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STATE OF NEW YORK  
CITY OF YONKERS

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Minutes of  
The City of Yonkers IDA  
Regular Meeting  
April 23, 2024 - 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
- MARLYN ANDERSON - Secretary
- MELISSA NACERINO - Treasurer
- CECILE SINGER - Member (Excused)
- HENRY DJONBALAJ - Member
- ROBERTO ESPIRITU - Member (Excused)
- VICTOR GJONAJ - Member

I D A S T A F F:

- JAIME MCGILL - IDA Executive Director
- JIM CAVANAUGH - IDA President & CEO
- SHAWN GRIFFIN, ESQ. - Harris Beach PLLC
- ADRIANA BARANELLO, ESQ. - Harris Beach PLLC
- LARRY SYKES, ESQ. - IDA Counsel

**OTHER ATTENDEES:**

3. Sean Kearney - The Kearney Realty & Development Group Inc.

4. Justin Leigh - The Kearney Realty & Development Group Inc.

5. Diana Bunin Kolev, Esq. - Delbello Donnellan Weingarten Wise & Wiederkehr LLP

6. Joseph Apicella - The Macquesten Companies

PROCEEDINGS

1  
2 MS. MCGILL: Okay. Start with  
3 a roll call. Mayor Mike Spano.

4 MAYOR SPANO: Here.

5 MS. MCGILL: Marlyn Anderson.

6 MS. ANDERSON: Here.

7 MS. MCGILL: Melissa Nacerino.

8 MS. NACERINO: Here.

9 MS. MCGILL: Cecile Singer is  
10 excused. Henry Djonbalaj.

11 MR. DJONBALAJ: Here.

12 MS. MCGILL: Roberto Espiritu  
13 is excused. And Victor Gjonaj.

14 MR. GJONAJ: Here.

15 MS. MCGILL: Mayor, we have a  
16 quorum.

17 MAYOR SPANO: Okay. So  
18 everyone should have -- thank you,  
19 Jaime. Everyone should have the  
20 minutes for the meeting of  
21 February 29th, 2024. Melissa, you  
22 won't be able to vote on this. Do we  
23 still have enough -- okay. Okay, are  
24 there any questions about the  
25 minutes? Hearing no questions.

PROCEEDINGS

1  
2 Somebody wants -- Henry made a motion  
3 that we accept the minutes, seconded  
4 by Victor. All in favor?

5 (A chorus of ayes.)

6 MAYOR SPANO: Any negatives?  
7 The minutes are passed. Okay, number  
8 three, financials.

9 MS. MCGILL: Financials I'll  
10 take in Siby's absence.

11 For the month of December we  
12 received agency fees of 424,000. At  
13 the end of 2023 the agency collected  
14 \$1.4 million in agency fees and  
15 received a total of five new  
16 applications. Our money market  
17 savings generated \$148,000 in  
18 interest in a year. For the month of  
19 January we did not receive agency  
20 fees and our money market generated  
21 13,672 in interest. Our cash on hand  
22 is 4.66 million.

23 MAYOR SPANO: Okay, great,  
24 thank you. Are there any questions?  
25 Hearing no questions. Somebody want

PROCEEDINGS

1  
2 to make the motion we accept the  
3 financials for December 2023,  
4 January 2024?

5 MS. ANDERSON: I make a motion.

6 MAYOR SPANO: Maryln's made a  
7 motion, seconded by Melissa. All in  
8 favor?

9 (A chorus of ayes.)

10 MAYOR SPANO: Any negatives?  
11 Item three is passed. Item four.

12 MS. MCGILL: Next item is the  
13 approval of our audit, 2023 audit.  
14 We did have our audit meeting on  
15 April 15th which was chaired by  
16 Melissa Nacerino in Cecile's absence.  
17 I don't know if, Melissa, do you want  
18 to say a few words about the audit?

19 MS. NACERINO: Sure. So as  
20 Jaime mentioned, we did have a  
21 meeting of the Audit Committee with  
22 our auditors , O'Connor Davies. Their  
23 results included no known  
24 deficiencies or material weaknesses,  
25 and the auditors issued an unmodified

PROCEEDINGS

1  
2 opinion which is the highest opinion  
3 we can receive from a audit. We  
4 accepted the -- it was accepted at the  
5 Audit Committee, and we do recommend  
6 the IDA Board to approve.

