

Yonkers Economic Development Corporation
(A Component Unit of the City of Yonkers, New York)

Financial Statements

December 31, 2014 and 2013

Independent Auditors' Report

**Board of Directors
Yonkers Economic Development Corporation**

Report on the Financial Statements

We have audited the accompanying financial statements of Yonkers Economic Development Corporation (the "Corporation"), a component unit of the City of Yonkers, New York, (the "City") which comprise the statements of net position as of December 31, 2014 and 2013, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Corporation as of December 31, 2014 and 2013, and the changes in its net position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

O'CONNOR DAVIES, LLP

500 Mamaroneck Avenue, Suite 301, Harrison, NY 10528 | Tel: 914.381.8900 | Fax: 914.381.8910 | www.odpkf.com

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Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the financial statements. Such information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements. The supplementary information is presented for purposes of additional analysis and is not a required part of the financial statements.

The supplemental information is the responsibility of management. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 18, 2015 on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated March 18, 2015 on our consideration of the Corporation's compliance with Section 2925(3)(f) of the New York State Public Authorities Law ("Law"). The purpose of that report is to describe the scope and results of our tests of compliance with the Law.

O'Connor Davies, LLP

O'Connor Davies, LLP
Harrison, New York
March 18, 2015

Yonkers Economic Development Corporation

Management's Discussion and Analysis December 31, 2014

The following Management's Discussion and Analysis ("MD&A") of Yonkers Economic Development Corporation's (the "Corporation") activities and financial performance is provided as an introduction and overview of the financial statements of the Corporation for the year ended December 31, 2014. Following this MD&A are the annual financial statements of the Corporation together with the notes to the financial statements which are important to understanding the data presented in the financial statements. This MD&A highlights certain supplementary information to assist with the understanding of the Corporation's financial operations.

Operations

The Corporation is a local development corporation and operates for the benefit of the City of Yonkers, New York (the "City") and its populace to accomplish any or all of the purposes specified in the by-laws. Specific powers and duties are conferred to the Corporation with respect to bond issuances within the corporate limits of the City. All of the local zoning and planning regulations, as well as the regional and local comprehensive land use plans, are taken into consideration to carry out the duties of the Corporation.

Organized in a manner consistent with the Federal Section 115 status and New York State Public Authorities laws, the Mayor of the City is the sole member and appoints up to seven Board of Directors which is comprised of both public officials and business leaders. The current Board is comprised of four board members from the Yonkers Industrial Development Agency ("YIDA"). This Board governs the Corporation by establishing official policies and reviewing and approving requests for bond transactions. Operations and activities of the Corporation, its members, officers and employees are carried out in accordance with New York State law. In addition, the Corporation complies with the Public Authorities Accountability Act of New York, as set forth within Article 4-A of the New York Executive Law.

The Corporation's mission is to assist YIDA in economic development and job growth throughout the City by providing certain taxable and tax exempt financial assistance on occasions where these incentives are no longer provided by YIDA or in instances where YIDA's ability to assist economic development projects has been significantly limited. In addition, the debt issuances of the Corporation will not be liabilities of the State of New York, the City or YIDA.

One application was submitted during the year and one project closed.

Yonkers Economic Development Corporation

Management's Discussion and Analysis
December 31, 2014

Financial Operations Highlights

The detailed financial statements for the years ended December 31, 2014 and 2013 follow the MD&A. The chart below provides a condensed summary of revenues and expenses for the 2014 and 2013 calendar years.

	<u>2014</u>	<u>2013</u>
Operating Revenues		
Management fees	\$ 70,000	\$ 70,000
Agency Fee (Leake & Watts)	211,730	-
Miscellaneous Fees	1,075	-
Non-Operating Revenues		
Interest	<u>231,854</u>	<u>231,895</u>
Total Operating and Non-Operating Revenues	<u>\$ 514,659</u>	<u>\$ 301,854</u>

Grants

Larkin Garage (2011) \$7,996,000

Revenue received from the City and State sources totaling \$7,996,000 was used along with proceeds of a loan to the Corporation in the amount of \$2,629,000 to induce additional funding in the form of New Market Tax Credits totaling \$3,822,000. These funds have been loaned to finance the Larkin Garage Project.

