



**Minutes of the  
Yonkers Industrial Development Agency  
Special Board Meeting  
February 1, 2007**

**Present-Board Members**

Mayor Philip A. Amicone, Chairman  
Martin Ball Sr., Vice Chairman  
William Regan, Secretary  
Michael Baratta, Member

**Excused – Board Members**

Joy Lawrence, Treasurer  
Cecile Singer, Member  
Peter Kischak, Member

**Non-Members Present**

Ellen Lynch, Yonkers IDA President/CEO  
Melvina Carter, Yonkers IDA CFO  
Dennis Lynch, Yonkers IDA Counsel  
Shawn Griffin, Harris Beach  
Nicholas Buono, Harris Beach  
Bill Mascetta, HOPE VI  
Earl Headley, Yonkers Resident  
C. Ray Baker, MHACY/IMC  
Chuck Lesnick, City of Yonkers Council President  
Martin McGloin, Yonkers Resident  
Hezi Arias, Yonkers Tribune

**Roll Call**

Chairman Amicone called the Special Meeting to order at 8:46 a.m. Roll call was taken. The following Board Members were noted to be present: Mayor Amicone, Martin Ball Sr., William Regan, and Michael Baratta. Joy Lawrence, Cecile Singer and Peter Kischak were excused. A quorum was established for the conduct of business.

**Approval of Minutes for the January 8, 2007 Board Meeting**

Chairman Amicone announced the first order of business was approval of the minutes from the January 8th meeting. Chairman Amicone provided sufficient time to review the minutes and noted the minutes were previously provided to all Board Members. There being no questions or corrections, Chairman Amicone entertained a motion to accept the minutes.

A motion to approve the minutes was made by Martin Ball and seconded by Michael Baratta. *Approved 4-0*

#### **Approval of Treasurer's Report for December 2006**

Chairman Amicone called the Board's attention to the Treasurer's Report for December and mentioned Mr. Terenzi was delayed in traffic. Chairman Amicone asked if there were any questions on the report and provided the Board members with an option to hold the vote on the Report until the accountant arrived or until the end of the meeting or to proceed with consideration of the Report.

A question was posed regarding a Note to the Treasurer's Report. A clarification on the date the Hyatt scholarship would terminate was given in response to the question. No other questions or comments were raised by any Board members. Therefore, Chairman Amicone entertained a motion to accept the Treasurer's Report.

A motion to approve the Treasurer's Report for December 2006 was made by Michael Baratta and seconded by William Regan. *Approved 4-0*

Ellen Lynch mentioned the Annual Audit is in progress. She also noted that Board Member Cecile Singer will have a meeting with the Audit Committee and this is planned to happen in the month of February.

#### **Approval of Resolution for FC Yonkers (Sales Tax Exemption on Tenant Improvements)**

Chairman Amicone indicated that the next item for consideration on the Agenda was the Interim Resolution for sales tax exemption for tenant improvements. Dennis Lynch, Yonkers IDA General Counsel, called upon Shawn Griffin to make a presentation to the Board on this issue. Mr. Griffin provided background regarding consideration of this issue and that any vote had previously been delayed to provide the Board an opportunity to review the public hearing transcripts and the applicant's responses. Additionally, Mr. Griffin provided an overview of the need for the request and the authority for the Board to act on this agenda item.

Dennis Lynch emphasized that the proposed Resolution presented would be amended to indicate that Mayor Amicone, as Chairman, would only sign any required documents to implement the Resolution subject to Counsel providing written confirmation that all documents were in proper order to be signed. Mr. Lynch highlighted the steps the IDA had taken prior to this meeting to consider this matter as well as the public comments, and, Mr. Lynch stated in his opinion this Resolution was now ready for the Board to consider and vote. Chairman Amicone asked the Board if there were any questions on the Resolution. An explanation about the supporting language was requested. Mr. Lynch explained Section 2 of the Resolution would include language that all approvals are subject to written recommendation by Counsel to the Chairman. The Board members expressed general agreement with this modification to the Resolution. Chairman Amicone asked for a motion on the amended Resolution.

A motion to approve the Resolution as amended for FC Yonkers (Sales Tax Exemption on Tenant Improvements) was made by William Regan, seconded by Martin Ball. *Approved 4-0*

### **Approval of Final Resolution for Croton Heights**

Chairman Amicone proceeded to the next agenda item which was a Final Resolution for the Croton Heights Project. Dennis Lynch stated the approval would be subject to any required hearings on the proposed PILOT if necessary to comply with any applicable policies, rules and regulations. Chairman Amicone commented this Project is related to the HOPE VI project.

A motion to approve the Final Resolution for Croton Heights was made by Martin Ball and seconded by Michael Baratta. *Approved 4-0*

### **Legal Updates**

There were no legal updates presented at the meeting.

### **Other Business**

Ellen Lynch mentioned the P.A.A.A. Training was offered in Albany last week. President Lynch noted that she and CFO Melvina Carter had completed the required training. Opportunities for Board members to get certified would be presented to the Board and Special Counsel Shawn Griffin mentioned that Harris Beach, Esqs. was in the process of getting certified for the P.A.A.A. training so the Board members would not be required to venture to Albany, New York for that training. Mr. Lynch noted that all Board Members must be certified under the new legislation.

Ellen Lynch highlighted to the Board a contract to be entered into with Mark Golaven, an Economist, who specializes in market research. President Lynch described the study by this Economist proposed that would target potential new industries and analyze the City's current business landscape to help good commercial ratables grow and prosper in the City as a way of helping to reduce the tax burden on residential home owners. Business terms for the proposed contract have been given to Dennis Lynch, Esq. and President Lynch requested the Board to authorize the execution of the contract by the President for this work with the Economist in an amount not to exceed \$5,000 per month for a term not to exceed 6 months.

A motion to approve and authorize President Lynch to negotiate and execute this proposed Contract under the terms described was made by William Regan and seconded by Michael Baratta. *Approved 4-0*

President Lynch also announced that a review and reconsideration to improve the IDA website is currently underway. President Lynch further explained that the planned improvements to the website will enable the IDA to promote the City and provide public with information in a timely manner.

### Adjournment

Prior to requesting a motion to adjourn the meeting, Chairman Amicone indicated that he was proud to introduced Lou Kirven, the City's new Commissioner of Planning and Development, to the Board. The Board Members along with the Chairman express their best wishes for the success of Mr. Kiven's efforts. After establishing that there was no further business before the Board, Chairman requested a motion to adjourn the meeting.

A motion was made by William Regan and seconded by Martin Ball. *Approved 4-0*  
Meeting adjourned at 9:03 a.m.