

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

Regular Board Meeting Minutes  
December 28, 2022

The regularly scheduled meeting of the Yonkers Parking Authority Board was convened on Wednesday, December 28, 2022, at 5:30 p.m. at the offices of the Yonkers Parking Authority, located at 8 Buena Vista Avenue, Yonkers, New York.

Present:

Board Members:

Hon. Steven J. Levy, Chairman  
Mr. Jeremiah Jerome, Vice-Chairman  
Mr. Dennis R. Gallego, 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  
Mr. Canute McLaughlin, Accountant

Absent:

Mr. Luis Eleutice, Board Member  
Mr. Robert Vitulli, Board Member  
Mr. David Redmond Esq., Corporation Counsel, City of Yonkers NY

**Call to Order**

Chairman Levy called the meeting to order at 5:46 p.m. A formal roll call was done for the record revealing that all board members, staff and board counsel were present or accounted for. Vice Chairman Jerome motioned to convene the board meeting and was seconded by Mr. Gallego. The motion passed three to zero (3-0, Messrs. Eleutice and Vitulli absent).

**Affirmation of Minutes of November 29, 2022 Regular Board Meeting**

Vice Chairman Jerome motioned to affirm the minutes of November 29, 2022 and was seconded by Mr. Gallego. The regular Board minutes of November 29, 2022 were affirmed three to zero (3-0, Messrs. Eleutice and Vitulli absent).

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**Audit Committee: Proposed Budget 2023**

Vice Chairman Jerome motioned to convene the Audit committee meeting to discuss the proposed Budget for 2023 and was seconded by Mr. Gallego. The motion passed three to zero (3-0, Messrs. Eleutice and Vitulli absent). The Audit committee was convened at 5:49 p.m.

Executive Director Burns briefed the Board that a retirement incentive had been offered to Authority employees with the proviso that retirement be effective by December 31, 2022. The offer was accepted by three employees who will retire on December 31, 2022.

Vice Chairman Jerome motioned to conclude the Audit committee meeting and resume the regular Board meeting and was seconded by Mr. Gallego. The motion passed three to zero (3-0, Messrs. Eleutice and Vitulli absent). The regular Board meeting resumed at 5:56 p.m.

**New Business**

**Resolution No. 2022–22: Approve 2022 Employee Retirement Program**

Vice–Chairman Jerome motioned to approve Resolution 2022-22, and was seconded by Mr. Gallego. Resolution No. 2022-22 passed three to zero (3-0, Messrs. Eleutice and Vitulli absent).

**Resolution No. 2022–23: Adoption of Proposed FY2023 Yonkers Parking Authority and Buena Vista Garage Budget**

Vice–Chairman Jerome motioned to approve Resolution 2022-23, and was seconded by Mr. Gallego. Resolution No. 2022-23 passed three to zero (3-0, Messrs. Eleutice and Vitulli absent).

**Resolution No. 2022–24: 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, 2023 – December 31, 2023**

Vice–Chairman Jerome motioned to approve Resolution 2022-24, and was seconded by Mr. Gallego. Resolution No. 2022-24 passed three to zero (3-0, Messrs. Eleutice and Vitulli absent).

**Resolution No. 2022–25: 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, 2023 – December 31, 2023**

Vice–Chairman Jerome motioned to approve Resolution 2022-25, and was seconded by Mr. Gallego. Resolution No. 2022-25 passed three to zero (3-0, Messrs. Eleutice and Vitulli absent).

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**Resolution No. 2022–26: 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 within the Hudson Parking Lot on the corner of Riverdale Avenue and Prospect Street, effective: January 01, 2023 – December 31, 2023**

Vice–Chairman Jerome motioned to approve Resolution 2022-26, and was seconded by Mr. Gallego. Resolution No. 2022-26 passed three to zero (3-0, Messrs. Eleutice and Vitulli absent).

**Resolution No. 2022–27: Approve Renewal of License Agreement between the Yonkers Parking Authority and Silvio’s Italian Restaurant for Designated Parking at the Morris Street Lot (January 01, 2023 – December 31, 2023)**

Vice–Chairman Jerome motioned to approve Resolution 2022-27, and was seconded by Mr. Gallego. Resolution No. 2022-27 passed three to zero (3-0, Messrs. Eleutice and Vitulli absent).

**Resolution No. 2022–28: Approve Commercial Lease between the Yonkers Parking Authority and St. John’s Riverside Hospital (January 01, 2023 – December 31, 2023)**

Vice–Chairman Jerome motioned to approve Resolution 2022-28, and was seconded by Mr. Gallego. Resolution No. 2022-28 passed three to zero (3-0, Messrs. Eleutice and Vitulli absent).

**77 Cromwell Towers -250 spaces**

Executive Director Burns briefed the Board regarding the status of the Cromwell Towers parking situation and reported that regardless of several attempts to contact the owner no headway had been made.

**Financial Report: November 2022**

Highlights of the financial report for November 2022

- The Yonkers Parking Authority (YPA) has recorded a total of \$406,093 in revenues under the YPA account; \$65,744 under the Buena Vista Garage (BVG) account and \$9,065 at the Cacace Justice Center parking facility during the month of November 2022.
- Operating expenditures for November 2022 totaled \$361,476 for the YPA, \$86,400 for the Buena Vista Garage (BVG) and \$4,453 for the Cacace Justice Center parking facility.

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**Financial Report: November 2022 Continued**

- YPA November 2022 revenues reflected an increase of six per cent (6%) as compared to figures posted for November 2021; while BVG revenues for November 2022 conversely reflected a decrease of eight per cent (8%) as compared to figures posted for November 2021.

**Old Business – None**

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

**Next Meeting**

The date for the next regular meeting of the Yonkers Parking Authority Board is Tuesday, January 31, 2023.

**Conclusion**

With no further business to be discussed Vice Chairman Jerome motioned to adjourn the meeting and was seconded by Mr. Gallego. The motion passed at three to zero (3-0, Messrs. Eleutice and Vitulli absent). The board meeting adjourned at 6:19 p.m.

Respectfully submitted,

Susan M. Maros Victoria  
Human Resources Director /  
Recording Secretary