Warburton Wells \$2,919,054

Revenue received from New York State RESTORE NY, where the Corporation was a sub-recipient, totaling \$2,919,054 was used along with non-Corporation funding sources in the amount of \$4,930,000 to induce additional New Market Tax Credit funding of \$3,000,000. These funds were loaned to finance the Warburton Wells Project.

Operating Revenue

Agency Fees

One project closed in 2014; therefore the Corporation received \$211,730 in agency fees.

Management Fees

The Corporation, in accordance with a management service agreement dated January 1, 2013, provides administrative and management services for the YIDA. Based on this agreement, the corporation received a management fee from YIDA of \$70,000.

Yonkers Economic Development Corporation

Management's Discussion and Analysis
December 31, 2014

Assets, Liabilities and Net position

At year end, the Corporation had \$13,909,786 in assets, \$2,791,841 in liabilities, and an unrestricted net position of \$11,117,945. A complete breakdown of these amounts is provided in the financial statements.

Supplementary Information

The Schedule of Indebtedness - Industrial Revenue Bonds and Notes Issued, Outstanding or Retired is provided as supplementary information to the financial statements. This supplementary information is located following the notes to the financial statements.

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Yonkers Economic Development Corporation
(A Component Unit of the City of Yonkers, New York)

Statements of Net Position

	December 31,	
	2014	2013
ASSETS		
Cash and cash equivalents	\$ 291,495	\$ 133,643
Accrued interest receivable	97,537	82,942
Prepaid expenses	3,700	3,466
Notes receivable	13,517,054	13,517,054
	\$ 13,909,786	\$ 13,737,105
 LIABILITIES		
Accounts payable	\$ 24,654	\$ 26,532
Accrued interest payable	38,924	38,924
Accrued expenses	99,263	62,488
Loan payable	2,629,000	2,629,000
Total Liabilities	2,791,841	2,756,944
 NET POSITION		
Unrestricted	11,117,945	10,980,161
	\$ 13,909,786	\$ 13,737,105

Yonkers Economic Development Corporation
(A Component Unit of the City of Yonkers, New York)

Statements of Activities

	Year Ended December 31,	
	2014	2013
OPERATING REVENUES		
Management fees	\$ 70,000	\$ 70,000
Agency fees	211,730	-
Miscellaneous fees	1,075	-
	<u>282,805</u>	<u>70,000</u>
OPERATING EXPENSES		
Salaries	83,311	67,293
Payroll taxes and employee benefits	32,539	28,392
Professional fees	28,029	16,200
Community relations	2,950	14,780
Insurance	10,649	7,431
Miscellaneous	39,208	64,227
	<u>196,686</u>	<u>198,323</u>
Income (Loss) from Operations	<u>86,119</u>	<u>(128,323)</u>
NON-OPERATING REVENUES (EXPENSES)		
Interest income	231,854	231,854
Interest expense	(180,189)	(180,189)
	<u>51,665</u>	<u>51,665</u>
Change in Net Position	<u>137,784</u>	<u>(76,658)</u>
NET POSITION		
Beginning of year	<u>10,980,161</u>	<u>11,056,819</u>
End of year	<u>\$ 11,117,945</u>	<u>\$ 10,980,161</u>

See notes to financial statements

Yonkers Economic Development Corporation
(A Component Unit of the City of Yonkers, New York)

