DRAFT

INDUCEMENT RESOLUTION
(Warburton Partners LLC Project)

A regular meeting of the City of Yonkers Industrial Development Agency was convened in public session on October 29, 2026. The following resolution was duly offered and seconded, to wit:

Resolution No. 10/2026-__33__

RESOLUTION OF THE CITY OF YONKERS INDUSTRIAL DEVELOPMENT AGENCY ACCEPTING THE APPLICATION OF WARBURTON PARTNERS LLC WITH RESPECT TO A CERTAIN PROJECT (AS DESCRIBED BELOW) AND (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 83 of the Laws of 1982 of the State of New York, as amended (hereinafter collectively called the "Act"), **CITY OF YONKERS INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **WARBURTON PARTNERS LLC**, for itself and/or a special purpose entity formed or to be formed by or on its behalf or controlled by it (collectively, the "Company") has submitted an application (the "Application") to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (A) the acquisition or retention of the land, including, but not limited to, all easements, licenses, and other real property interests owned or controlled by the Company where improvements benefitting the Project are situated, commonly known as 289 and 293 Warburton Avenue and 230 Woodworth Avenue (Section 2, Block 2116, Lots 40, 39 and 7), City of Yonkers, New York (the "Land"), (B) the construction improving, maintaining and equipping on the Land of a 7-story, approximately 31,100 square foot, multi-family residential facility containing (i) approximately 36 studio apartments, including 35 market rate rental units and 1 unit provided to residents earning 40-65% of area median income, and (ii) approximately 36 parking spaces (the "Improvements); and (C) the acquisition and installation in and around the Land and Improvements of certain items of equipment and other tangible personal property (the "Equipment", which together with the Land and Improvements are the "Facility"); and

WHEREAS, it is contemplated that the Agency will hold a public hearing and (i) negotiate and enter into an agent, financial assistance and project agreement, pursuant to which the Agency will designate the Company as its agent for the purpose of acquiring, constructing and equipping the Project (the "Agent Agreement"), (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and tax agreement (the "Tax Agreement") with the Company, and, if required by the Agency, a Tax Agreement mortgage (the "Tax Agreement Mortgage"), (iii) take a leasehold interest in the Land, the Improvements and

personal property constituting the Project (once the Agent Agreement, Lease Agreement, Leaseback Agreement and Tax Agreement (and Tax Agreement Mortgage, if applicable) have been negotiated), and (iv) provide financial assistance (as that term is defined in the Act) to the Company in the form of (a) a partial real property tax abatement, (b) an exemption from mortgage recording taxes as permitted by the laws of the State of New York, and (c) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Facility (collectively, the "Financial Assistance").

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Company has presented the Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Agency has the authority to take the actions contemplated herein under the Act; and

(C) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in the City of Yonkers and otherwise furthering the purposes of the Agency as set forth in the Act; and

(D) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.

Section 2. The Chairman, Vice Chairman, President, Executive Director, Secretary and/or the CFO are hereby authorized, on behalf of the Agency, to (A) hold a public hearing in compliance with the Act, and (B) negotiate and enter into (1) an Agent Agreement, pursuant to which the Agency appoints the Company as its agent to undertake the Project, (2) a Lease Agreement, pursuant to which the Company leases the Project to the Agency, (3) a related Leaseback Agreement, pursuant to which the Agency leases its interest in the Project back to the Company, (4) a Tax Agreement, pursuant to which the Company agrees to make certain payments in lieu of real property taxes for the benefit of affected tax jurisdictions, (5) a Tax Agreement Mortgage, and (6) related Project certificates, instruments, agreements, and documents; provided

(i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and Facility and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the Tax Agreement is consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation therefrom have been complied with.

Section 3. The Agency is hereby authorized to conduct a public hearing in compliance with the Act.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 5. The Agency hereby finds and determines that this Resolution constitutes a determination of compliance with technical requirements within the meaning of Section 617.5 (c) (44) of the DEC Regulations and does not constitute, and shall not be deemed to constitute an approval by the Agency of the Project for the purpose of SEQRA.