7 MAYOR SPANO: Okay.  
8 Congratulations. Nice job by our  
9 team. Do we have any questions about  
10 the audit?

11 MR. DJONBALAJ: I'll make a  
12 motion.

13 MAYOR SPANO: Henry's made a  
14 move. All in favor -- I'm sorry, do  
15 we have a second?

16 MS. ANDERSON: Second.

17 MAYOR SPANO: Marlyn seconded.  
18 All in favor?

19 (A chorus of ayes.)

20 MAYOR SPANO: Any negatives?  
21 The -- I'm sorry, the audit of 2023  
22 has been approved.

23 MS. MCGILL: Our next item for  
24 consideration is approval of the PAAA  
25 2023 annual report.

PROCEEDINGS

1  
2           So in your packets you received  
3           our annual PAAA report summary and  
4           measurements report which summarizes  
5           the operations and accomplishment of  
6           the Yonkers IDA. It highlights seven  
7           projects that were closed in 2023 and  
8           the five new projects that were  
9           induced in that year. This year  
10          we're reporting on 85 active projects  
11          as part of the PAAA reporting, and  
12          once approved, the annual report  
13          summary, measurements report, along  
14          with our annual audit will be added  
15          and uploaded to ABO as required.

16                MAYOR SPANO: Are there any  
17                questions? Hearing no questions.  
18                Somebody want to make a motion we  
19                accept the 2023 PAAA annual report?

20                MS. ANDERSON: I made a motion.

21                MAYOR SPANO: Marlyn's made a  
22                motion, seconded by Henry. All in  
23                favor?

24                (A chorus of ayes.)

25                MAYOR SPANO: Any negatives?

PROCEEDINGS

1  
2 Hearing none, the item has passed.

3 Resolutions.

4 MS. MCGILL: Our first  
5 resolution is an inducement  
6 resolution for Kearney Realty &  
7 Development Group, the Abbey at Park  
8 at 21-23 Park Avenue. We do have  
9 Shawn Kearney here to present the  
10 project for consideration.

11 Just make sure your mic goes  
12 on.

13 MR. KEARNEY: Thank you. Good  
14 afternoon. Is it working? Good  
15 enough. I'll talk loud.

16 MR. CAVANAUGH: We can hear  
17 you.

18 MR. KEARNEY: Good afternoon.  
19 My name is Shawn Kearney from Kearney  
20 Realty Development Group. I'm here  
21 today with Justin Leigh, also of the  
22 Kearney Group. I'd like to just give  
23 the Board just a brief overview of  
24 the Kearney Group, who we are and  
25 what we do, and then a summary of our

## PROCEEDINGS

1  
2 development proposal that's before  
3 you today.

4 So Kearney Group is a  
5 family-owned and operated business  
6 right here in Westchester. We  
7 specialize in the development,  
8 construction and management of  
9 affordable housing throughout New  
10 York State, but primarily in the  
11 Hudson Valley.

12 To date we have roughly 2,000  
13 units that we've successfully built  
14 and are managing, and another five or  
15 six hundred million under  
16 development.

17 The Abbey on Park is a unique  
18 development. It combines adaptive  
19 reuse of historic structures with new  
20 construction. So the historic  
21 buildings of the Blessed Sacrament  
22 Monastery and Ethan Flagg Mansion are  
23 designated on the national registry  
24 as historic structures. We'll be  
25 adapting them, renovating them to

## PROCEEDINGS

1  
2 SHPO and National Park Services  
3 standards for the historic  
4 preservation list, and building a new  
5 construction building that's  
6 complimentary, scale, color pallet,  
7 mass, to the historic structures to  
8 create 82 new affordable housing  
9 units for the City of Yonkers.

10 I'm happy to answer any  
11 questions that anyone may have.

12 MAYOR SPANO: I see you're  
13 keeping the old mansion that's on the  
14 property, right, that's --

15 MR. KEARNEY: So right now  
16 that's two floors of offices, and  
17 that will be renovated to be  
18 apartments, Ethan Flagg.

19 MAYOR SPANO: I mean, I've been  
20 there. I wasn't on site, but the  
21 first floor seems pretty historical,  
22 right? I assume you're going to try  
23 to save some of that or...