Statements of Cash Flows

	Year Ended December 31,	
	2014	2013
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from services rendered	\$ 282,805	\$ 70,000
Cash payments for salaries and benefits	(115,850)	(84,153)
Cash payments for goods and services	(46,173)	(38,616)
	120,782	(52,769)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Interest paid on debt	(180,189)	(194,430)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	217,259	217,259
	157,852	(29,940)
CASH AND EQUIVALENTS		
Beginning of year	133,643	163,583
End of year	\$ 291,495	\$ 133,643
RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS TO NET CASH FROM OPERATING ACTIVITIES		
Income (loss) from operations	\$ 86,119	\$ (128,323)
Adjustments to reconcile income (loss) from operations to net cash from operating activities		
Changes in operating assets and liabilities		
Prepaid expenses	(234)	(3,466)
Accounts payable	(1,878)	16,532
Accrued expenses	36,775	62,488
	\$ 120,782	\$ (52,769)

See notes to financial statements

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Yonkers Economic Development Corporation
(A Component Unit of the City of Yonkers, New York)

Notes to Financial Statements
December 31, 2014 and 2013

1. Organization and Purpose

The Yonkers Economic Development Corporation ("Corporation") was created in 2007 as a local development corporation by the City of Yonkers, New York ("City") under the provisions of the IRS Section 115 for the purpose of assisting the Yonkers Industrial Development Agency ("YIDA") with promoting and supporting the development of commerce, bolstering employment and stimulating economic growth and prosperity in the City. The Corporation is governed by Article 18-A of the General Municipal Law of the State of New York. The Corporation is exempt from Federal, State and local income taxes. The Corporation, although supported by YIDA, is a separate entity and operates cooperatively with YIDA. The Mayor of the City is the sole member of the corporation and appoints the governing board.

2. Summary of Significant Accounting Policies

Financial Reporting Entity

The Corporation has been identified as a component unit of the City. In accordance with the criteria enumerated in Governmental Accounting Standards Board ("GASB") Statement No. 61, the Corporation's financial statements are discretely presented in the City's financial statements.

Basis of Accounting

The accounting policies of the Corporation conform to generally accepted accounting principles as applicable to governmental units. GASB is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The Corporation reports its operations on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. The Corporation applies all applicable Financial Accounting Standards Board guidance issued after November 30, 1989 in its accounting and reporting.

Use of Estimates

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP"), which requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from these estimates.

Cash and Cash Equivalents

Cash and cash equivalents consist of funds deposited in time deposit accounts, demand deposit accounts and certificates of deposit with original maturities of less than three months. Collateral is required for these deposits at 100% of all deposits not covered by Federal deposit insurance. The Corporation has entered into a custodial agreement with its depository which holds its deposits. This agreement authorizes the obligations that may be pledged as collateral. Such obligations include among other instruments, obligations of the United States and its agencies and obligations of the State and its municipal and school district subdivisions.

Yonkers Economic Development Corporation
(A Component Unit of the City of Yonkers, New York)

Notes to Financial Statements
December 31, 2014 and 2013

2. Summary of Significant Accounting Policies (continued)

Cash and Cash Equivalents (continued)

Custodial credit risk is the risk that in the event of a bank failure, the Corporation's deposits may not be returned to it. GASB Statement No. 40 directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance and the deposits are either uncollateralized, collateralized by securities held by the pledging financial institution or collateralized by securities held by the pledging financial institution's trust department but not in the Corporation's name. The Corporation's aggregate bank balances that were not covered by depository insurance were not exposed to custodial credit risk at December 31, 2014 and 2013.

The Corporation was invested only in the above mentioned obligations and, accordingly, was not exposed to any interest rate or credit risk.

Allowance for Uncollectible Receivables

An allowance for uncollectible receivables is estimated based on a combination of write-off history, aging analysis and any specific known troubled accounts. At December 31, 2014 and 2013, management has concluded that an allowance is not required.

Revenue Recognition

The Corporation charges an agency fee based on the amount of financing for each project at a predetermined rate. All such agency fees are collected and recognized as revenue at closing.

Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on its use. The net position of the Corporation on the statement of net position is classified as unrestricted.