Section 6. No Recourse or Personal Liability. No provision of this resolution or any other related document shall constitute or give rise to a charge upon the general credit of the Agency or impose upon the Agency a pecuniary liability. No recourse shall be had for the payment of, or the performance of any obligation in connection therewith against any member, representative or agent of the Agency, nor is or shall any such person become personally liable for any such payment or performance.

Section 7. GML Section 875. The terms and conditions of subdivision 3 of Section 875 of the General Municipal Law are hereby incorporated herein and made a part of this resolution.

Section 8. Effect of Resolution. In adopting this resolution, notwithstanding any other provision hereof, the Agency assumes no responsibility for obtaining or assisting the Company in obtaining financing, including the provision of sales tax exemptions and/or other incentives, for the Project. Nothing contained in this resolution shall be construed as a commitment by the Agency to provide financing for the Project. This resolution is not a contract between the Agency and the Company and it shall not be construed as such. A copy of this resolution shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

Section 9. The Resolution shall take effect immediately.

Dated: October 29, 2026

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Yea	*Nay*	*Abstain*	*Absent*
Mayor Mike Spano	[x]	[ ]	[ ]	[ ]
Susan Gerry	[x]	[ ]	[ ]	[ ]
Melissa Nacerino	[x]	[ ]	[ ]	[ ]
Hon. Cecile D. Singer	[ ]	[ ]	[ ]	[x]
Henry Djonbalaj	[x]	[ ]	[ ]	[ ]
Roberto Espiritu	[ ]	[ ]	[ ]	[x]
Victor Gjonaj	[x]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

CERTIFICATION

(Warburton Partners LLC Project)

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) *ss.:*

I, SUSAN GERRY, the undersigned Secretary of the City of Yonkers Industrial Development Agency DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Yonkers Industrial Development Agency (the "Agency"), including the resolution contained therein, held on October 29, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this 29th day of October 2026.

Susan Gerry, Secretary

AMENDMENT RESOLUTION

(Ridge Hill Project Amendment – Parcel L Sale and Lot Line Adjustments)

A regular meeting of the City of Yonkers Industrial Development Agency (the "Agency") was convened in public session on October 29, 2026.

The following resolution was duly offered and seconded, to wit:

Resolution No. 10/2026 - __34__

RESOLUTION OF THE AGENCY (i) AUTHORIZING THE MODIFICATION OF THE RIDGE HILL PROJECT (AS DEFINED HEREIN) IN FURTHERANCE OF (A) THE SALE OF A PORTION OF "PARCEL L"; (b) THE ASSIGNMENT OF A PORTION OF THE RIDGE HILL PROJECT TO THE PARCEL L PURCHASER (AS DEFINED HEREIN), AND (C) CERTAIN AMENDMENTS TO THE REAL PROPERTY CONSTITUTING "PARCEL L", "PARCEL J" AND "PARCEL K"; AND (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 83 of the Laws of 1982 of the State of New York, as amended (hereinafter collectively called the "Act"), the Agency was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, Yonkers Associates, LLC, f/k/a FC Yonkers Associates, LLC and the Agency entered into a lease and related Tax Benefits Leaseback Agreement (the "Leaseback Agreement") on August 2, 2007 for a certain project (the "Ridge Hill Project"), as more fully described below; and

WHEREAS, by resolution dated April 14, 2022, the Agency approved the assignment of the Project to Ridge Hill Property Owner LLC ("Owner I") and Ridge Hill Property Owner III LLC ("Owner III"); and

WHEREAS, in furtherance of the continuing success of the Ridge Hill Project, resolution dated August 13, 2025, the Agency approved the subdivision of the Ridge Hill Project; and

WHEREAS, as result of which subdivision, Owner I is now the owner of that portion of the Ridge Hill Project commonly referred to as "Parcel I" (also referred to as "Parcels A through J, Parcel L, Parcel N, and Parcels P through U1, U2 and U3"), Owner III is the owner of that portion of the Ridge Hill Project commonly referred to as "Parcel O," Ridge Hill Property Owner II LLC ("Owner II") is the owner of the that portion of the Ridge Hill Project commonly referred to as Parcel II (also referred to as the "Grassy Sprain Signage Parcel"), and Ibex Ridge Hill Owner, LLC ("Ibex") is the owner of that portion of the Ridge Hill Project commonly referred to as "Parcel K"; and