24 MR. KEARNEY: We'll be set --

25 MAYOR SPANO: Or you're just

PROCEEDINGS

1  
2 going to just gut the four walls?

3 MR. KEARNEY: No. We have --  
4 if there's any architectural elements  
5 or details inside from molding to  
6 staircases that are deemed  
7 historically significant, we'll be  
8 required to maintain and restore  
9 them. One of our funding sources are  
10 the federal and state historic tax  
11 credits.

12 MAYOR SPANO: Is there anything  
13 -- do you have anything to do with  
14 Westchester School for Special  
15 Children?

16 MR. KEARNEY: We don't have any  
17 collaboration with them --

18 MAYOR SPANO: I just -- I say  
19 that only just for the record. My  
20 brother Lenny is executive director,  
21 and I want it to be stated in the  
22 record, this has nothing to do with  
23 that parcel.

24 MR. KEARNEY: Correct.

25 MAYOR SPANO: Which is kind of

PROCEEDINGS

1  
2 in the same parcel to some degree.

3 Are there any questions? Looks  
4 like a beautiful project.

5 MR. KEARNEY: Thank you.

6 MAYOR SPANO: Good luck. Thank  
7 you.

8 Hearing no questions. Somebody  
9 want to make a motion?

10 MR. DJONBALAJ: Make a motion.

11 MAYOR SPANO: Henry's made a  
12 motion, seconded by Melissa. All in  
13 favor?

14 (A chorus of ayes.)

15 MAYOR SPANO: Any negatives?  
16 Hearing none. The item is passed.

17 I see that Joe Apicella is here  
18 so we can go on to item two.

19 MS. MCGILL: Our next item is  
20 an inducement resolution for 636  
21 South Broadway Partners LLC. We have  
22 Joe Apicella of MacQuesten here to  
23 present the project.

24 MR. APICELLA: Good afternoon  
25 everyone, Mr. Mayor and honorable

## PROCEEDINGS

1  
2 members of the IDA Board. I'm joined  
3 by our attorney, Diana Kolev, for  
4 DelBello, Donnellan, Weingarten, Wise  
5 & Wiederkehr.

6 The project that's before you  
7 for consideration of inducement today  
8 is known as 636 South Broadway.  
9 Excuse my voice. I was at the Knicks  
10 game last night so you understand.

11 That being said, this project  
12 is also considered to be affordable  
13 housing. However, what we've done  
14 here is we have up to an 80 percent  
15 AMI, and we feel the area can sustain  
16 an 80 percent AMI on this project  
17 because it is at the gateway of the  
18 city.

19 And critically important to  
20 this project we feel is to make it  
21 quite special for an environmental  
22 standpoint in Yonkers, so we've  
23 decided to make this a passive house  
24 project, the highest level of  
25 environmental and sustainability

## PROCEEDINGS

1  
2 that's known. It adds some expense  
3 to the application which is why I  
4 believe staff has seen some disparity  
5 between the application and the  
6 actual pro formas which we've  
7 provided. We'll explain that in  
8 greater detail as the project  
9 involves and we go into a project  
10 agreement. We'll give you that level  
11 of detail.

12 Because of the specialness, if  
13 you will, of this site, the former  
14 Lincoln Park Mercury site, that I  
15 know of personally because my family  
16 and I think many of our families  
17 bought cars there years ago. It is  
18 an environmental cleanup, and we have  
19 applied to the Brownfield cleanup  
20 program. We will be applying to the  
21 Westchester County New Homes Land  
22 Program to assist us with the  
23 acquisition cost, which was quite  
24 expensive, over \$5 million for this  
25 site.

## PROCEEDINGS

1  
2 We will also -- we've also  
3 applied to the flex fund, Westchester  
4 County, the ARCA money, the American  
5 Recovery Act money to help us assist  
6 in making the economics work given  
7 the economic conditions of today with  
8 inflation and other factors.

9 It's a 160 units as approved.  
10 It's fully approved. This went  
11 through a process with both the  
12 Planning Board and the Zoning Board,  
13 and it was flushed out amongst the  
14 many, many community members, and we  
15 won unanimous support.

