24 5:2,13,21 17:13 <b>amenity</b> 5:19 13:14 <b>amount</b> 13:22 <b>anderson</b> 3:3 11:2 <b>andrew</b> 4:4 8:12 10:11 <b>andy</b> 4:2,7 8:7	<b>answer</b> 16:19 <b>anybody</b> 3:9 <b>apex</b> 11:22 16:2 <b>apologize</b> 8:24 <b>appears</b> 12:17 <b>application</b> 4:16 <b>appreciate</b> 18:9 22:18 23:1 <b>aqueduct</b> 5:12 7:4 <b>area</b> 7:1 <b>areas</b> 20:15 <b>artist</b> 23:2 <b>arts</b> 21:3,4 <b>assistance</b> 4:24 <b>asst</b> 2:1,5,7,18 23:23 <b>assume</b> 20:4 <b>assuming</b> 13:20 <b>attached</b> 19:20 <b>attract</b> 16:25 18:11 <b>authority</b> 15:7 <b>authorizing</b> 3:23 11:15,20 18:23 <b>available</b> 3:7 <b>avalon</b> 12:2,6,13 14:16 15:22,25 <b>avenue</b> 4:21 5:9 6:20 <b>aye</b> 7:24,25 8:1,2,3 9:16,17,18,19,20 9:21 17:17 18:4,5 18:6 22:8,9 23:19 23:20	<b>beautiful</b> 8:10 <b>believe</b> 11:23 20:12,15 21:3 <b>beloved</b> 23:4 <b>beneficiaries</b> 7:10 <b>benefit</b> 5:7 <b>benefits</b> 13:9 <b>best</b> 4:25 <b>better</b> 16:18 <b>bid</b> 11:19 12:6 18:24 19:2,24 <b>big</b> 16:24 <b>birthday</b> 19:10,17 <b>bit</b> 6:19 <b>board</b> 1:13,13 4:11,12 5:1,20 8:13 10:2,3 19:6 <b>borrow</b> 6:8 <b>brave</b> 19:22 <b>brief</b> 3:13 <b>briefly</b> 4:9 <b>bring</b> 15:24 <b>broader</b> 19:14 <b>brody</b> 11:18,24 12:4,11,16,22,25 13:18 15:20 16:11 16:18,21 17:4,9 18:13 19:1 <b>brook</b> 19:19 <b>brought</b> 5:1 <b>buried</b> 22:25 <b>business</b> 8:20,22 9:1 11:17 23:7,9 <b>businesses</b> 21:5
<b>2</b>			
<b>20</b> 15:10,14,14,19 <b>2021</b> 4:16 <b>2022</b> 24:15 <b>23</b> 4:16 <b>29th</b> 3:16			
<b>3</b>			
<b>300</b> 24:12 <b>330</b> 24:11 <b>34</b> 17:5 <b>34,000</b> 17:3,3 <b>34,587</b> 11:20 <b>35</b> 17:5			
<b>4</b>			
<b>4</b> 20:1			
<b>5</b>			
<b>525,000</b> 4:19			
<b>8</b>			
<b>8</b> 20:1 <b>80</b> 19:9,12,20			
<b>a</b>			
<b>able</b> 6:16 7:5 13:21 20:7 <b>accept</b> 3:11 <b>access</b> 5:12 7:3			
		<b>b</b>	
		<b>back</b> 13:20 18:15 <b>based</b> 4:16 <b>basically</b> 19:7 20:1 <b>bay</b> 12:3,6,13 14:17	
		<b>c</b>	
		<b>c</b> 23:25,25 <b>call</b> 10:6,18 <b>cavanaugh</b> 5:22 8:14 9:7,11,16,25 <b>cecile</b> 2:23,24 7:15 7:17,18 8:1 9:4,7	

