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STATE OF NEW YORK
CITY OF YONKERS

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Minutes of
The City of Yonkers IDA
Regular Meeting
July 27, 2023 - 1:00 P.M.

At
470 Nepperhan Avenue, Suite 200
Yonkers, New York 10701-3892

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B E F O R E:

- Mayor Mike Spano - Chairman (excused)
- Marlyn Anderson - Secretary
- Melissa Nacerino - Treasurer (excused)
- Cecile Singer - Member
- Henry Djonbalaj - Member
- Victor Gjonaj - Member
- Roberto Espiritu - Member (excused)

I D A S T A F F:

- JAIME MCGILL - IDA Executive Director
- JIM CAVANAUGH - IDA President & CEO
- SIBY OOMMEN - IDA/YEDC Chief Fiscal

O T H E R

- LARRY SYKES, ESQ. - IDA COUNSEL
- MICHAEL CURTI, ESQ. - HARRIS BEACH, PLLC

OTHER ATTENDEES:

- **Jim Veneruso - Veneruso Curto Schwartz & Curto LLP**
- **Janet Giris - Delbello Donnellan Weingarten Wise & Wiederkehr, LLP**
- **Moshe Blum - 155 Elliot LLC**
- **Dean Bender - Thompson & Bender**

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REGULAR MEETING

MS. ANDERSON: Hello, everyone, good afternoon. Sorry for the delays. Welcome to the IDA meeting for July 27th, 2023. So we're going to first start with the roll call.

MR. OOMMEN: Marlyn Anderson?

MS. ANDERSON: Present.

MR. OOMMEN: Cecile Singer?

MS. SINGER: Present.

MR. OOMMEN: Henry Djonbalaj?

MR. GJONAJ: Present.

MR. OOMMEN: Victor Gjonaj?

MR. DJONBALAJ: Here.

MR. OOMMEN: Mayor Mike Spano, Melissa Nacerino and Roberto Espiritu are excused.

Madam Chair, we have a quorum.

MS. ANDERSON: Thank you very much.

So I'm going to move down to the next item, which is approval for the minutes of May 25th, 2023.

Would anyone like to make a motion to approve the minutes?

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REGULAR MEETING

Motion made maid by Cecile,
seconded by Henry.

All in favor?

(A chorus of ayes.)

MS. ANDERSON: Any negatives?
Hearing none, the minutes have
been approved.

The next item on the agenda is
financials for May 2023.

MR. OOMMEN: For the month of
May, we did not receive any agency
fees. Our money market saving
account generated \$12,482 in interest
income. Our cash on hand at the end
of May was \$4.5 million. Thank you.

MS. ANDERSON: Thank you, Siby.
So resolutions for
consideration today. We're going to
start with the Monastery Manor --

MS. MCGILL: Take a vote on the
financials.

MS. ANDERSON: Oh, financials,
we have to vote on.

Anyone like to make a motion?

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REGULAR MEETING

So moved by Cecile, seconded by Victor.

All in favor?

(A chorus of ayes.)

MS. ANDERSON: Hearing none, the item has been passed.

MS. MCGILL: Resolutions for consideration: Our first item is a final resolution for Monastery Manor Associates. We have Jim Veneruso here to represent the project if there are any specific questions, and Michael Curti here is representing the transaction.

MR. CURTI: Thank you, Chair.

Before you is a resolution, a final, authorizing resolution for the existing IDA project at 2 Father Finian Sullivan Drive, in the City of Yonkers.

Just so the board is aware, this is obviously an existing project.

We've provided financial

REGULAR MEETING

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2 assistance in the past. The purpose
3 of providing the financial assistance
4 at this point is because the project
5 is refinancing and the lender, which
6 is Fannie Mae, is requiring that the
7 P.I.L.O.T be extended for a period of not
8 less than five years. The request
9 from the applicant was a seven-year
10 extension with regard to the P.I.L.O.T,
11 so that is additional financial
12 assistance that is being provided to
13 the project.

14 The consideration for that is
15 that the project will continue to
16 remain being an affordable senior
17 development for that period of time.

18 There was a question that came
19 up during public hearing with regard
20 to who can reside in the premises,
21 whether it's available for City
22 workforce, also.

23 And so the response back from
24 the applicant is that it is a senior
25 building. The only preferences are

REGULAR MEETING

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2 for those seniors who are either
3 homeless or, number two, have
4 experienced some sort of adverse
5 impact because of a natural disaster.