16 I will say it's a 160 units.  
17 We have seven studios, we have 69  
18 one-bedrooms, we have 64  
19 two-bedrooms, one and a half baths,  
20 and we have 20 (3) bedrooms with two  
21 baths. These are nice-sized units.  
22 These are not micro units by any  
23 stretch. These are nice units.  
24 We're providing a gym, a recreation  
25 area. There will be a concierge at

## PROCEEDINGS

1  
2 the entrance when you walk in.

3 This is a large building and we  
4 want to residents to feel like  
5 they're going to be accommodated as  
6 any luxury building would be  
7 accommodated, and we're going to  
8 provide that level of service. An  
9 Amazon hub we will have as well. We  
10 have I believe it's a hundred --  
11 let's see how many parking spaces.  
12 150 -- no, 146, 146 parking spaces.  
13 We're very excited about the project.  
14 Diana, you want to flip it?

15 Now, on the design, and the  
16 commissioner is well aware of this,  
17 the planning commissioner is well  
18 aware. Because it needs to be an  
19 iconic building, we are working with  
20 the planning director, the new  
21 planning director Jaime Martinez, as  
22 well as the commissioner and the  
23 commissioner of buildings to tweak  
24 the building a bit and make it a  
25 little more contextual in one sense,

## PROCEEDINGS

1  
2 consistent with the brick treatments  
3 of some of the other buildings in the  
4 area, while the same time breaking up  
5 the building's mass because it's a  
6 large building, 16 stories. There's  
7 no retail. That was at the behest of  
8 the planning department, former  
9 planning director because we saw high  
10 vacancies in the area and we have to  
11 provide a significant amount of  
12 parking here. And that was after the  
13 zoning variances.

14 Diana, do you want to add  
15 anything to that? I'm sorry. I just  
16 talked -- the company is -- I'm  
17 executive vice president with the  
18 MacQuesten Group, and we have built  
19 and owned over 2,000 units of  
20 affordable housing in New York City  
21 and in Westchester County. And some  
22 of our buildings you've seen,  
23 particularly Mount Vernon, 20  
24 Southwest Street, 22 Southwest Street  
25 and others. We have a project under

## PROCEEDINGS

1  
2 construction on Main Street and  
3 Riverdale Avenue as well which is  
4 76 units of affordable housing. And  
5 that is what we do for a living, we  
6 live here in Westchester, and we like  
7 to put our thumbprints on the  
8 projects.

9 Diana, do you want to add  
10 anything.

11 MS. KOLEV: Just wanted to add  
12 that, as you see in your packets,  
13 what we're seeking is a sales and use  
14 tax exemption and a tax abatement.  
15 We're estimating 260 construction  
16 jobs to be created and about 7 to 10  
17 new permanent jobs.

18 MR. CAVANAUGH: So just to  
19 clarify, the rendering you see is not  
20 exactly what the building will look  
21 like. Again, in recent meetings with  
22 Joe, the upper stories will have a  
23 slightly different face, some more  
24 detail, and then what you look at,  
25 that sort of orange area which is

## PROCEEDINGS

1  
2 where the parking levels are, there  
3 was a feeling that perhaps that  
4 particular color was a little --  
5 stood out a bit more than we would  
6 like, so it will be more muted, so  
7 there will be design changes in the  
8 final scope.

9 MAYOR SPANO: The expected --  
10 the Gateway Partners to the back of  
11 that building, to the other side of  
12 the building, do they do roughly the  
13 same thing?

14 MR. APICELLA: Yes. This is  
15 the area that both -- all of us agree  
16 needs to be improved, maybe with a  
17 lighter color. This is known as  
18 Corten steel. It's a product that's  
19 used, that doesn't run, it doesn't  
20 rust, even though it gives the  
21 impression of a rusted color. But  
22 you can get that -- bless you -- you  
23 can get this in a multitude of  
24 colors, which we're working on with  
25 our color architect, much lighter,

## PROCEEDINGS

1  
2 different shades. We don't want  
3 parking to look like parking people  
4 are coming to the city. We want to  
5 make it attractive. And we've done  
6 that in my other luxury buildings  
7 that I've built before with the  
8 Cappelli Group.

9 So we want to use that product,  
10 and we try to take -- the idea is to  
11 take the notion of the trees because  
12 we've named this project the Parker  
13 because it abuts the park, right, Van  
14 Cortlandt Park where many of us as  
15 kids rode horses, right?