WHEREAS, the Ridge Hill Project is subject to (i) that certain Tax Benefit Lease Agreement, dated as of August 2, 2007, by and between Owner I and Owner II, as lessor and

successor-in-interest to FC Yonkers Associates, LLC, and YIDA, as lessee, and recorded at the Westchester County Clerk's Office on October 15, 2007 under Control No. 472840757, as amended by that certain Rider to Lease Agreement, fully executed as of August 2, 2007, by Owner I, Owner III, YIDA and YEDC and recorded at the Westchester County Clerk's Office on April 8, 2019 under Control No. 590853274, as further amended by that certain Amended and Restated Tax Benefit Lease Agreement, dated as of September 24, 2025, and effective as of August 2, 2007, a memorandum of which was recorded at the Westchester County Clerk's Office on October 20, 2025 under Control No. 652613757 (as amended, the "Ridge Hill Lease Agreement"), (ii) that certain Tax Benefit Leaseback Agreement, dated as of August 2, 2007, by and between YIDA, as sublessor, and Owner I and Owner III, as sublessees and successors-in-interest to FC Yonkers Associates, LLC, and recorded at the Westchester County Clerk's Office on October 15, 2007 under Control No. 472840776, as further amended by that certain Amended and Restated Tax Benefit Leaseback Agreement, dated as of September 24, 2025, and effective as of August 2, 2007, a memorandum of which was recorded at the Westchester County Clerk's Office on October 20, 2025 under Control No. 652613759 (the "Ridge Hill Leaseback Agreement") and (iii) Mortgage Securing Obligations to Pay Under Section 3.3 and Schedule 3.3 of the Tax Benefit Leaseback Agreement, dated August 2, 2007, by the Agency and FC Yonkers to the Agency (on behalf of and for the benefit of the City of Yonkers and the County of Westchester), which was recorded in the Office of the Westchester County Clerk on October 15, 2007 at Control Number 590853274, as amended, modified, restated and/or partially released from time-to time, (as so amended, modified, restated and/or partially released, the "Ridge Hill PILOT Mortgage"; and, together with the Ridge Hill Lease Agreement and Ridge Hill Leaseback Agreement, the "Ridge Hill Documents"); and

WHEREAS, in furtherance of a certain "project" (as such term is defined in the Act) to be located on Parcel K, and as more fully described in the resolutions of the Agency, adopted on May 4, 2026 (the "Parcel K Project), the Agency and Ibex entered into various agreements, including (i) a certain Project Agreement, dated September 29, 2026 (the "Parcel K Project Agreement"), (ii) that certain Amended and Restated Lease Agreement, dated as of September 29, 2026, and effective as of August 2, 2007, by and between Ibex, as lessor, and YIDA, as lessee, a memorandum of which was recorded at the Westchester County Clerk's Office on October 22, 2026 under Control No. 662293593 (the "Parcel K Lease Agreement"), (iii) that certain Amended and Restated Leaseback Agreement, dated as of September 29, 2026, and effective as of August 2, 2007, by and between YIDA, as sublessor, and Ibex, as sublessee, a memorandum of which was recorded at the Westchester County Clerk's Office on October 22, 2026 under Control No. 662293603 (the "Parcel K Leaseback Agreement"), (iv) a certain Tax Agreement, dated September 29, 2026 (the "Parcel K Tax Agreement"), and (v) a certain Tax Agreement Mortgage, dated September 29, 2026, and recorded in the Office of the Westchester County Clerk on October 22, 2026, at Control Number 662603566 (the "Parcel K Tax Mortgage"; and, together with the Parcel K Project Agreement, Parcel K Lease Agreement, the Parcel K Leaseback Agreement, the Parcel K Tax Agreement the "Parcel K Documents");

WHEREAS, by correspondence dated October 9, 2026, attached hereto as Exhibit A, Owner I, Owner II, Owner III, and Ibex (collectively, the "Ridge Hill Owners") have requested

that the Agency consent to certain additional modifications to the Ridge Hill Project and the Parcel K Project, as more fully described below (the "Project Modification Request"); and