6 So if there's any further
7 questions, Mr. Veneruso can speak to
8 those items.

9 There is a mortgage recording
10 tax exemption because there will be a
11 mortgage issued as part of this, to
12 secure a loan that will be issued for
13 the refinancing purposes. The amount
14 of the mortgage recording tax
15 exemption is \$255,000.

16 Again, if there are any
17 questions, we'd be happy to answer.

18 MS. MCGILL: We did perform a
19 fiscal impact analysis on this
20 project. So as Michael Curti said,
21 the request was for a seven-year
22 P.I.L.O.T extension and mortgage
23 recording tax abatement of \$254,000.
24 A result of providing these
25 benefits, like Michael Curti said,

REGULAR MEETING

1 again, is not only preserving
2 low-income senior housing, but also
3 maintains a fiscal benefit to the
4 City.

5 The additional seven years of
6 the P.I.L.O.T were analyzed, and
7 have been structured to exceed what
8 the current pilot is, but still
9 allowing the project to have
10 benchmark returns. The analysis
11 demonstrated
12 that this project still provides
13 \$3.03 of benefit to the City for
14 every dollar of benefit that we are
15 conveying to the project. So the
16 recommendation is to approve the
17 seven-year P.I.L.O.T and the mortgage
18 recording tax abatement.

19 MS. ANDERSON: Thank you,
20 Michael Curti. Thank you, Jaime.

21 Any questions?

22 No questions?

23 Hearing none, would anyone like
24 to make a motion to approve the
25 resolution?

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REGULAR MEETING

Cecile made a motion, seconded
by Henry.

All in favor?

(A chorus of ayes.)

MS. ANDERSON: Any negatives?

Hearing none, this item has
been passed.

MS. MCGILL: Our next item that
was on the agenda that was published
will now be moving forward to next
month, so we will move on to the
third item, which is an inducement
resolution for 155 Elliot, LLC. We do
have Moshe Blum here to represent
the project.

MR. BLUM: Good afternoon. My
name is Moshe Blum.

I don't know if you know, but
today is a fast day, and I don't even
have my shoes on; we wear slippers
today, or Crocs. But for the
importance of the project, I made my
effort to come down and represent the
project.

1 REGULAR MEETING

2 So as you know, this was a
3 synagogue going back years,
4 probably -- I'm not sure the years
5 when it got vacated -- and it was
6 abandoned for, I believe, many years.
7 This is at 155 Elliot.

8 Back in 2014, 2015, I bought
9 two small, small buildings in
10 Yonkers. I kept it, somebody's
11 managing it. And I didn't move
12 forward in the real estate industry,
13 I would call it, or development.

14 But 2019, the beginning of
15 2019, a friend of mine approached me
16 and says, "Since you are in
17 construction working for somebody,
18 you have experience, I have an idea.
19 I know the people on the board for
20 this congregation that own this
21 building, and it's vacant; it's doing
22 nothing. Maybe I go have a meeting
23 with them."

24 Maybe it sounded like a dream,
25 but I was like, you know what? I

REGULAR MEETING

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2 know what I'm doing. Maybe we should
3 redevelop it into apartments.

4 So the first thing I did, I
5 went down to a local architect here.
6 I don't know if you know him: Julio.

7 I sat down with him. I was
8 like, "This is what somebody
9 introduced to me. I know it's
10 possible to do it, but I don't know
11 anything about zoning, I don't know
12 anything about what should be done.
13 Please, if you can explain to me if
14 it's doable or not."

15 So he checked the zoning, he
16 said, "It's residential zoning,
17 multi-family; you could do. It would
18 be a lot of work."

19 I said, "I'm not scared of
20 work."

21 We went into contract together,
22 me and the other guy. I didn't have
23 the money to buy it, but we went into
24 contract.

25 And we still needed AG

REGULAR MEETING

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2 approval, so we had time. In the
3 meantime, we got the AG approval and
4 I wanted to start working on plans,
5 but then COVID hit. There was no
6 in-person meetings and it got delayed
7 from purchasing until we got
8 approvals, which was late 2020, make
9 the numbers.

10 In the meantime, this building
11 was a tax-exempt building that paid
12 no taxes, on a vacant lot, sitting in
13 a prime area. It got out of not-for
14 profit, we started paying the full
15 assessed value for the building since
16 the day of closing, and we couldn't
17 get the approvals.