16 So we know this area quite  
17 well. We've been in touch with the  
18 New York City Parks Department.  
19 They've given us their application  
20 for permits and the like, so we're  
21 ready to go. And we want to just get  
22 this in the system as soon as  
23 possible, but the initial inducement  
24 is a prerequisite to many of these  
25 other programs which is why we're

## PROCEEDINGS

1  
2 here.

3 MAYOR SPANO: Okay. Any  
4 questions? I have a future-minded  
5 kind of a question. Because we know  
6 that we've had discussions with the  
7 New York City Parks system about  
8 basically opening up this park to  
9 Yonkers, right? We all know it was  
10 -- it was part of Yonkers, and Mary  
11 Philips actually gave that property  
12 to the Van Cortlandt, right? But is  
13 there any way -- and maybe you  
14 can't -- there's no access point that  
15 you can create that is side building  
16 directly out to the back into the  
17 park?

18 MR. APICELLA: You know, Mayor,  
19 one of the things that we saw when I  
20 walked that site with both the  
21 conservancy that really runs the park  
22 and manages the park, and the parks  
23 proper -- they're another  
24 bureaucracy, right -- was the  
25 opportunity where they have a little

## PROCEEDINGS

1  
2 ball field here, and it's become --  
3 and it's an issue for Yonkers as well  
4 even those on the border. It's  
5 become problematic. There's people  
6 who are drinking and doing whatever  
7 you can imagine in the summer and  
8 it's spilling over to the streets.  
9 So we said we'd be more than happen  
10 to program this in some way, this  
11 area, and create an access point  
12 because we have plenty of access  
13 right from our buildings right there.  
14 So we have it right there. We want  
15 it to be a good experience for our  
16 residents. Last thing I want is  
17 problematic behavior next door.  
18 We're going to manage it, right?

19 MAYOR SPANO: Right.

20 MR. APICELLA: So we said to  
21 Parks, a little too soon yet to make  
22 a firm commitment, but we're more  
23 than willing to do that and willing  
24 to incorporate that into anything  
25 that you have --

## PROCEEDINGS

1  
2           MAYOR SPANO: Because you're in  
3 a building and you can look outside  
4 and you can see Carol Avenue is one  
5 view, and you and see South Broadway,  
6 it's another view, but if you can  
7 look off to Van Cortlandt Park,  
8 that's a whole different feel all  
9 together.

10           MR. APICELLA: And if the  
11 architect was here they would tell  
12 you what I'm going to tell you, and  
13 this is a lot, if not all, of the  
14 units have views of the park. So  
15 that's why, again, we named it the  
16 Park. It's really, really an unusual  
17 site.

18           MAYOR SPANO: Yeah, that is --

19           MR. APICELLA: Who else gets to  
20 have a view -- an overview -- imagine  
21 on the sixteenth floor looking at  
22 that park. It's going to be  
23 tremendous.

24           MAYOR SPANO: Yeah.

25           MR. APICELLA: It's going to be

PROCEEDINGS

1  
2 -- we want to fine tune the  
3 renderings to make sure the city and  
4 we are comfortable with the design.  
5 We want it to be fantastic. It can't  
6 be something that's, you know,  
7 rudimentary run-of-the-mill building.  
8 It just can't be that, so we  
9 understand that and so we're going to  
10 work with planning to make sure that  
11 happens.

12 MAYOR SPANO: All right. Thank  
13 you. Any questions for --

14 MR. APICELLA: Thank you, Mr.  
15 Mayor.

16 MAYOR SPANO: Any questions?  
17 Hearing no questions, Marlyn, you  
18 want to make a motion?

19 MS. ANDERSON: I'll make a  
20 motion.

21 MAYOR SPANO: Martia has made  
22 -- not Martia. Marlyn has made a  
23 vote. Sorry. And seconded by  
24 Victor. All in favor?

25 (A chorus of ayes.)

PROCEEDINGS

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MAYOR SPANO: Any negatives?  
Hearing none. The item is passed.  
Thanks.

MR. APICELLA: Thank you, Mr.  
Mayor.

MS. KOLEV: Thank you.

MS. MCGILL: Our next item is a  
resolution ratifying Warburton Avenue  
Apartments LDC Second Amendment  
extension through April 30th, 2024,  
and further approving a third  
extension through June 30th, 2024.  
We have counsel here from Harris  
Beach to present.