<p>9:9,19 10:21,22 14:20 17:10 18:5 22:5,5,6 23:12,14 <b>cecile's</b> 17:12 <b>celebrities</b> 22:21 <b>cell</b> 8:24 <b>certain</b> 4:21 5:6 15:9 <b>certainly</b> 21:8 23:1 <b>certify</b> 24:2 <b>cheaper</b> 6:11 <b>christmas</b> 13:16 <b>city</b> 4:22 5:18 6:2 6:3,7,12,16 7:8 8:9,15 <b>city's</b> 6:5 <b>clan</b> 20:18 <b>club</b> 11:25 12:9 <b>collins</b> 11:23,24 16:3 <b>come</b> 6:8 7:11 12:2 18:15 19:17 20:14 <b>comes</b> 22:19 <b>coming</b> 20:16,18 <b>commitment</b> 8:9 <b>communicate</b> 8:25 <b>communities</b> 23:5 <b>community</b> 19:15 19:17,18 <b>company</b> 12:23 <b>completed</b> 18:17 <b>completely</b> 14:23 <b>concert</b> 20:1 <b>concur</b> 15:17 <b>connected</b> 12:20 <b>connecticut</b> 20:17 <b>consideration</b> 3:17 11:11 <b>considering</b> 15:18</p>	<p><b>construction</b> 5:13 19:14 <b>contemplated</b> 5:5 5:25 <b>continued</b> 8:9 <b>continuing</b> 8:15 <b>control</b> 21:22 <b>conversation</b> 13:3 <b>correct</b> 11:23,24 <b>corridor</b> 5:9 6:21 <b>cost</b> 6:6,8 7:9 14:10 15:8,14,18 15:24 16:16 21:15 <b>costs</b> 13:21 14:15 <b>counsel</b> 4:6 11:20 19:2 <b>country</b> 24:11 <b>county</b> 5:18 <b>course</b> 14:21 <b>cover</b> 21:21 <b>coverage</b> 21:8 <b>create</b> 5:11 <b>credit</b> 4:18 6:9 <b>crew</b> 8:8 <b>croton</b> 5:12 7:3 <b>crowd</b> 21:22 <b>cultural</b> 21:3 <b>curti</b> 4:1,8,11 11:19 14:25 15:2 15:6 19:2 20:5,11 21:1</p>	<p><b>desperately</b> 7:2 <b>destinations</b> 7:7 <b>development</b> 6:22 21:7 <b>deviation</b> 4:13 <b>died</b> 22:24 <b>different</b> 8:11 <b>director</b> 3:12,19 3:22 7:20 8:2,21 9:8,12,17 10:1,12 10:16 11:7,9,14 13:23 14:1,5,8 15:8,12,15,21 16:6 17:7 18:21 21:16 23:8 <b>discussion</b> 17:21 <b>discussions</b> 17:20 <b>distribution</b> 11:16 18:23 <b>district</b> 18:24 <b>djonbalaj</b> 2:3,6,16 2:25 3:1 7:24 9:3 9:18 10:7,14 <b>dmx</b> 18:25 19:7,16 22:19 <b>doing</b> 7:9 <b>doubling</b> 15:24 <b>downtown</b> 11:17 11:19,22 13:5 18:24 19:1,24,24 <b>draw</b> 20:19 <b>driver</b> 21:7</p>	<p><b>engage</b> 13:4 15:8 <b>enhance</b> 5:17 <b>enjoy</b> 12:19 <b>entertaining</b> 19:7 <b>entertainment</b> 20:21 <b>entire</b> 13:17 <b>especially</b> 8:8 22:19 23:4 <b>espiritu</b> 3:2 7:16 7:25 9:21 10:9 <b>event</b> 18:25 19:11 20:8,13 21:9,20 22:14 23:6 <b>events</b> 21:3 <b>everyone's</b> 13:14 <b>example</b> 15:10 <b>exceed</b> 15:9,13 17:1,3 <b>exceeding</b> 17:5 <b>excellent</b> 18:19 <b>exception</b> 8:18 <b>excused</b> 3:3 11:3 <b>executive</b> 3:12,19 3:22 7:20 8:2,21 9:8,12,17 10:1,12 10:16 11:7,9,14 13:23 14:1,5,8 15:8,12,15,21 16:6 17:7 18:21 21:16 23:8</p>