Accounting for Uncertainty in Income Taxes

The Corporation recognizes the effect of income tax positions only if the positions are more likely than not to be sustained. Management has determined that the Corporation had no uncertain tax positions that would require financial statement recognition or disclosure. The Corporation is no longer subject to examinations by the applicable taxing jurisdictions for periods prior to December 31, 2011.

Subsequent Events Evaluation by Management

Management has evaluated subsequent events for disclosure and recognition in the financial statements through the date that the financial statements were available to be issued, which date is March 18, 2015.

Yonkers Economic Development Corporation
(A Component Unit of the City of Yonkers, New York)

Notes to Financial Statements
December 31, 2014 and 2013

3. Loan Payable

The Corporation has a loan payable to a bank which bears interest at prime plus 2.0%, but in no event less than 6.5% for the period through June 2018 at which time the rate will be fixed at the greater of 6.5% or 2.5% in excess of the five-year Federal Home Loan Bank of New York Regular Fixed Advance Rate, per annum. The loan is secured by a ground lease on property located at 10 Woodworth Avenue, Yonkers, New York, a first lien mortgage on property located at Warburton Avenue, Yonkers, New York, a first lien assignment of the upper tier loan agreement and related qualified equity investment in Solomon Hess New Market Tax Credit ("NMTC") III, LLC and operating agreement of Solomon Hess NMTC III, LLC (see note 5). Interest is due quarterly through its maturity in June 2023 at which time the entire principal amount is due. The principal balance outstanding at December 31, 2014 and 2013 was \$2,629,000. Interest expense was \$180,189 for the years ended December 31, 2014 and 2013.

4. Industrial Revenue Bond and Note Transactions

Certain bonds and notes issued by the Corporation are secured by property which is leased to companies and are retired by lease payments. The bonds and notes are not obligations of the Corporation, the City or New York State. The Corporation does not record the assets or liabilities resulting from completed bond and note issues in its accounts, since its primary function is to arrange the financing between the borrowing companies and the bond and note holders and funds arising therefrom are controlled by trustees or banks acting as fiscal agents. Trustees maintain the information for these bonds and notes and no default notices have been generated in the current year. For providing this service, the Corporation receives bond administration fees from the borrowing companies. The fee received by the Corporation is one percent of the bond amount. Such administrative fee income is recognized immediately upon issuance of bonds and notes.

5. Economic Development Projects

Larkin Garage

There has been active engagement of state and local programs to leverage investment dollars in Yonkers. As part of the 2011 City Urban Renewal Plan, the City desired to daylight the Saw Mill River at Larkin Plaza which displaced 144 public parking spaces and at the same time permitted approximately 92 units of affordable housing to be developed without parking on a nearby site. In order to accommodate both the 144 displaced spaces and the 92 units of affordable housing, the City needed a City controlled entity to aggregate funding sources to provide 300 public access parking spaces, which was estimated to be upwards of a \$14,000,000 project with aggregated public resources of only \$7,969,000.

This project was deemed to serve an essential governmental function: to restore parking spaces that were displaced as a result of the City Urban Renewal Plan and to encourage future economic development in the area. Due to numerous state and local limitations, the Corporation was determined by the City to be the best qualified City controlled entity to aggregate funding of \$7,969,000 from City, County and State grant sources. The Corporation received said amount under a Financial Assistance Agreement with the Yonkers

Yonkers Economic Development Corporation
(A Component Unit of the City of Yonkers, New York)

Notes to Financial Statements
December 31, 2014 and 2013

5. Economic Development Projects (*continued*)

Larkin Garage (continued)

Community Development Agency which required the Corporation to find additional sources and parties to complete the contemplated public access project. Upon receipt of said funds and upon taking on said obligations, the Corporation borrowed an additional \$2,629,000 from Hudson Valley Bank such that the Corporation could make a \$10,598,000 loan to Yonkers Capital Fund, LLC in a manner that qualified Yonkers Capital Fund, LLC for a NMTC investment of \$3,822,000 and transferred the obligation to build and operate a 300 space public access parking garage to private parties.