MR. GRIFFIN: Yeah, this is a  
-- Mike was keeping -- the Board was  
keeping some pressure on him to kind  
of get closed because the transfer  
comes to the city through the IDA.  
And we've been on twice a week calls,  
every potential agency -- and there's  
somewhere in the neighborhood of 37  
people on these calls -- is all  
finished what they had to do in order

## PROCEEDINGS

1  
2 for HFA. They're likely going to  
3 close in May. They didn't want to do  
4 this twice, so we spoke to Jim and we  
5 spoke to Jaime and we put it out to  
6 June 30th just to see if it gets  
7 closed by then. I have all  
8 expectations they'll close in May.  
9 If they're still talking to HFA at  
10 that point, they were running final  
11 budget numbers based on rent, or we  
12 would have been closed by now.

13 MAYOR SPANO: All right. Any  
14 questions? Hearing no questions.  
15 Henry's made a motion, seconded by  
16 Melissa. All in favor?

17 (A chorus of ayes.)

18 MAYOR SPANO: Any negatives?  
19 Hearing none. The item is passed?

20 MS. MCGILL: Our next item is  
21 an amendment resolution correcting  
22 certain factual information regarding  
23 Miroza Tower LLC project description.  
24 Again, Harris Beach will walk us  
25 through that.

## PROCEEDINGS

1  
2 MS. BARANELLO: This is the  
3 Miroza Tower project at 44 Hudson  
4 Street. The amended final resolution  
5 was passed by the Board in January of  
6 this year, and the company came to  
7 us. There was a -- incorrect  
8 information, number of units of  
9 housing and a lot number that had to  
10 be added for offsite parking, so they  
11 asked to us amend the description  
12 formally so that the description of  
13 the facility matched what was  
14 approved by the Planning Board. So  
15 the resolution said 279 units. It  
16 is, in fact, 250 units.

17 MR. GRIFFIN: Again, the extra  
18 piece of land is for parking. All is  
19 approved by the Planning Board. So  
20 we just wanted the project  
21 description cleaned up.

22 MAYOR SPANO: All right. Are  
23 there any questions? Hearing no  
24 questions.

25 MS. ANDERSON: Make a motion.

PROCEEDINGS

1  
2           MAYOR SPANO: Marlyn's made a  
3 motion, seconded by Victor. All in  
4 favor?

5           (A chorus of ayes.)

6           MAYOR SPANO: Any negatives?  
7 Hearing none. The item is passed.

8           MS. MCGILL: Our final item is  
9 a resolution authorizing bond  
10 issuance transfer of interest related  
11 to Sacred Heart Associates LP.  
12 Again, Harris Beach to walk you  
13 through that.

14           MR. GRIFFIN: Yeah, this is  
15 pretty typical -- and we did this for  
16 Monastery Manor. They do these low  
17 income housing tax credits,  
18 affordable housing or workforce  
19 housing. They're all done under the  
20 same federal tax code. It requires  
21 you to set them aside for that use  
22 for 15 years, but then locally -- and  
23 the state agency requires more like  
24 30 year or more commitment typically.  
25 So the credit investors that provide

PROCEEDINGS

1  
2 a lot of money and get it back on  
3 their federal tax return want to get  
4 out of it after 15 years, and so  
5 that's typically required by the  
6 general partner. That's all this is.  
7 No new benefits, just administerial  
8 act. We have to approve changes in  
9 ownership.

10 MAYOR SPANO: Any questions?

11 Hearing none. Somebody want to make  
12 a motion? Victor's made a motion,  
13 seconded by Melissa. All in favor?

14 (A chorus of ayes.)

15 MAYOR SPANO: Any negatives?

16 Hearing none. The items is passed.

17 Is there any other business?

18 Any legal updates, Larry?

19 MR. SYKES: I have nothing.

20 MAYOR SPANO: Okay. Anybody

21 want to make a motion we adjourn?

22 Melissa's made a motion we adjourn,

23 Henry second. All in favor?

24 (A chorus of ayes.)

25 MAYOR SPANO: Any negatives?

PROCEEDINGS

We're adjourned.

(Whereupon, at 1:23 P.M., the  
above matter concluded.)

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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 April 2024.



NATHAN DAVIS

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