	<p style="text-align: center;"><b>d</b></p> <p><b>date</b> 24:15 <b>day</b> 7:7 10:8 <b>deal</b> 16:24 <b>december</b> 19:10 <b>decided</b> 12:5 <b>decorations</b> 13:16 <b>default</b> 16:7 <b>department</b> 19:23 19:23 22:14</p>	<p style="text-align: center;"><b>e</b></p> <p><b>e</b> 23:25 <b>earlier</b> 19:8 <b>early</b> 2:6,8 <b>economic</b> 21:7 <b>effective</b> 7:9 <b>either</b> 4:6 6:7 <b>ended</b> 14:21</p>	<p><b>exemption</b> 5:3 <b>existing</b> 4:14 5:8 <b>expanding</b> 7:8 <b>expansive</b> 16:9 <b>expect</b> 8:10 <b>expecting</b> 20:13 <b>extend</b> 14:16 <b>extending</b> 14:10</p>

<b>f</b>	<b>gee</b> 13:7	<b>hip</b> 23:4	17:18,19 18:8,20
<b>f</b> 23:25	<b>generations</b> 7:11	<b>hold</b> 3:15	18:22,22 22:11
<b>fabulous</b> 23:21	<b>ginsburg</b> 6:2,3,9	<b>holiday</b> 11:17	<b>j</b>
<b>facilitate</b> 6:4	8:8	<b>home</b> 19:22	<b>jaime</b> 3:12,19,21
<b>facilitation</b> 3:24	<b>give</b> 6:9	<b>hop</b> 23:5	3:22 7:20 8:2,20
<b>facility</b> 5:14	<b>glad</b> 2:8	<b>hope</b> 15:16	8:21 9:8,12,17
<b>fair</b> 17:4,9	<b>go</b> 7:6,6 11:12	<b>housing</b> 19:10	10:1,12,16 11:6,7
<b>families</b> 19:13	12:15,24 13:2	<b>hyde</b> 24:2	11:9,14 13:19,23
<b>faults</b> 22:20	14:3,7 15:4 17:19	<b>i</b>	14:1,5,8 15:15,21
<b>favor</b> 7:23 9:15	20:9,11	<b>ida</b> 1:13 2:12 8:13	16:6 17:5,7 18:20
17:16 18:3 22:7	<b>going</b> 2:9,13 3:15	<b>idea</b> 15:12 19:16	18:21 21:16 23:8
23:18	7:1,2 10:3 11:22	<b>imagine</b> 3:6	<b>january</b> 24:15
<b>filed</b> 22:13	13:15,16 15:6,24	<b>improvement</b>	<b>jim</b> 5:22 8:14 9:7
<b>final</b> 18:22	18:9,10 19:19,25	11:17 18:24	9:11,16,25
<b>financial</b> 4:24	20:19	<b>improvements</b>	<b>jump</b> 10:6
<b>financials</b> 3:15	<b>good</b> 2:1,3,5,13	3:24 4:21 5:6,11	<b>k</b>
11:10	3:6 4:11 10:8,10	5:17	<b>keeping</b> 10:2
<b>find</b> 13:1	10:13 11:5 22:23	<b>include</b> 14:9 15:22	16:16
<b>fine</b> 15:11	<b>grant</b> 5:20 15:7	19:12	<b>kids</b> 7:10
<b>finishing</b> 19:14	<b>granting</b> 4:24	<b>including</b> 5:9	<b>kimball</b> 18:25
<b>fiona</b> 2:1,3,5,7,17	<b>great</b> 3:5 6:21 8:16	<b>incorporate</b> 19:12	19:5 20:9,12
2:18 23:23	8:17 18:10	<b>incur</b> 14:15	21:10,18 22:12
<b>first</b> 3:20 11:15	<b>greyston</b> 5:10	<b>indiscernible</b> 9:4	<b>kischak</b> 10:25
<b>food</b> 19:25	<b>guys</b> 8:25 10:5,8	11:8 12:13,14,20	11:1 17:14,17,23
<b>foregoing</b> 24:3	10:10 18:8	12:21 14:25 15:4	18:1,4 21:14 22:8
<b>forget</b> 16:2	<b>gym</b> 19:20	16:5	23:16,19
<b>forgot</b> 22:22	<b>h</b>	<b>indulgence</b> 16:25	<b>know</b> 12:10,14,21