Without this structure, the needed investment of \$3,822,000 in private funding to bring public access parking to the urban renewal area of the City would not have occurred. The Corporation receives payments under the \$10,598,000 loan it made to Yonkers Capital Fund, LLC in amounts sufficient to repay the \$2,629,000 loan it has from Hudson Valley Bank (see Note 3). The Corporation's balance of the other sources of funding does not have repayment obligations.

Yonkers Capital Fund, LLC (referred to as the "Upper Tier Fund", or "Investment Fund" when describing the NMTC structure) used the proceeds of the \$10,598,000 loan and the \$3,822,000 NMTC investment to make a \$14,420,000 Qualified Equity Investment in Solomon Hess NMTC III, LLC and said entity thereafter made a "lower tier loan" to Yonkers Larkin Garage, Inc. (a private not for profit entity not controlled by the City) which will develop and cause a 300 space public access parking garage to be constructed and operated. After seven years, Solomon Hess NMTC III, LLC will liquidate and distribute its lower tier loan to Yonkers Capital Fund, LLC. Thereafter, Yonkers Capital Fund, LLC will offer the lower tier loans it receives as a liquidating payment to the Corporation in satisfaction of its \$10,598,000 loan from the Corporation.

The Corporation will then determine how to handle the lower tier loans but in all events will receive amounts sufficient to repay its \$2,629,000 loan from Hudson Valley Bank. This conduit activity was a critical path activity in bringing this public access parking to this urban renewal area of the City where limited public funding needed to be aggregated to induce private parties to provide the balance of capital needed to construct and operate a public access parking garage.

Warburton Wells Historic

As with the Larkin Garage project in 2012, the City desired to induce economic development activities by private parties which in this case involved developing affordable housing units with retention of a historical facade in front of the 92 units of affordable housing that benefited from the 92 parking spaces to be made available at Larkin Garage. Again, the activities involved development in or nearby the City designated urban renewal area. This structure involved the Corporation aggregating State grant funds sourced under the RESTORE grant program, with the Corporation acting as a sub-recipient to the City and thereafter loaning the proceeds to a private party in order to induce private investment through the NMTC program.

Yonkers Economic Development Corporation
(A Component Unit of the City of Yonkers, New York)

Notes to Financial Statements
December 31, 2014 and 2013

5. Economic Development Projects (continued)

Warburton Wells Historic (continued)

The City was not in a position to handle the grant funds in this fashion so the Corporation, as a City controlled entity, was designated for the role and thereby fulfilled this essential governmental function for the City. The Corporation used the proceeds of the Empire State Development Corporation ("ESDC") RESTORE grant to make a "leverage" loan in the amount of \$2,919,054 to Greenline Leverage Fund II, LLC ("Investment Fund") pursuant to a loan agreement between the Corporation and the Investment Fund. The Corporation received said funds through the sub-recipient agreement with the City and ESDC and by a letter directing the proceeds of the ESDC RESTORE grant to be deposited in escrow with All New York Title. The Investment Fund also received loans from the City of HOME monies ("Leveraged Lender 2") in the amount of \$1,000,000 and from a private party identified by the developer, WWLL, LLC ("Leveraged Lender 1"), in the aggregate amount of \$3,383,946 (individually such loans are \$1,593,990 and \$1,789,956). The Investment Fund then reimbursed Citibank, N.A. for its initial equity contribution made on October 14, 2011 to an affiliate of the Investment Fund, Greenline Leverage Fund, LLC and effectively used the proceeds of the Corporation loan of \$2,919,054, the Leveraged Lender 2 loan of \$1,000,000 and Leveraged Lender 1 loan of \$3,383,946 (combined loans of \$7,303,000) to recapitalize itself and to thereafter continue a Qualified Equity Investment ("QEI") in Greenline CDF Subfund XIV LLC- QEI I ("Sub-CDE") that was originally made on October 14, 2011. Capmark CDF previously made a capital contribution to the Sub-CDE pursuant to the Second Amended and Restated Operating Agreement of the Sub-CDE for a .01% ownership interest in the Sub-CDE. Using QEI proceeds received October 14, 2011, the Sub-CDE made an initial advance to the Warburton Wells Developer, LLC ("QALICB" or "Developer") disbursement account of \$5,972,851 with respect to Notes A-C, \$900,000 with respect to Note D and \$2,627,149 with respect to Note E, pursuant to that certain construction loan agreement between the Sub-CDE and the QALICB ("QLICI Loan Agreement").

