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Minutes of
The City of Yonkers IDA
Audit Committee Meeting
March 26, 2026 - 3:13 P.M.

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

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B E F O R E:

- CECILE SINGER - Chairperson (Excused)
- DEPUTY MAYOR SUSAN GERRY - Member
- MELISSA NACERINO - Member (Excused)
- VICTOR GJONAJ - Member

I D A S T A F F:

- JAIME MCGILL - IDA Executive Director
- SIBY OOMMEN - IDA/YEDC Chief Fiscal Officer
- ROB DANIELLE - PKF O'CONNOR DAVIES

1 March 26, 2026

2 DEPUTY MAYOR GERRY: Calling to
3 order the Audit Committee of the
4 Yonkers Industrial Development Agency
5 for Thursday, March 26th, 2026.
6 Start with roll call.

7 MR. OOMMEN: Deputy Mayor Susan
8 Gerry.

9 DEPUTY MAYOR GERRY: Here.

10 MR. OOMMEN: Victor Gjonaj.

11 MR. GJONAJ: Here.

12 MR. OOMMEN: Cecile Singer is
13 excused. Deputy Mayor, we have a
14 quorum.

15 DEPUTY MAYOR GERRY: Thank you.
16 The next item on the agenda is the
17 approval of meeting minutes for April
18 15th, 2026. Typo. I'm not able to
19 vote on the minutes because I'm a new
20 member of the Audit Committee so
21 we'll take those and carry them over
22 to the next Audit Committee meeting.

23 Item three is a review and
24 discussion of the report to the Audit
25 Committee, and I will turn it over to

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2 O'Connor Davies, Rob Daniele of
3 O'Connor Davis.

4 MR. DANIELE: I did prepare a
5 PowerPoint. There's a handout.

6 So good afternoon. Thank you
7 for having me present the audit
8 results again for the Yonkers
9 Industrial Development Agency for the
10 fiscal year ending -- can you hear
11 me? Okay. For the fiscal year
12 ending December 31st, 2025. Before I
13 begin I just wanted to thank the team
14 here, Jaime, Siby, Michael, Alexa and
15 really everyone here for their
16 assistance throughout the process.
17 We started the process in January and
18 all this has to be filed by the end
19 of March, and we were able to do
20 that, so again, thank you.

21 If we turn to the table of
22 contents quickly we'll go through the
23 status of the audit and audit
24 approach. We'll give you some
25 financial statement highlights.

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2 There's a third slide I've added with
3 some financial results summary
4 overview of the year and then some
5 required communications. There were
6 no comments to report that would be
7 included in our communication of
8 internal control matters, but the
9 letter is included in there. And
10 then just the back is what we get at
11 the conclusion of the audit called
12 the management representation letter,
13 so then once the board approves it at
14 the later meeting we'll get to that.

15 If we turn to page one quickly,
16 as I said, the field work is
17 complete. Financial statements are
18 drafted and reviewed. We're issuing
19 what is termed an unmodified opinion.
20 An unmodified opinion is a clean
21 opinion. It's the highest level of
22 assurance that an entity can receive,
23 and it basically states that the
24 financial statements present fairly,
25 the financial results of the Yonkers

1 March 26, 2026

2 Industrial Development Agency began
3 as of December 31st, 2025.

4 We also get what is termed a
5 PAAA documents, Public Authorities
6 Act. Because the IDA is a public
7 authority, there are certain required
8 filings that are usually approved by
9 the Audit Committee chair and then we
10 get those as well. So that's really
11 pending together with our management
12 rep letter.

13 So just down below quickly is
14 our audit approach that we discussed
15 when we had our planning meeting. We
16 send a team here to do some updates,
17 getting an understanding of the
18 entity and anything that changed
19 since last year then we identify some
20 significant audit areas, we perform
21 some tests of internal controls, we
22 look at payroll claims, cash receipts
23 and they actually come back and
24 perform the audit. Obviously, if
25 everything goes as expected, we

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2 complete the audit process, we
3 prepare the financial statements, we
4 give you any findings that we have
5 uncovered.

6 If we turn to page two and
7 three, these are the results for the
8 year, and we're going to start on
9 page three. Page three is a
10 comparative statement of activities
11 compared to 2024. You can see at the
12 top the agency operates through
13 agency and refinancing fees. Those
14 are down about 400,000 compared to
15 last year. You did close on some
16 projects. Some to mention, Park
17 Square where you received an agency
18 fee of \$600,000, 345 McLean Avenue,
19 almost \$300,000, and then some
20 smaller items that make up the
21 1.1 million.

22 You do receive some management
23 administration fees. A good chunk of
24 that is to operate the Larkin Garage,
25 about \$90,000. And then about just

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2 under \$70,000 are the PAAA fees,
3 annual filings that you get on
4 project applications. That's the
5 bulk of the revenue, \$1.3 million.