<b>forward</b> 8:14 23:5	<b>handle</b> 21:18	<b>industry</b> 20:21,22	13:5,9,13,15 14:23
23:6	<b>happy</b> 6:22 18:18	23:3	17:1,2 18:15
<b>free</b> 20:1	<b>hear</b> 13:6,18	<b>information</b> 22:16	20:18 22:13,17,21
<b>front</b> 14:16	<b>heard</b> 7:19	<b>installation</b> 11:21	22:25 23:4
<b>fully</b> 18:16	<b>hearing</b> 4:15 7:13	<b>interest</b> 4:25	<b>l</b>
<b>funding</b> 20:7	8:4,5 9:23 18:8,14	<b>interested</b> 20:21	<b>land</b> 5:7 6:18
<b>funds</b> 11:16,20	21:24 22:11 23:21	20:22	<b>largely</b> 21:18,22
18:23	<b>held</b> 4:15	<b>interests</b> 20:20	<b>larger</b> 5:4 19:18
<b>further</b> 13:2 14:11	<b>henry</b> 2:2,3,6,16	<b>interrupt</b> 12:25	<b>leave</b> 14:21,23
<b>g</b>	2:25 3:1 7:24 9:3	<b>invite</b> 19:17	<b>ledanski</b> 24:2
<b>gardens</b> 19:9	9:11,13,15,18 10:5	<b>involved</b> 21:4	<b>legal</b> 24:10
<b>gdc</b> 5:5	10:7,14	<b>issue</b> 21:19	<b>life</b> 5:18
	<b>hi</b> 4:4	<b>item</b> 3:16,20,20,23	
		4:13 8:5 11:15	



<p><b>light</b> 16:10  <b>lighting</b> 11:17,21  14:16  <b>lights</b> 14:11  <b>lived</b> 19:8,21  <b>llc</b> 3:25 4:17  <b>local</b> 21:5  <b>located</b> 5:8  <b>long</b> 4:20 15:9  16:5  <b>look</b> 8:14 15:23  16:22,23  <b>looked</b> 6:20  <b>looking</b> 6:20 15:19  23:5,6  <b>lot</b> 6:21</p>	<p><b>mcgill</b> 3:12,19,22  7:20 8:2,21 9:8,12  9:17 10:1,12,16  11:7,9,14 13:23  14:1,5,8 15:15,21  16:6 17:7 18:21  21:16 23:8  <b>mean</b> 12:7,21 16:2  16:3,7 20:5  <b>meant</b> 6:1 21:6  <b>mechanism</b> 6:13  <b>media</b> 21:8  <b>meeting</b> 1:13 2:12  2:12 3:8,16 10:4  <b>melissa</b> 2:21,22  8:3 9:20 10:23,24  18:3,6 22:1,2,9  23:17,20</p>	<p>23:21  <b>mineola</b> 24:13  <b>minutes</b> 3:8,11,14  11:6,10  <b>money</b> 6:8,19  <b>morning</b> 2:2,3 3:6  4:12 10:10,13  11:5  <b>motion</b> 3:10 7:14  7:15,16,18 9:2,3,6  9:9 14:14,17,19  17:12,14,22,23  18:2 19:7 21:25  22:1,3,7 23:11,12  23:13,15  <b>mulford</b> 19:9  <b>multiple</b> 20:19,20  <b>music</b> 19:25 20:22  <b>mute</b> 2:11,14</p>	<p style="text-align: center;"><b>o</b></p> <p><b>o</b> 23:25  <b>okay</b> 2:16 3:5,18  3:19,21 8:19,23  9:5,10 10:16,19  11:4,12,14 13:18  13:23 14:13 18:19  19:3 20:25 21:12  23:10  <b>old</b> 5:12 7:3 24:11  <b>oommen</b> 2:21,23  2:25 3:2 10:19,21  10:23,25 11:2  <b>open</b> 6:23,25  14:21,24 19:18  <b>opening</b> 19:12  <b>outside</b> 12:6  <b>owe</b> 4:19  <b>owned</b> 4:22</p>