The remaining \$108,095 balance with respect to Notes A-C, \$100,000 with respect to Note 4, and \$291,905 with respect to Note E remained in the Sub-CDE account until October 1, 2012 when it was transferred to the QALICB disbursement account. After a 7 year period, the Sub-CDE will liquidate and distribute its interests in the Notes A-E and related construction loan agreement to the Investment Fund and the Investment Fund will dissolve and offer the Notes A-E and the related construction loan agreement in satisfaction of its loans from the Corporation, Leveraged Lender 1 and Leveraged Lender 2 ("Upper Tier Leveraged Lenders"). The Upper Tier Lenders are parties to an inter-creditor agreement that establishes certain priorities of repayment with the Corporation holding a subordinate interest and right of payment from the Investment Fund payments during the 7 year period and when the Notes A-E and related construction loan agreement are received by the Upper Tier Lenders such that the pro forma shows certain circumstances under which the Corporation will receive repayment of the loan made to the Investment Fund but payment is on a subordinate basis to the claims of the other Upper Tier Lenders.

Yonkers Economic Development Corporation
(A Component Unit of the City of Yonkers, New York)

Notes to Financial Statements
December 31, 2014 and 2013

5. Economic Development Projects (continued)

Cromwell Towers

New York State has limited points of access for tax exempt revenue bond financing through conduit issuers. The State constitution prohibits the City from directly acting as a conduit issuer of revenue bonds for private parties that qualify for use of proceeds of tax exempt "private activity" bond financing. Until January 2008, industrial development agencies, like the Corporation's affiliate, YIDA, provided access to tax exempt bond financing for entities seeking this form of financial assistance. In January 2008, the authority of YIDA to issue tax exempt bonds for not-for-profits "sunset" - the right stems from a definition in the IDA law that defines not-for-profits as "civic facilities" and this definition was controversial from 1986 when it was first introduced until January 2008 when the final sunset on this authority occurred.

Of note, YIDA's authority to issue tax exempt bonds had become burdened with a new State issuer tax called a "bond issuance charge" of up to 84 basis points that had previously only been applied to State issuers repaying their bonds with future State appropriations. By May of 2010, the City determined that it needed a conduit issuer for tax exempt bonds for not-for-profits anticipating that the sunset of YIDA authority might be permanent. The City designated the Corporation as its conduit issuer.

A \$38,987,037 Multi-Family Housing Revenue Note (Cromwell Towers Apartments Limited Partnership Project), Series 2011 was issued pursuant to a bond resolution, adopted by the Board of the Corporation on October 26, 2011 and a resolution of the City Council dated December 2, 2011. The project involves an approximately 2.35 acre parcel of land located at 77 Locust Hill Avenue, Yonkers, New York; rehabilitation of the 100% affordable existing housing complex containing approximately forty-six (46) one-bedroom apartments, one hundred ninety-eight (198) two-bedroom apartments and seventy-three (73) three-bedroom apartments which, in accordance with the Internal Revenue Code of 1986, as amended, will be leased to households earning no more than 60% of the area median gross income. This supports the City's effort to revitalize problem areas removing barriers to successful industrial development.

