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2024 Measurement Report

Local Public Authority Name: City of Yonkers Industrial Development Agency
Fiscal Year: January 1, 2024 – December 31, 2024

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 four new development projects:

- i) **44 Hudson – Miroza Tower** - The Project will comprise of 250 units (25 of which will be income-restricted households earning no more than 60% of AMI). The tower will include a party room, library, conference room, gym, two resident lounges, rooftop garden, and children's playroom. The Project will also include 1,699 sq feet of retail space on the first floor and a 222-space parking garage. 25 parking spaces will be located off-site at 56-60 Buena Vista Ave. (8 FTE, 324 Construction Jobs)
- ii) **1111 Central Park Avenue** - This Project will combine three tax parcels into one parcel for development of a 32,120 square foot 5-story self-storage facility with office space on the first floor along with a 4 bay trucking loading area. (4 FTE, 30 Construction jobs)
- iii) **Warburton Apartments** - This Project is a public private partnership with the City of Yonkers to redevelop a blighted and vacant block in the Warburton Ravine Urban Renewal Area into a sustainable community for senior citizens. The transformation of the area addresses the community needs by creating affordable housing for seniors. (2 FTE, 179 Construction jobs)
- iv) **The Abbey** - This Project consists of 2 rehabilitated buildings along with new construction. The development will offer 82 residential apartments with preference for those in the artistic & literary space (20%-50% of units). (2 FTE, 150 Construction jobs)

2. Assist redevelopment projects that improve distressed areas, and bring business back to underutilized locations.

Warburton Apartments

3. Assist in the development of quality workforce housing.

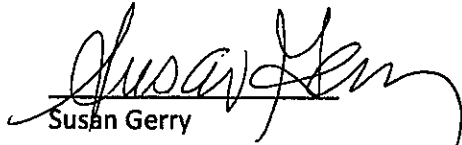
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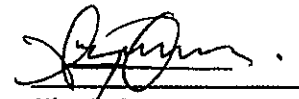
4. Assist Yonkers' business to keep them viable thereby retaining jobs.

Main St Lofts (4 FTE retained)

5. Issue tax exempt bonds for qualified projects
N/A

The measurements of the Yonkers Industrial Development Agency remain the same for 2025.


Susan Gerry
Deputy Mayor, IDA Secretary


Siby S. Oommen
CFO, YIDA