18 I was like, almost every week
19 here, and crying to Julio. I was
20 like, it was killing me.

21 We tried, we tried and pushed,
22 and then -- until finally, we got it
23 approved.

24 We took out another
25 construction loan on the project and

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REGULAR MEETING

we started doing construction.

This is the building before we started construction.

Julio said, "You could change the exterior but you're going to need additional approvals."

I said, "I can't."

I'd rather pay a little bit more to keep it as much as possible for what it was, to not to change the neighborhood or the street, for what people are used to, and still got some nice apartments inside.

So this was the old building, what it looked like; this is what it looks today.

Basically, the only thing that's changed is the center piece, which was the main entrance. So we put in windows to match up the other floors because this part was higher. Same thing on the bottom floor. And then this is the elevator.

We even kept all the windows,

REGULAR MEETING

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2 we filled them with matching red
3 brick to put in windows, to make it
4 look the same, equal on both sides.

5 From a construction point, this
6 is a lot of extra money. We could
7 have gone and just put bricks, not
8 put windows, side windows as well. I
9 just don't have it in the picture,
10 but we put in a lot of money just to
11 keep it as nice as possible for what
12 it was.

13 This used to be the side
14 entrance. As you can see, everything
15 here was redone, but matches -- still
16 matching -- to make it into a nice,
17 bigger opening.

18 This was a seven-foot door;
19 right now, we have eight-foot-five,
20 nicer building, opening doors.

21 Over here, you can see the
22 other windows, all fake windows.

23 This is all the elevator shaft
24 now.

25 So this is the side entrance,

1 REGULAR MEETING

2 which is going to be the main
3 entrance.

4 And here, you can receive --
5 this used to have what you call the
6 church windows. We filled it all in,
7 block work, brick work, matching.

8 It's not power-washed yet, so
9 you can still see a little bit of a
10 difference, but it's going to look
11 95 percent the same. We just put in
12 windows, get them filled. This used
13 to be all windows.

14 So this was a lot of money put
15 in just to keep it as much as
16 possible for what it was.

17 Here is what the inside looks
18 like today.

19 This is the one of the main
20 hallways, floor tile, wall tile,
21 paint didn't start yet.

22 This is the kitchen area. You
23 can see nice tile in front of the
24 kitchen, black-splash tile matching
25 the floor, kitchen, granite counters,

REGULAR MEETING

expensive, Canadian kitchens.

Same thing, each and every unit is having their own hot water tank inside the mechanical closet.

Same thing, kitchen.

This is the bathroom.

Fully-tiled floor, brand new finishings, tile work, fully-tiled wet wall, half tiled, the other wall, where the vanity is going to go.

This is an overall -- just a picture of what apartments look like. This was the best I could get to.

Hardwood floors as well. They also put plastic, whatever.

So I understand you guys are going to ask me why now.

Going back to 2019, the cost that I estimated based on pricing was with a million dollars -- almost a million dollars less for what it is now.

Since 2019 up to now, end of 2022, 2023, you all know it, it's not

REGULAR MEETING

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2 a secret, but it almost jumped 25 to
3 30 percent. That's number one.

4 Number two, since the project
5 took me so long to get it approved
6 because of COVID, the
7 two-and-a-half-years gap technically
8 cost us interest on money we borrowed
9 to purchase the building, plus taxes
10 and insurance generated a lot of
11 money.

12 And now, being that the project
13 is -- the project cost is that much
14 more, the interest rates, I don't
15 have tell you guys is skyrocketing.

16 So I sat down with the mortgage
17 broker, I said, "This is the project.
18 I'm in the middle of doing it. I
19 want to start doing the numbers."

20 And then he got stuck by the
21 first line item: Real estate taxes.

22 I hadn't realized what's going
23 to happen because, until we purchased
24 the building, it was assessed,
25 approximately, between County and

REGULAR MEETING

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2 City, at \$46,000. So in my mind, I
3 made a number of what am I paying on
4 the two old buildings since I had
5 since 2014. I multiplied that to
6 24-unit, it made sense.

7 But then he said, "No, no, no,
8 this is not how it works. If this is
9 going to be coming in as a new CFO
10 for 24 units, the numbers are going
11 to go up, and I don't think -- I
12 think you have a problem."

13 So then I asked around. Like,
14 I know, in the City, they have some
15 tax programs, so I asked around, if
16 there's any here.