6 In the middle of the page you
7 have your operating expenses. All
8 salaries are down slightly. There
9 was one staff person that left that
10 was replaced later on. You do
11 operate the workforce investment.
12 Those salaries are down a little bit.
13 As salaries are down, your payroll
14 taxes are down. Rent is pretty much
15 stable as compared to last year. The
16 big jump is your advertising,
17 printing and reproduction. You did
18 hire a company to do some marketing,
19 some billboards and items and such,
20 so that is up about 200,000 compared
21 to last year.

22 Everything else is in line
23 until you get to this Yonkers Pier
24 project where the IDA agreed to do a
25 pier project and pay the vendor

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2 \$1.25 million. Again, that was
3 agreed to by the IDA. And you don't
4 have depreciate expense, and we'll
5 discuss that when we get to the
6 balance sheet.

7 Down below is what we call
8 non-operating revenues and expenses,
9 and as I said, you do operate the
10 workforce investment grant. These
11 are done on a cost reimbursement
12 basis through a grant, so you do hire
13 folks to operate, but they're
14 reimbursed through grants so it
15 doesn't cost the IDA any funds.

16 You do have a line here,
17 proceeds from the sale of contributed
18 property. The City of Yonkers did
19 contribute eight parcels of land
20 which were then in turn sold to the
21 Housing Authority. Six of those
22 projects actually closed for a total
23 of \$536,000, and when we get to the
24 balance sheet I'll talk to you about
25 the other two properties.

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2 And you can see there's a large
3 loss on disposal of leasehold
4 improvements. If you recall, the IDA
5 was receiving rental income from a
6 previous tenant that went bankrupt.
7 They were doing leasehold
8 improvements. There is no economic
9 benefit any longer to the IDA so
10 those are written off. It's a
11 one-time charge, there's no
12 depreciation on those improvements.

13 So you come down, you do have a
14 net change, or a loss if you will, of
15 \$2 million, but that really was
16 triggered by those two events, the
17 payment for the Yonkers Pier of \$1.25
18 million as well the write-off of
19 those leasehold improvements. So you
20 subtract the \$2 million from the
21 opening net position of \$6.7 million,
22 you're still at a healthy
23 \$4.7 million.

24 If we turn to page two of that
25 \$4.7 million you do have some

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2 receivables and payables, but
3 ultimately that is liquid, it's in
4 the form of cash. \$5.3 million in
5 cash. You do have some accounts
6 receivables, about 254,000, and you
7 do have some restricted cash that
8 isn't really moneys -- the IDA is
9 holding moneys for specific purposes.
10 One being a small piece being the
11 Yonkers Pier. There's still some
12 leftover funds. And you do have some
13 escrow deposits for payment in lieu
14 of tax that's required by the
15 agreement to be held until that PILOT
16 agreement is over.

17 You do have -- you are part of
18 the New York State pension system so
19 there is some pension reporting. You
20 see some deferred outflows and
21 deferred inflows related to the
22 pension. These are reporting
23 requirements, you're not going to get
24 a bill for them. The New York State
25 retirement system is probably 95

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2 percent funded. That 5 percent
3 underfunded piece, your little
4 proportionate share of that unfunded
5 piece has to be recorded, and that's
6 what we're doing here.

7 When you come down to your
8 liabilities, you can see that you
9 have pretty consistent. The only
10 change you'll see is that unearned
11 revenue. As I mentioned, there were
12 eight parcels of land that were
13 donated by the city to the IDA which
14 in turn was sold to the Municipal
15 Housing Authority. Six of those
16 properties actually closed, but the
17 Housing Authority paid the IDA the
18 entire moneys on the eight
19 properties. So there's two parcels
20 that may not go through, but that
21 money's still held by the IDA, so
22 it's either going to be returned or
23 taken into income when those
24 properties closed. That could happen
25 '26 or, you know, in the future.

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2 Then you get to the bottom. As
3 I said, you ended the year with a
4 fund balance of \$4.7 million. Most
5 of that is free and clear. 4.728 of
6 that is what we call unrestricted.

7 So overall you did have a
8 change in the year of about
9 \$2 million, but that was directed by
10 those two events, and we'll talk
11 about it on page four.

12 So just quickly, just some
13 overall financial results. Again,
14 we've issued a clean opinion. There
15 was -- these financial statements
16 were presented in accordance with our
17 accounting standards, generally
18 accepted accounting principals. No
19 material weaknesses or significant
20 deficiencies to report, and no
21 compliance issues or audit
22 adjustments of concern.

23 As I mentioned to you, there is
24 a net change of \$2 million. Last
25 year there was about a net change of

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2 almost 650,000, but the third bullet,
3 that those were driven by one-time
4 items that will not occur, so you did
5 have the \$1.25 million payments for
6 the Yonkers Pier and the write-off of
7 the leasehold improvements, and that
8 was off set by the sale of
9 contributed property of 536,000.

