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2023 Measurement Report

Local Public Authority Name: City of Yonkers Industrial Development Agency
Fiscal Year: January 1, 2023 – December 31, 2023

Below are the measurement goals for the Yonkers Industrial Development Agency.

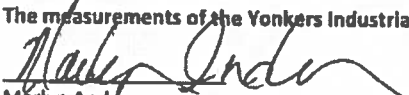
1. Assist new development projects that create construction jobs and/or permanent full-time positions.

Assisted in two new development projects:

- i. **St. Clair Development - Macquesten Development LLC**, proposes to construct a 10-story mixed-use building with ground floor commercial space, 76 affordable rental dwelling units, and related parking and infrastructure located at 36-38 Main Street, 32 Main Street, and 1-3 Riverdale Ave. This includes 12 studios, 36 one-bedroom, 23 two-bedroom, and 5 three-bedroom units. These residential rental units would be occupied only by person of low income whose annual household incomes ranges from 40% to 80% of the Westchester AMI.
 - ii. **70 Pier - 70 Pier** is a mixed-use building to be constructed on the south side of Abe Cohen Plaza at the Ludlow Metro-North Train Station. The project consists of a 4 story building containing 36 residential rental apartments with a unit mix of 6 studios, 18 one-bedroom, and 12 two-bedroom. In addition to the building's lobby, the ground floor will include 3,125 sq feet of neighborhood retail and indoor parking for 35 cars.
2. Assist redevelopment projects that improve distressed areas, and bring business back to underutilized locations.
Wheeler Block Yonkers LLC, Mary the Queen, WY Manor, Monastery Manor, 155 Elliott LLC,
 3. Assist in the development of quality workforce housing.
N/A
 4. Assist Yonkers' business to keep them viable thereby retaining jobs
 5. Issue tax exempt bonds for qualified projects

WY Manor: \$46.2M issued on 12/29/23

The measurements of the Yonkers Industrial Development Agency remain the same for 2024.


Marilyn Anderson
IDA Board Member, Secretary


Siby S. Oommen
Chief Fiscal Officer, YIDA