17 And there was a friend of mine
18 that was doing the Ridge Hill
19 development, and he said, "Of course
20 there is."

21 So he gives me the number.

22 "Sit back down and see what you
23 can do."

24 Then I realized that I should
25 have and would have come before that.

REGULAR MEETING

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2 I already paid a lot of taxes that
3 could have been saved on construction
4 costs. So I told Jaime that that's
5 already passed. I'm not getting that
6 back; I already paid for that.

7 But in order to save the
8 project without getting any kind of
9 tax benefits on this project,
10 technically speaking, I don't want to
11 say it, it was a waste. It was a
12 waste of effort. It was a waste of
13 time and money, because taking the
14 numbers that jumped, plus taking the
15 interest rates, nothing makes sense
16 anymore.

17 So we ran -- I ran the numbers
18 very briefly, what the benefits could
19 be.

20 I came back to the mortgage
21 broker, I gave him the numbers, and
22 he said, "Look, if you can save on
23 taxes, the project can be refinanced.
24 You're still going to have to stay
25 with a lot of money in there. You're

REGULAR MEETING

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2 not going to refinance the building the
3 way you wanted to. But you can still
4 refinance it; you can still get your
5 moneys out as much as possible.
6 You're still going to stay with
7 something, but it's going to be
8 doable. Without any tax benefits,
9 there's nothing I can help you with."

10 So all I'm asking for is you
11 see what I've done: Took a vacant
12 building which did nothing for the
13 community, did nothing for the
14 street, did nothing for Yonkers, and
15 didn't pay taxes. I put it into a
16 tax-paying building, I put it into
17 24 nice units, which is going to be
18 rented for people who live here.

19 We're not looking to bring in
20 anybody special from outside; it's
21 for people from here.

22 I gave her the numbers.

23 You can run the numbers. It's
24 not -- nothing -- the numbers for
25 rent are not crazy. It's -- I would

REGULAR MEETING

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2 say, for this kind of -- meaning, to
3 say the underwriting of the numbers I
4 took from buildings that are not as
5 nice as this one.

6 This is brand new.

7 I know what the numbers are on
8 non-brand new -- on buildings that
9 are not constructed now, and don't
10 have what this building is going to
11 offer.

12 The building is going to offer
13 a laundry room, all three floors
14 handicapped assessable, it's going to
15 be elevated, hot water in every
16 apartment. It not like when the main
17 unit goes down, everybody doesn't
18 have hot water. Everybody has their
19 own hot water tank.

20 And HVAC is also going to be
21 heating and cooling for each and
22 every apartment.

23 So what I feel, I'm not going
24 to say that I did something. I still
25 own it, it's not like I gave somebody

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REGULAR MEETING

something, but I think I did a lot for Yonkers, I would say.

The building is paying taxes. It's not like I'm asking for a tax-free building. The building has a tax bill which is being paid already since we bought it.

All I'm asking is to cap that tax bill; it shouldn't jump up, and I'm going to go out of nowhere.

It's not something that I -- I have everything on paper, you can see it, it's known to everybody what the interest rates -- in fact, yesterday, the interest rate jumped again.

MS. ANDERSON: Let's try to get some questions for the board.

Where are you guys at in terms of completion, percentage-wise?

MR. BLUM: I would say I'm at 75 percent right now.

And being honest with you, it's a little bit stalled right now because I have no idea where I'm

REGULAR MEETING

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2 going next, because I already see
3 that I'm not going to be able to
4 finish it up if not having a tax
5 benefit.

6 MR. CURTI: So actually --

7 MS. ANDERSON: Question?

8 MR. CURTI: Yes, for the chair
9 to just ask a question.

10 So to stay on that point,
11 unless you refinance, you won't have
12 the money to finish the project; is
13 that what you're saying?

14 MR. BLUM: Yes. So the way I
15 look at it is, if I'm going to get
16 hurt, the answer is yes. If I'm
17 going to have to leave a lot more
18 money in the project, the answer is
19 yes.

20 But I'm not going to be able to
21 leave that much money if there's no
22 tax benefit. Meaning to say the bank
23 looks at income-reducing plus costs,
24 what they would give us is 69, 70
25 LTV. If the tax bill is that much

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higher, I'm not going to get that much from the bank, even if I have to -- even with the money that I have to.

MR. CURTI: But you need those funds in order to finish like, the actual punch-list items that are left, like, that 25 percent?

MR. BLUM: That's correct.