<p><b>m</b></p>		<p><b>n</b></p>	<p><b>p</b></p>
<p><b>maintaining</b> 16:16  <b>maniglia</b> 4:2,4  8:12 10:11  <b>marlyn</b> 3:3 11:2  <b>matter</b> 4:9 17:20  <b>mayor</b> 3:4,5,13,18  3:21 4:5,8,10,12  5:21 6:14 7:17,22  8:4,13,19,22,23  9:5,10,14,22 10:17  10:19,20 11:3,4,8  11:12 12:1,10,12  12:17,23,24 13:7  13:25 14:2,3,7,13  14:20 15:1,2,3,4,7  15:11,16 16:1,17  16:20,22 17:6,11  17:15,18,24,25  18:2,7,14,19 19:3  19:5 20:3,25 21:2  21:12,23 22:2,6,10  22:13,17 23:9,10  23:14,17,21</p>	<p><b>members</b> 4:12  8:13 10:2 16:25  <b>mha</b> 19:1  <b>mhacy</b> 19:10,11  19:18 21:19  <b>michael</b> 4:1,8,11  11:19 14:25 15:2  15:6 19:2 20:5,11  20:15 21:1  <b>mike</b> 3:5,18,21 4:5  4:10,10 5:22,22,23  6:14 7:17,22 8:4  8:19,23 9:5,10,14  9:22 10:19,20  11:4,8,12 12:1,10  12:12,17,24 13:7  13:25 14:3,7,13  15:1,4,11 16:1,17  16:20,22 17:11,15  17:18,25 18:2,7,19  19:3 20:3,25  21:12,23 22:2,6,10  22:17 23:10,14,17</p>	<p><b>n</b> 23:25  <b>nacerino</b> 2:21,22  8:3 9:20 10:23,24  18:6 22:1,9 23:20  <b>needs</b> 7:2  <b>negatives</b> 8:5 9:22  17:18 18:7 22:10  <b>negotiations</b> 15:13  <b>neighbors</b> 20:23  <b>never</b> 22:22  <b>new</b> 19:13  <b>news</b> 18:15  <b>nexus</b> 20:6  <b>nice</b> 10:9  <b>night</b> 13:4  <b>november</b> 4:15  <b>number</b> 4:23 5:7  17:2  <b>ny</b> 24:13</p>	<p><b>paddle</b> 11:25 12:8  <b>parcel</b> 4:22 5:6  6:16,18  <b>park</b> 3:25 5:7,17  6:6 8:10 13:13  <b>parking</b> 7:1  <b>parkland</b> 7:8  <b>parks</b> 19:23 22:14  <b>part</b> 6:5 13:5  <b>participating</b> 21:6  <b>partnership</b> 6:2  8:15,16  <b>party</b> 19:17  <b>passed</b> 8:6 17:19  18:8 19:8 22:11  <b>path</b> 7:5,5  <b>pause</b> 2:20  <b>pay</b> 6:3,3,5  <b>paying</b> 21:20</p>

<p><b>payment</b> 5:3  <b>payments</b> 4:19  <b>people</b> 7:4 16:25  18:12,18 20:13,17  20:20,21,23  <b>percent</b> 15:10,14  15:19  <b>permit</b> 22:14  <b>pete</b> 10:25 17:15  17:25 23:18  <b>peter</b> 11:1 17:14  17:17,23 18:1,4  21:14 22:8 23:16  23:19  <b>pilot</b> 3:23  <b>point</b> 5:12 18:17  <b>police</b> 13:3 19:23  21:19,22  <b>policy</b> 5:3  <b>portion</b> 6:3,4  <b>posts</b> 16:8  <b>potentially</b> 15:23  <b>presented</b> 3:11  <b>preserve</b> 6:23  <b>president</b> 5:22 9:7  9:11,16,25  <b>pretty</b> 16:9  <b>prevailing</b> 5:14  <b>previous</b> 3:8 5:4  <b>private</b> 12:18  <b>probably</b> 15:19  <b>proceedings</b> 24:4  <b>progressively</b> 