



Yonkers Parking Authority
Regular Board Meeting of December 28, 2021

AGENDA

The Agenda for the regularly scheduled Yonkers Parking Authority Board meeting of Tuesday, December 28, 2021, to be convened virtually, will include, but not be limited to, the following issues:

Call to Order

Affirmation of Minutes of November 30, 2021 Regular Board Meeting

Audit Committee Meeting: Proposed Budget 2022

Old Business / Updates:

New Business:

Resolution No. 2021–23 Approve Renewal of License Agreement by and between the Yonkers Parking Authority & Malecon Restaurant for the Lease of Fourteen (14) Parking Spaces in the Romaine Parking Lot from January 01, 2022 – December 31, 2024

Resolution No. 2021–24 Approve Renewal of License Agreement by and between the Yonkers Parking Authority & VIA PIAVE, LLC/MILIO MANAGEMENT LLC for the Lease of Two (2) Parking Spaces in the Hudson Parking Lot on the corner of Riverdale Avenue and Prospect Street from January 01, 2022 – December 31, 2022

Resolution No. 2021–25 Approve Agreement by and between the Yonkers Parking Authority & ADP Payroll for the implementation of a new Payroll/HR system from January 01, 2022 – December 31, 2022

Resolution No. 2021–26: Adoption of Proposed FY2022 Yonkers Parking Authority and Buena Vista Garage Budget

Other Business: Any matter of interest to the Board

Financial Report: November 2021

Yonkers Parking Authority
8 Buena Vista Avenue
Yonkers, New York 10701

Regular Board Meeting Minutes
November 30, 2021

The regularly scheduled meeting of the Yonkers Parking Authority Board convened on Tuesday, November 30, 2021, at 5:30 p.m., was held via the Zoom virtual meeting platform.

Present on the Zoom virtual meeting platform:

Board members:

Hon. Steven J. Levy, Chairman
Mr. Jeremiah J. Jerome, Vice-Chairman
Mr. Dennis R. Gallego, Board Member
Mr. Luis Eleutice, Board Member
Mr. Robert Vitulli, Board Member

YPA Staff:

Ms. Gail M. Burns, Executive Director
Mr. Jay McLynn, Assistant to the Executive Director
Ms Susan M. Maros Victoria, Human Resources Director/
Recording Secretary
Mr. Canute McLaughlin, Accountant

Board Counsel:

Mr. David Redmond, Esq., Corporation Counsel, City of Yonkers, NY

Absent: None

Call to Order

Chairman Levy noted that due to the COVID-19 (Corona virus) pandemic, and pursuant to the Governor's recent Executive Order, as well as the need for social distancing, the present board meeting was being held via the Zoom virtual meeting platform. Chairman Levy called the meeting to order at 5:32 p.m. A formal roll call was done for the record revealing that with the exception of board member Mr. Eleutice, all board members, staff, and board counsel were present.

Vice Chairman Jerome motioned to convene the board meeting and was seconded by Mr. Gallego. The motion passed four to zero (4-0, Mr. Eleutice, absent).

N.B. Mr. Eleutice signed onto the Zoom call at 5:34 p.m.

Chairman Levy announced that the board meeting was an open meeting, and, therefore, inquired three times if there were any members of the public on the call. There being no response, the meeting continued.

Yonkers Parking Authority
Regular Board Meeting Minutes
November 30, 2021

Affirmation of Minutes of October 26, 2021 Regular Board Meeting

Mr. Gallego motioned to affirm the minutes of October 26, 2021 and was seconded by Mr. Eleutice. The regular board minutes of October 26, 2021 were affirmed three to zero (3-0) with Messrs. Jerome and Vitulli abstaining due to their absence at the October meeting.

Audit Committee Meeting

The board was informed that the proposed Budget 2022 required more work and was not yet ready for presentation to the board.

Old Business -Not addressed

New Business

Resolution No. 2021-16: Approve Purchase of Two Replacement Operations Support Vehicles (Dump Truck and Pick-Up Truck) for the Rolling Stock

Vice-Chairman Jerome motioned to approve Resolution 2021-16, and was seconded by Mr. Gallego. The Board passed Resolution 2021-16, five to zero (5-0).

Resolution No. 2021-17: Approve Purchase of Replacement Vinyl Cutting System for Sign Making Operations

Vice-Chairman Jerome motioned to approve Resolution 2021-17, and was seconded by Mr. Eleutice. The Board passed Resolution 2021-17, five to zero (5-0).