10 So again, the financial
11 position or strength, the IDA still
12 has a strong balance sheet,
13 \$5.6 million of liquid cash and small
14 receivables and an overall net
15 position of \$4.7 million, very little
16 debt. It would be related to the
17 pension.

18 Looking ahead and in closing,
19 again, the revenues that the IDA
20 receives are dependent on project
21 closings. The IDA did have 14
22 applications that were processed, two
23 were closed. So even though, as I
24 said, you did have a loss for the
25 year, the agency still remains

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2 financially stable. Nothing of
3 concern as far as audit or
4 governance, and again, we don't
5 expect those one-time items to occur
6 going forward.

7 Page 5 through 10 are what we
8 call required communications. And
9 just a couple of them, the top there,
10 we crunched numbers, we prepare the
11 financial statements, and we're
12 ultimately charged with rendering an
13 opinion. As I said, we issued a
14 clean opinion.

15 The second bullet there is we
16 try to obtain reasonable assurance
17 and not actual assurance because we
18 don't look at every transaction, so
19 we scope the transactions, and
20 obviously if we're comfortable with
21 the sample, we assume that that's
22 occurring throughout the year. If
23 there's anything to report, they
24 would have been in this letter as far
25 as what we call uncorrected

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2 misstatements. So we didn't pass on
3 anything. Anything we uncovered was
4 proposed and recorded for management,
5 and if there was any audit findings,
6 you would know about it before this
7 point.

8 At the bottom there there is
9 supplementary information that's
10 included in the audit report. In the
11 back in particulars you have a
12 schedule of bonded indebtedness.
13 This is only recorded as supplemental
14 information because it's not an
15 obligation of the IDA, but we do
16 audit work on it, we confirm it with
17 the banks that hold the bonds to make
18 sure those are reported back.

19 Pages six and seven, the only
20 change here is, you know, there are
21 some estimates that we make. Your
22 accounts receivable we make sure it's
23 a valid receivable. Has it been
24 collected in January, February,
25 March, should there be an allowance,

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2 so we take that into consideration.

3 And the only thing we added on
4 page seven included in the notes
5 there was a new pronouncement with
6 the Government Accounting Standards
7 Board called certain risk
8 disclosures. So we basically said
9 that the IDA runs its operations
10 based on these closings and that's
11 all determined by what's going on in
12 the economy, so they're not
13 reoccurring revenues. They just
14 wanted to give the reader an idea of
15 how they generate the revenue. And
16 so -- it's just a disclosure, doesn't
17 mean anything, doesn't affect the
18 numbers, but it does say these are
19 not recurrent and it's dependent upon
20 the IDA closing on projects to
21 generate those types of revenues.

22 That's really it from that
23 perspective. We did have a
24 management letter but I'm happy to
25 report that there was no findings to

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2 report.

3 DEPUTY MAYOR GERRY: Thank you.

4 Do we need to -- we need to adopt --

5 MS. MCGILL: You can go into
6 executive session and then we'll take
7 up to accept the audit.

8 DEPUTY MAYOR GERRY: So can I
9 get a motion to go into executive
10 session?

11 MR. GJONAJ: I make a motion.

12 DEPUTY MAYOR GERRY: All in
13 favor?

14 (A chorus of ayes.)

15 (Whereupon, the board held an
16 executive session.)

17 DEPUTY MAYOR GERRY: We're back
18 from executive session. We took a
19 vote two to nothing to vote to go
20 back into regular session. During
21 executive session we just spoke a
22 little bit with Rob about the process
23 of the audit and how the process
24 worked with staff and the efficiency
25 of that process.

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Number four, any other business
to come before our Audit Committee?
Hearing none. May I have a motion to
adjourn?

MR. GJONAJ: Make a motion.

DEPUTY MAYOR GERRY: All in
favor?

(A chorus of ayes.)

DEPUTY MAYOR GERRY: We're
adjourned.

(Whereupon, at 3:38 P.M., the
above matter concluded.)

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2 C E R T I F I C A T E

3
4 STATE OF NEW YORK)

: SS.:

5 COUNTY OF WESTCHESTER)

6
7 I, NATHAN DAVIS, a Notary Public for
8 and within the State of New York, do hereby
9 certify:

10 That the above is a correct
11 transcription of my stenographic notes.

12 I further certify that I am not
13 related to any of the parties to this
14 action by blood or by marriage and that I
15 am in no way interested in the outcome of
16 this matter.

17 IN WITNESS WHEREOF, I have hereunto
18 set my hand this 7th day of April 2026.

19
20
21
22 <%24408,Signature%>

NATHAN DAVIS

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