WHEREAS, in connection with certain site improvements for the control of stormwater located on a portion of Parcel L, the Ridge Hill Owners are requesting the Agency consent to amend the Ridge Hill Documents and the Parcel K Documents to sever a portion of Parcel L, containing such stormwater related site improvements (the "Stormwater Parcel") and to merge such Stormwater Parcel into Parcel K (the "Stormwater Modification"); and

WHEREAS, in connection with the addition of an access road presently located on a portion of Parcel L the Ridge Hill Owners are requesting the Agency consent to amend the Ridge Hill Documents to sever the portion of Parcel L, containing such access road (the "Access Road Parcel") and to merge such Access Parcel into Parcel J (the "Access Road Modification"); and

WHEREAS, Owner I is negotiating the terms of a purchase and sale agreement to sell the remaining portion of Parcel L (as so modified by the Stormwater Modification and the Access Road Modification, the "Modified Parcel L") to Charleston Advisory, LLC, or a special purpose entity formed or to be formed by or on under common control with it (collectively, the "Parcel L Purchaser"); and

WHEREAS, in connection with the sale of the Modified Parcel L to the Parcel L Purchaser, the Ridge Hill Owners are requesting the Agency's consent to (i) release Modified Parcel L from the Ridge Hill Documents, (ii) enter into new agreements with Owner I with respect to Modified Parcel L, which new agreements will be in substantially the same form as the Ridge Hill Documents) (the "Modified Parcel L Documents") and (iii) assign all of Owner I's right, title and interests in and to the Modified Parcel L Documents to the Parcel L Purchaser (the "Parcel L Modification"); and

WHEREAS, the Agency desires to consent to the Project Modification Request, and to approve, among other things, the Stormwater Modification, the Access Modification and the Parcel L Modification.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency finds that (i) granting the Project Modification Request, and (ii) approving the Stormwater Modification, the Access Road Modification and the Parcel L Modification constitute "Type II" Actions pursuant to the New York State Environmental Quality Review Act, Article 8 of the New York State Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617.5(c)(2), as amended and that no further action under SEQRA need be taken.

Section 2. The Agency hereby finds and determines that approving the Project Modification Request will spur additional development in the Ridge Hill area, and will serve the public purposes of the Act by (i) promoting and maintaining the job opportunities, health, general prosperity and economic welfare of the citizens of the County of Westchester and the State of New

York and improving their standard of living, (ii) preserving permanent, private sector jobs and increasing the overall number of permanent, private sector jobs in the State and (iii) preserving the competitive position of the Project.

Section 3. The Agency hereby approves and authorizes the Project Modification Request, and authorizes the amendment to the Ridge Hill Project and the Parcel K Project as described herein as well as authorizes the sale and conveyance of the Modified Parcel L by Owner I to the Parcel L Purchaser.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 5. These resolutions shall take effect immediately.

DRAFT

Date: October 29, 2026

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Yea	*Nay*	*Abstain*	*Absent*
Mayor Mike Spano	[x]	[ ]	[ ]	[ ]
Susan Gerry	[x]	[ ]	[ ]	[ ]
Melissa Nacerino	[x]	[ ]	[ ]	[ ]
Hon. Cecile D. Singer	[ ]	[ ]	[ ]	[x]
Henry Djonbalaj	[x]	[ ]	[ ]	[ ]
Roberto Espiritu	[ ]	[ ]	[ ]	[x]
Victor Gjonaj	[x]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

CERTIFICATION

(Ridge Hill Project Amendment – Parcel L Sale and Lot Line Adjustments)

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) *ss.*:

I, the undersigned Secretary of the City of Yonkers Industrial Development Agency DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Yonkers Industrial Development Agency (the "Agency"), including the resolution contained therein, held October 29, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this 29 day of October 2026.

Susan Gerry, Secretary

DRAFT

RESOLUTION

(Choice Words, LLC Engagement)

A regular meeting of the City of Yonkers Industrial Development Agency was convened on October 29, 2026.