Resolution No. 2021-18: Approve Parking Permit Increase; Effective: January 01, 2022

Vice-Chairman Jerome motioned to approve Resolution 2021-18, and was seconded by Mr. Eleutice. The Board passed Resolution 2021-18, five to zero (5-0).

Resolution No. 2021-19: Approve Renewal of License Agreement by and between the Yonkers Parking Authority & Zuppa Restaurant for Valet Parking at the Buena Vista Garage (BVG); January 01, 2022- December 31, 2022

Vice-Chairman Jerome motioned to approve Resolution 2021-19, and was seconded by Mr. Eleutice. The Board passed Resolution 2021-19, five to zero (5-0).

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Resolution No. 2021–20: Approve Renewal of License Agreement by and between the Yonkers Parking Authority & WSH Group LLC d/b/a Dolphin Restaurant (“Licensee”) for Valet Parking at the Buena Vista Garage (BVG); January 01, 2022– December 31, 2022

Vice-Chairman Jerome motioned to approve Resolution 2021-20, and was seconded by Mr. Eleutice. The Board passed Resolution 2021-20, five to zero (5-0).

Resolution No. 2021–21: Approve Renewal of License Agreement by and between the Yonkers Parking Authority & St. John’s Riverside Hospital for the lease of the Parkadrome Parking Facility from January 01, 2022– December 31, 2022

Mr. Eleutice motioned to approve Resolution 2021-21, and was seconded by Vice-Chairman Jerome. The Board passed Resolution 2021-21, five to zero (5-0).

Resolution No. 2021–22 Approve Renewal of License Agreement by and between the Yonkers Parking Authority & Bank of America for the lease of the 5 spots and easement in the Walsh Lot Parking Facility on Palisade Avenue, Yonkers NY from January 01, 2022– December 31, 2022

Vice-Chairman Jerome motioned to approve Resolution 2021-22, and was seconded by Mr. Gallego. The Board passed Resolution 2021-22, five to zero (5-0).

Financial Report: October 2021

Highlights of the financial report for October 2021

- The Yonkers Parking Authority (YPA) has recorded a total of \$406,183 in revenues under the YPA account; \$90,504 under the Buena Vista Garage (BVG) account and \$11,183 at the Cacace Justice Center parking facility during the month of October 2021.
- Operating expenditures for October 2021 totaled \$417,731 for the YPA, \$88,779 for the Buena Vista Garage (BVG) and \$271 for the Cacace Justice Center parking facility.
- YPA October 2021 revenues reflected an increase of seven per cent (7%) as compared to figures posted for October 2020 while BVG revenues for October 2021 likewise reflected an increase of fifty-eight per cent (58%) as compared to figures posted for October 2020.

Other Business

Chairman Levy asked if there were any other matters of interest to the board. There was none.

Yonkers Parking Authority
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November 30, 2021

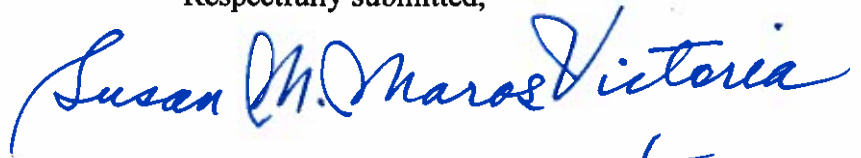
Next Meeting

The date for the following regular meeting of the Yonkers Parking Authority Board is Tuesday, December 28, 2021,

Conclusion

With no further business to be discussed, Vice-Chairman Jerome moved that the present meeting be adjourned and was seconded by Mr. Eleutice. The motion passed five to zero, (5-0). The board meeting was adjourned at 5:49 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Susan M. Maros Victoria". The signature is written in a cursive style with a large initial 'S'.

Susan M. Maros Victoria
Human Resources Director /
Recording Secretary

A small handwritten plus sign (+) in blue ink, located to the right of the typed name.