MR. CURTI: Okay. Because --

MR. BLUM: Then you say I could push -- I could push the cost towards later, meaning --

Look --

MR. CURTI: Here's why I'm asking the question, you know, just to give an understanding what the standard for the IDA is, but for us giving you these benefits, you cannot finish the project?

MR. BLUM: That is correct.

MR. CURTI: The second part is, the IDA is also under the statute, under A-59-A of the general municipal

REGULAR MEETING

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2 law. It's not just -- but for -- but
3 if there is another reason why the
4 IDA can provide those benefits.

5 And so, you know, I think, you
6 know, what we've heard from you today
7 is that you took this property,
8 which, you know, was on the -- which
9 was on the exempt side of the tax
10 roll, and it is now on the non-exempt
11 size side of the tax roll. You've
12 made improvements to the property to
13 maintain its character.

14 I mean, it's obviously been
15 there for quite some time, and so you
16 should be applauded, you know, for
17 those efforts.

18 MR. BLUM: Thank you.

19 MR. CURTI: And so I think
20 these are some of the reasons that
21 the board can consider -- I mean,
22 obviously, we're just doing the
23 inducement resolution today.

24 The board is not bound by any
25 action. We still have to do the

1 REGULAR MEETING

2 public hearing, we have to do the
3 cost-benefit analysis.

4 But these are some of the
5 things that the board can consider in
6 the event it does want to authorize
7 the mortgage recording tax requested,
8 and also, the real property tax
9 abatement.

10 MR. BLUM: So the way it works
11 is, if I know I have the tax benefit,
12 I underwrite the mortgage of what I'm
13 going to get from the bank with that
14 benefit, meaning to say if the
15 mortgage has to come in, taking into
16 consideration full taxes for this
17 building, the mortgage itself is
18 going to be probably a million
19 dollars less.

20 Even if I do, I'm still staying
21 with money in the project. But if I
22 do get tax benefits, I get a million
23 dollars so I can finish the project.

24 Right now, we have open bills,
25 and I cannot move forward until I

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know for a fact that I'm going to get tax benefits. I could refinance and they did pay the rest of the bills. I'm going to stay with open bills; there's not a question about it.

MR. CURTI: Okay.

MR. BLUM: I just need to pay the bills knowing, that I'm going to be able to.

MR. CURTI: Understood. Thank you.

MS. ANDERSON: Thank you, Mr. Blum.

Any questions from the board?

No questions?

MR. GJONAJ: Yeah, I got a question.

MS. ANDERSON: Yes, go ahead.

MR. GJONAJ: Interest rates are going up every day; they go up another two times. If you can't afford it today, by the time you refinance, we're going to have an issue.

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MR. BLUM: As I said, I'm going to have to -- and I'm going to leave in the project the funds that I need to. I'm going to choke myself. I'll take out a line of credit. I don't know what I'm going to do.

But without the tax benefits, it's killed as is. With tax benefits, I can go to a bank that -- yes, I'm going to get it \$200,000 up, \$200,000 down; that won't kill it. But I'm over a million dollars off right now.

MS. ANDERSON: So just a question for Jaime or Mike.

So the financial part of him having enough cash on hand to support this going-out request, it's still going to be a cost-benefit analysis before we even move forward to providing this, right?

MR. CURTI: Yes.

MS. MCGILL: Yes.

MS. ANDERSON: This is just --

MS. MCGILL: This is just the

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REGULAR MEETING

preliminary, allowing it to move forward to even having the analysis done.

MR. CURTI: Right.

MS. ANDERSON: So we may get to a point where we may not approve this.

MR. CURTI: We're spending some more time on this just because, you know, typically, when the project gets to our point, they haven't begun construction.

This is a little unusual, so we just want to make sure the record is developed here so you have all the information.

MR. CAVANAUGH: The point is, if this gentleman had come to the board before the project began, we would have induced it. So we're not really being asked to do something we wouldn't normally do; it's just later in the process.

MR. CURTI: Right.

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REGULAR MEETING

MR. CAVANAUGH: But he's got some challenges. But we will do that independent report and lay it out for the board.

I don't see a risk to the IDA here. I mean, the risk would be we do nothing and the project doesn't proceed.

MR. CURTI: Right.

MR. CAVANAUGH: That's obviously not good to for the City.

MR. BLUM: I already have my punishment with not coming on time; I already paid taxes on what I could have saved if I had come on time.

MS. ANDERSON: Well, thank you, Mr. Blum.