5:4  <b>project</b> 4:15 5:24  6:1  <b>projects</b> 5:8  <b>provide</b> 7:1,3  19:25 20:6  <b>provided</b> 15:13  <b>provides</b> 6:25</p>	<p><b>providing</b> 5:19  <b>public</b> 3:25 4:15  5:19 19:19 20:1  <b>pursue</b> 13:19  <b>put</b> 2:10,10,11,14  13:15,16 17:2</p> <p style="text-align: center;"><b>q</b></p> <p><b>quality</b> 5:17  <b>queens</b> 20:18  <b>question</b> 12:2  <b>questions</b> 3:9 4:6  7:13,13 21:13,24  21:24  <b>quick</b> 2:12,13 12:2  <b>quicker</b> 6:12  <b>quite</b> 6:5,19  <b>quorum</b> 3:4 11:3</p> <p style="text-align: center;"><b>r</b></p> <p><b>r</b> 23:25  <b>rappaport</b> 20:16  <b>rapped</b> 19:21  <b>rapper</b> 19:8  <b>ready</b> 2:15  <b>really</b> 2:11 6:4,10  16:7 18:18 22:18  22:22  <b>reasonable</b> 14:22  <b>reasons</b> 4:23 5:16  <b>receive</b> 4:18  <b>recommended</b>  5:20  <b>record</b> 20:6 24:4  <b>related</b> 14:10 21:3  <b>remember</b> 6:15  <b>reminder</b> 10:2  <b>represent</b> 5:2  <b>representing</b> 4:1  <b>requires</b> 5:3  <b>residents</b> 5:18  18:14</p>	<p><b>resolution</b> 3:23  11:15 14:9 18:22  <b>resolutions</b> 11:11  <b>resources</b> 20:20  <b>responsible</b> 14:24  <b>responsive</b> 16:14  <b>right</b> 2:8,14 4:5  10:3,14 11:13  12:14 16:3,23,23  17:11 21:2,23  <b>river</b> 3:25 4:3,14  4:17  <b>road</b> 24:11  <b>roberto</b> 3:2,3 7:16  7:21,21,22,25 9:21  10:5,9  <b>rodriguez</b> 2:1,5,7  2:18 23:23  <b>roll</b> 10:18  <b>route</b> 6:11  <b>rowing</b> 11:25 12:9  <b>run</b> 10:3  <b>rutang</b> 20:17</p> <p style="text-align: center;"><b>s</b></p> <p><b>sansone</b> 22:15  <b>sara</b> 11:18,23,24  12:2,4,11,16,22,25  13:18 15:17,20  16:7,11,18,21 17:4  17:9 18:13 19:1  <b>school</b> 19:9,13,20  <b>second</b> 6:11 7:19  7:23 17:13,14  22:4,5 23:16  <b>seconded</b> 7:18  9:10,14 17:15  18:3 22:3,6 23:15  <b>security</b> 21:19  <b>see</b> 3:2 6:21 8:24  <b>seeing</b> 8:25 10:9</p>	<p><b>sell</b> 13:8  <b>share</b> 6:9  <b>short</b> 13:22  <b>shots</b> 18:16  <b>siby</b> 2:21,23,25 3:2  10:18,19,21,23,25  11:2  <b>signature</b> 24:7  <b>singer</b> 2:23,24  7:15,18,18 8:1 9:4  9:9,19 10:21,22  14:20 18:5 22:5  23:12  <b>skipping</b> 3:14  <b>sold</b> 6:19  <b>solutions</b> 24:10  <b>somebody</b> 3:10  7:13 9:1 14:17,18  17:12,21 20:5  21:25 23:10  <b>sonya</b> 24:2  <b>soon</b> 16:12,13  <b>sorry</b> 12:25 14:2,4  14:18  <b>sound</b> 21:20  <b>space</b> 6:24,25  <b>spano</b> 3:5,18,21  4:5,10 6:14 7:17  7:22 8:4,19,23 9:5  9:10,14,22 10:19  10:20 11:4,8,12  12:1,10,12,17,24  13:7,25 14:3,7,13  15:1,4,11 16:1,17  16:20,22 17:11,15  17:18,25 18:2,7,19  19:3 20:3,25  21:12,23 22:2,6,10  22:17 23:10,14,17  23:21</p>