Yonkers Parking Authority
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Resolution No. 2021–23 Approve Renewal of License Agreement by and between the Yonkers Parking Authority & Malecon Restaurant for the Lease of Fourteen (14) Parking Spaces in the Romaine Parking Lot from January 01, 2022 – December 31, 2024

Moved:

Second:

Vote:

Yea:

Nay:

Abstain:

Absent:

WHEREAS, the purpose of the Yonkers Parking Authority (“Licensor”) is to provide parking services, and;

WHEREAS, Licensee hereby leases from Licensor the premises situated in the city of Yonkers, County of Westchester, State of New York, known as the Romaine parking facility located at South Broadway upon the following TERMS and CONDITIONS:

Term: The Licensor hereby provides to the Licensee fourteen (14) parking spaces, in a designated area, of existing seventy–three (73) parking spaces, within the municipal parking lot known as the Romaine parking facility, located on South Broadway, Yonkers, New York 10705. The said fourteen (14) parking spaces, designated for a twenty-four (24) hour permit, will be made available at the rate as stated in the schedule below reflecting a three (3%) percent increase for the first year; with a two (2%) percent increase per year thereafter commencing at the beginning of each respective year from the date to which the instrument was executed as indicated; and,

Jan 01, 2022 – Dec. 31, 2022: three (3%) percent increase ($\$82.37 \times 14 \text{ spaces} = \$1,153.18$ per month)

Jan 01, 2023 – Dec 31, 2023: two (2%) percent increase ($\$84.02 \times 14 \text{ spaces} = \$1,176.28$ per month)

Jan 01, 2024 – Dec 31, 2024: two (2%) percent increase ($\$85.70 \times 14 \text{ spaces} = \$1,199.80$ per month)

Licensee shall make the rent payment to Licensor on, or prior to, the first of the month; of the property’s advance usage.

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Resolution No. 2021–24 Approve Renewal of License Agreement by and between the Yonkers Parking Authority & VIA PIAVE, LLC/MILIO MANAGEMENT LLC for the Lease of Two (2) Parking Spaces in the Hudson Parking Lot on the corner of Riverdale Avenue and Prospect Street from January 01, 2022 – December 31, 2022

Moved:

Second:

Vote:

Yea:

Nay:

Abstain:

Absent:

WHEREAS, the purpose of the Yonkers Parking Authority (“Licensor”) is to provide parking services, and;

WHEREAS, LICENSE & FEES. In exchange for the payment of a license fee of One Hundred and Twenty Eight Dollars (\$128.00) per parking space per month, with a total of two (2) parking spaces being leased for a total of Two Hundred and Fifty Six Dollars (\$256.00) per month for each month of the term of this Agreement, as amended, the obligations undertaken by the Licensee under this License and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Yonkers Parking Authority hereby grants to Licensee an exclusive, limited, non-assignable license for the following purpose:

WHEREAS, The terms of this agreement shall be in effect for the term of one (1) year, commencing January 01, 2022 and ending on December 31, 2022. Further, Licensor must receive the full amount of Monthly rent by the fifth of the month. A late fee of five (5%) percent will be imposed on rents received after the fifth of each month for each respective month that is in arrears. Failure to comply with this provision may result in the immediate revocation of this agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Yonkers Parking Authority board hereby approves, and affirms, the License Agreement executed with VIA PIAVE LLC/MILIO MANAGEMENT LLC under the terms and provisions of the License Agreement that will be effective for the period commencing January 01, 2022 and ending on December 31, 2022.

Yonkers Parking Authority
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Resolution No. 2021–25 Approve Agreement by and between the Yonkers Parking Authority & ADP Payroll for the implementation of a new Payroll/HR system from January 01, 2022 – December 31, 2022

Moved:

Second:

Vote:

Yea:

Nay:

Abstain:

Absent:

WHEREAS, The Yonkers Parking Authority currently uses ADP as their payroll system and is in need of an updated payroll and human resources systems, ADP has offered us a system that will update our payroll and give us assistance with all aspect of Human Resources, they are also offering a discounted rate for this year

WHEREAS, with the emersion of COVID-19 changing our world, there are new mandates and issues that are constantly being implemented and changing ADP will help keep track of all of this and will give us a dedicated team to help us with payroll and any other human resources issues that arise.

WHEREAS, the terms of the proposed agreement shall be in effect for the period commencing January 01, 2022 and ending on December 31, 2022; and,

NOW, THEREFORE, BE IT RESOLVED, that the Yonkers Parking Authority board hereby approves, and affirms, the Agreement executed with ADP under the terms and provisions of the Agreement that will be effective for the period commencing January 01, 2022 and ending on December 31, 2022.

Yonkers Parking Authority
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Resolution No. 2021–26: Adoption of Proposed FY2022 Yonkers Parking Authority and Buena Vista Garage Budget

Moved:

Second:

Vote:

Yea:

Nay:

Abstain:

Absent:

BE IT RESOLVED that by this Resolution No. 2021–26, dated December 28, 2021, the Yonkers Parking Authority board hereby adopts the Combined, Operating, Capital, Yonkers Parking Authority and Buena Vista Garage Budgets for Fiscal Year 2022.