Notes receivable at December 31, 2014 and 2013 is as follows:

Larkin Garage	\$ 10,598,000
Warburton Wells Historic	<u>2,919,054</u>
	<u>\$ 13,517,054</u>

6. Contractual Services

The Corporation, in accordance with a management services agreement dated January 1, 2013, provides administrative and management services for YIDA. Based on this agreement, the Corporation received a management fee from YIDA of \$70,000 for each of the years ended December 31, 2014 and 2013.

Yonkers Economic Development Corporation
(A Component Unit of the City of Yonkers, New York)

Notes to Financial Statements
December 31, 2014 and 2013

7. Pension Plan

The New York State Comptroller has determined that employees of local development corporations (such as this Corporation) are not eligible for membership in the New York State and Local Employees' Retirement System ("ERS"). In response, the Corporation established a 401K plan in 2013 to cover the sole employee of the Corporation. The Corporation contributes to the 401K account the percent equal to the rate for Tier 6 employees in ERS as of December 31st of each year.

8. Risk Management

The Corporation purchases conventional insurance coverage for directors and officers liability. The current policy reflects a limit of \$1 million per occurrence or \$1 million for the period of the policy.

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Yonkers Economic Development Corporation

Supplementary Information

December 31, 2014

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Yonkers Economic Development Corporation

Schedule of Indebtedness - Industrial Revenue Bonds and Notes Issued, Outstanding or Retired
December 31, 2014

Project	Date of Issue	Original Issue Value	Balance at January 1, 2014	New Issues	Payments	Balance at December 31, 2014
Riverview II	May 2010	\$ 27,350,000	\$ 24,600,000	\$ -	\$ 885,000	\$ 23,715,000
Charter School of Excellence (Series A)	Nov 2010	11,735,000	11,735,000	-	-	11,735,000
Charter School of Excellence (Series B)	Nov 2010	710,000	385,000	-	180,000	205,000
Leake & Watts (Series A)	June 2014	16,670,000	-	16,670,000	355,000	16,315,000
Leake & Watts (Series B)	June 2014	1,240,000	-	1,240,000	100,000	1,140,000
Leake & Watts (Series C)	June 2014	3,125,000	-	3,125,000	75,000	3,050,000
Leake & Watts (Series D)	June 2014	138,000	-	138,000	6,000	132,000
Total Indebtedness		\$ 60,968,000	\$ 36,720,000	\$ 21,173,000	\$ 1,601,000	\$ 56,292,000

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**Report on Internal Control Over Financial Reporting and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed in Accordance With
Government Auditing Standards**

Independent Auditors' Report

**Board of Directors
Yonkers Economic Development Corporation**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Yonkers Economic Development Corporation (the "Corporation"), a component unit of the City of Yonkers, New York as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the Corporation's financial statements, and have issued our report thereon dated March 18, 2015.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Corporation's internal control over financial reporting ("internal control") to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



O'Connor Davies, LLP
Harrison, New York
March 18, 2015

**Independent Accountants' Report on Compliance with Section 2925(3)(f)
of the New York State Public Authorities Law**

**Board of Directors
Yonkers Economic Development Corporation**

We have examined the Yonkers Economic Development Corporation's ("Corporation") compliance with Section 2925(3)(f) of the New York State Public Authorities Law during the year ended December 31, 2014. Management is responsible for the Corporation's compliance with those requirements. Our responsibility is to express an opinion on the Corporation's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining on a test basis evidence supporting the Corporation's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Corporation's compliance with specified requirements.

In our opinion, the Corporation complied, in all material respects, with the aforementioned requirements during the year ended December 31, 2014.

This report is intended solely for the information and use of management, the Board of Directors, officials of the Corporation, and the Office of the State Comptroller of the State of New York. It is not intended to be and should not be used by anyone other than these specified parties.

O'Connor Davies, LLP

O'Connor Davies, LLP
Harrison, New York
March 18, 2015