Would anyone like to make a motion to approve the resolution.

MS. SINGER: I will.

MS. ANDERSON: Cecile made a motion.

Seconded by? Henry.

All in favor?

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REGULAR MEETING

(A chorus of ayes.)

MS. ANDERSON: Any negatives?

Hearing none, the item has been passed.

Thank you, Mr. Blum.

MR. BLUM: Thank you so much. Thank you.

MS. MCGILL: Our next item is a resolution authorizing the extension of benefits for Extell Waterfront, LLC. We do have Janet Giris here representing the project, Michael Curti representing the transaction.

As Michael Curti will convey, there is no additional benefit being conveyed here; there is just the alignment of the agreements with the original intended construction timeline. But Michael Curti can delve into that further.

MR. CURTI: Yes, thank you.

The construction timeline is a very lengthy one; it's 13 years. There's buildings A through F, and

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then there's the tower as well, that needs to be constructed.

Right now, two of the buildings are being built, but we just wanted to align the sales tax letter along with the understanding that it is going to be quite some time before most of the buildings are constructed.

The request from the applicant was April 2028; I think that's fair, just given the length of time here involved. It also avoids a situation where it expires, and we have to go back and scramble.

So it's our recommendation to approve this extension of time.

As Jaime indicated, no financial assistance is being provided, additional and above what was previously approved.

MS. ANDERSON: Thank you, Michael.

Any questions?

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MS. SINGER: Yes.

Do they have financing in place that will allow them to extend it?

MR. CURTI: Yes.

You have financing in place?

MS. GIRIS: Sure.

For the record, Janet Giris, law firm DelBello Donnellan Weingarten Wise & Wiederkehr. Thank you for having me today.

So this project is being constructed in phases. The first phase is buildings A and B, which are currently under construction and are anticipated to be finished construction fairly soon. They're starting on the second phase of the project, which is buildings E and F.

And yes, so they're financing each phase individually.

And one of the reasons why we're here now and that we weren't here a little bit earlier is because the finance CD, we spun that piece

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2 off to an affiliate of the company,
3 and that has a different sales tax
4 letter.

5 The sales tax letter under the
6 master project agreement, which was
7 signed in maybe 2019, had a short
8 period of approval. And they
9 weren't -- their eyes weren't on that
10 because they were focused on the
11 first phase of the building.

12 Now they're focused on the
13 second phase.

14 And, you know, normally, we
15 would be here on an annual basis,
16 renewing that sales tax letter, but
17 because these phases are going to
18 take a couple of years each -- as
19 Michael said, there's a 13-year
20 construction period here.

21 The project, just to refresh
22 your recollection, is 1,395 units in
23 seven buildings, over a half a
24 billion dollars in investment in the
25 City of Yonkers, so that's were we

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are with the second phase.

MS. SINGER: Right. But there's no problems with financing?

MS. GIRIS: Not to my knowledge, no.

So each phase will be financed individually --

MS. SINGER: Because interest rates, things have changed, and there's a concern --

MS. GIRIS: They are already spending money on phase two, so they are ready to pull that trigger.

MS. SINGER: Thank you.

MS. GIRIS: Thank you.

MS. ANDERSON: Any other questions for Janet? No?

Thank you so much.

MS. GIRIS: Thank you.

MS. ANDERSON: Hearing no questions, would anyone like to make a motion to approve the resolution for Extell?

Victor made a motion, seconded

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by Cecile.

All in favor?

(A chorus of ayes.)

MS. ANDERSON: Any negatives?

Hearing none, the item has been passed.

So the next item on the agenda is other business.

Anything, Michael?

MR. CURTI: No, nothing.

MS. ANDERSON: So there is no other business.

Any legal updates?

MR. CURTI: No legal updates.

MS. ANDERSON: No legal updates at this time.

Would anyone like to make a motion to adjourn the meeting?

MR. DJONBALAJ: Aye.

MS. ANDERSON: Motion made by Henry, seconded by Victor.

All in favor?

(A chorus of ayes.)

MS. ANDERSON: Hearing no

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negatives, the meeting is adjourned.

Thank you guys for attending the meeting.

We're going to go right over to the YEDC.

(Time noted: 1:36 P.M.)

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REGULAR MEETING

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 witness whose examination is
hereinbefore set forth was duly sworn and
that such examination is a true record of
the testimony given by that witness.

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 31st day of July 2023.



NATHAN DAVIS

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