--	--	---	---

<p><b>speak</b> 12:22 13:1 16:11 19:4,5 <b>special</b> 22:13 <b>spoke</b> 22:15,22 <b>sponsored</b> 21:2 <b>start</b> 2:15 14:14 <b>steve</b> 22:15 <b>street</b> 19:9,13,20 19:21 <b>suite</b> 24:12 <b>sure</b> 4:10 6:23 14:6 22:24,24</p>	<p><b>time</b> 2:8,9 6:5 13:22 <b>today</b> 3:13,17 16:12,19 <b>touch</b> 13:20 <b>tourism</b> 20:13 21:7 <b>transaction</b> 4:2 11:19 19:2 <b>transcript</b> 24:3 <b>tribute</b> 18:25 21:5 <b>true</b> 21:11 22:21 24:3 <b>trying</b> 13:4 <b>two</b> 2:12 6:6 11:10 16:15</p>	<p><b>wanted</b> 19:11 <b>wants</b> 19:3 22:3 <b>warburton</b> 4:21 5:9 6:20 <b>waterfront</b> 11:22 13:13,14,17 16:24 18:12 <b>way</b> 7:10 18:11 <b>ways</b> 6:6 16:9 22:23 <b>we've</b> 6:10 8:17 <b>welcome</b> 2:19 20:24 <b>westchester</b> 20:24 <b>wilson</b> 18:25 19:5 19:6 20:9,12 21:10,18 22:12,18 <b>win</b> 18:13,13,17 18:17 <b>wish</b> 15:3,7 <b>work</b> 8:10 16:15 22:19 <b>working</b> 19:22</p>
<p><b>t</b></p>	<p><b>u</b></p>	<p><b>y</b></p>
<p><b>t</b> 23:25,25 <b>take</b> 5:20 14:11 <b>talk</b> 16:13 <b>talked</b> 20:4 <b>tax</b> 4:14,18,19 5:2 5:3 <b>taxes</b> 6:10 <b>telling</b> 16:4 <b>tents</b> 21:21 <b>thank</b> 2:9,16,19 3:5,18 5:21 7:17 8:7,12,13,14,18 9:23 10:6,7,11,14 11:4 17:10 19:6 22:11,12,18 23:22 23:23 <b>thanks</b> 18:8 <b>thing</b> 2:14 <b>things</b> 8:17 <b>think</b> 7:9 8:16 13:8,11,12 15:17 15:17,23 16:8,9,21 17:9 18:9,11 21:1 <b>thought</b> 12:5 <b>threshold</b> 15:9 <b>tides</b> 3:25 4:3,14 4:17</p>	<p><b>understand</b> 13:2 <b>understanding</b> 12:8 <b>uniform</b> 5:2 <b>untermeyer</b> 7:6 <b>use</b> 7:5,5 20:7 <b>utilizing</b> 5:14</p>	<p><b>yeah</b> 12:11 13:7,8 14:18 17:5 20:11 21:1,14 22:17 <b>year</b> 5:5 12:9 13:22 19:8 <b>years</b> 5:25 <b>yedc</b> 1:13 10:2,3 10:17 <b>yesterday</b> 22:14 <b>yonkers</b> 8:16 11:16 18:24 20:14 20:23 21:4 22:22 22:23</p>
<p><b>v</b></p>	<p><b>w</b></p>	
	<p><b>vendor</b> 16:12 <b>vendors</b> 19:24 <b>veritext</b> 24:10 <b>visitors</b> 5:19</p>	
	<p><b>wage</b> 5:15 <b>walk</b> 7:5 12:19 16:14 <b>walkway</b> 12:18 <b>want</b> 2:10,10 5:23 6:23 7:14 9:1 12:12 14:6,17,21 16:20,23,23,24 17:12,22 21:25 23:10</p>	