The following resolutions were duly offered and seconded, to wit:

Resolution No. 10/2026 - _35_

AUTHORIZING A ONE TIME EXPENDITURE OF FUNDS FOR THE PREPARATION OF "DRI" PROJECT SPONSOR APPLICATIONS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "State"), as amended, and Chapter 83 of the Laws of 1982 of the State, as amended (hereinafter collectively called the "Act"), the CITY OF YONKERS INDUSTRIAL DEVELOPMENT AGENCY (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, the Agency is empowered to do all things necessary or convenient to carry out its purposes, including advancing the job opportunities, health, general prosperity and economic welfare of the people of the state of New York and City of Yonkers ("City") and to maximize employment, and improve their recreation opportunities, prosperity and standard of living; and

WHEREAS, the Hudson Gateway Connector Downtown Revitalization Initiative (the "DRI"), envisions a downtown ("Downtown") that completes the City's evolution into a fully connected, inclusive, and innovative river city by restoring historic infrastructure and reimagining the waterfront for public life; and

WHEREAS, the DRI will strengthen the physical, social, and cultural connections that define the City's identity, through new spaces for recreation and creativity that showcase the City's leadership in transforming its industrial past into a model of urban innovation and sustainable waterfront design; and

WHEREAS, in connection with the DRI, the City issued a Request for Proposals, dated September 10, 2026; and

WHEREAS, the redevelopment of Downtown through the DRI is expected to bring significant investment to the City; and

WHEREAS, the Agency desires to encourage such redevelopment in a way that reflects community need and attracts public and private investment; and

WHEREAS, understanding the priorities and concerns of the residents of Downtown ensures the resulting plan reflects community needs and attracts public and private investment; and

WHEREAS, in connection with the RFP, Choice Words, LLC ("Choice Words") submitted a proposal, dated October __, 2026 (the "Proposal"), attached hereto as Exhibit A, for a scope of work to prepare DRI project sponsor applications, including research, strategic planning meetings, and revisions in coordination with City officials and corporate representatives (the "Services"); and

WHEREAS, in accordance with Sections 852 and 858 of Act, the Agency is permitted to make the expenditures in furtherance of an existing or pursued "project" of the Agency, as such term is defined in Act, a high number of which are located in the Downtown; and

WHERAS, Agency desires to engage Choice Words for the Services in an amount not to exceed $6,000 (the "Engagement");

WHEREAS, there are sufficient funds in the Agency accounts for the Engagement.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency hereby authorizes and approves the expenditure for the Engagement.

Section 2. The Agency hereby ratifies, confirms and approves all actions heretofore taken by the Chairperson, the Executive Director, and the staff of the Agency with respect to the matters contemplated by this resolution, including, without limitation, those actions required to ensure full compliance with the requirements of the Act and all other applicable laws that relate thereto.

Section 3. The members, representatives, and agents of the Agency are hereby authorized and directed to take all actions deemed appropriate to effectuate the purposes of the foregoing resolutions including, negotiating and executing all agreements, instruments, certificates, documents, and are hereby authorized and directed to execute and deliver such other agreements, instruments, certificates, documents and instruments, subject to the approval of counsel, and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by these resolutions, said execution being conclusive evidence of such approval.

Section 4. The Agency finds that the Services constitute a "Type II" Action pursuant to the New York State Environmental Quality Review Act, Article 8 of the New York State Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617.5(c)(2), as amended and that no further action under SEQRA need be taken.

Section 5. This resolution shall be effective immediately.

October 29, 2026

The question of the adoption of the foregoing resolutions was duly put to a vote on roll call, which resulted as follows:

	Yea	*Nay*	*Abstain*	*Absent*
Mayor Mike Spano	[x]	[ ]	[ ]	[ ]
Susan Gerry	[x]	[ ]	[ ]	[ ]
Melissa Nacerino	[x]	[ ]	[ ]	[ ]
Hon. Cecile D. Singer	[ ]	[ ]	[ ]	[x]
Henry Djonbalaj	[x]	[ ]	[ ]	[ ]
Robert Espiritu	[ ]	[ ]	[ ]	[x]
Victor Gjonaj	[x]	[ ]	[ ]	[ ]

The resolutions were thereupon duly adopted.

CERTIFICATION
(Choice Words, LLC Engagement)

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) *ss.:*

I, SUSAN GERRY, the undersigned Secretary of the City of Yonkers Industrial Development Agency DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Yonkers Industrial Development Agency (the "Agency"), including the resolution contained therein, held October 29, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this 29th day of October 2026.

Susan Gerry, Secretary