



CITY OF PEEKSKILL  
CITY HALL

840 MAIN STREET  
PEEKSKILL, NEW YORK 10566

(914) 737-3400  
FAX No. (914) 737-2688

**CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY**

**Tuesday, January, 24, 2023 at 7:00 P.M.**

**City Council Chambers**

**840 Main Street, Peekskill, New York**

**7:00 P.M.**

Members of the public will also be provided access to listen to a live stream of this meeting via audio broadcast on the Government Access Cablevision Channel 78/Verizon Fios Channel 28, or on the Peekskill website at <https://www.cityofpeekskill.com/home/pages/meeting-video>. A recording will be at the PIDA website along with transcribed meeting minutes when available.

**1. Correspondence**

**DRAFT 2023 PIDA Meeting Schedule (attached)**

**2. Acceptance of Minutes**

Draft Meeting Minutes November 30, 2022 **(attached)**

**3. Monthly Financial Report (attached)**

**4. Old Business Reports and Discussion**

- Kitchen Incubator – Grant Award Letter **(attached)**
- Update - Parkview, Lower South Street PIDA Draft Application
- Update – DRI Illuminate Peekskill Public Art Project and Documentary
- Update – DRI Marketing, Branding, Wayfinding Social Media - Update
- Update - Workforce Development Working Committee **(Flyer attached)**

**5. New Business**

- Paris Report Update – Materials to be forwarded to Board
- Justin Miller - Update on NYS Authority Budget Office - Regulation Changes
- Justin Miller – Update on work regarding City former Federal development accounts
- Peekskill Retail Incubator Emporium

**6. Executive Session**

**7. Adjournment**

PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY

2023

MEETING DATES

JANUARY 24

FEBRUARY 28

MARCH 28

APRIL 25

MAY 23

JUNE 27

JULY 25

AUGUST 22

SEPTEMBER 26

OCTOBER 24

NOVEMBER 28

DECEMBER (TBD)

**DRAFT**  
**CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY**  
**DRAFT MEETING MINUTES**  
**Wednesday, November 30, 2022 at 7:00 P.M.**

Board Members Present: Deborah Post, Alan Kravitz, Juliene Bell-Smith, Rohan Defreitas.

Board Members Absent: Janice Thompson, Drew Claxton

Staff Present: Matthew Rudikoff, Executive Director, Justin Miller

Also Present: MJM Television and Video Productions

The Chair opened the meeting at 7:05 PM.

There being no Correspondence, Ms. Post asked if there were any comments on the Minutes of Oct 25, 2022, PIDA Board Meeting and two (2) typographical errors were pointed out and Mr. Defreitas moved and Mr. Kravitz seconded a motion approved the Minutes as corrected. Motion Carried.

Ms. Post asked about the Financial Reports and Mr. Rudikoff stated that Mr. Boyd was not able to me at the meeting and would make a combined Financial Report at the next meeting.

Mr. Rudikoff responded to two (2) questions from Ms. Post; first indicating that the revising of the Draft questions for the Business Survey is being worked on and that he had met with the City Manager and a revision was underway and would be shared; and, secondly that he would determine the expiration dates of the current PIDA Insurance policies and that inquiries would be made about the possibility of the PIDA being covered by the City's Policies. Mr. Miller stated that that matter could be discussed with the new Corporation Counsel.

Under New Business, Ms. Post asked who would lead the discussion regarding the Parkview Lower South Street Kearney Application at 1005 – 1017 which had been received. Mr. Rudikoff stated that the Project has received Planning Board Approval for 231 mixed income dwelling units and mixed use neighborhood commercial spaces and for a later phase comprising of an additional, between 50-100,000 square feet of light industrial and commercial uses being purchased from the City of Peekskill, which is a NYSDEC Brownfield site for which the Applicant will be performing the Brownfield Clean-up; and Mr. Rudikoff continued that the Application document had been reviewed by Mr. Miller and himself and comments and questions were provided back to the Applicant to prepare a revised Application; and because Application review escrow funding and Application fees have not been received the Application is being considered a Draft Application which when revised with Staff and Board comments can be considered by the Board for acceptance and further discussion about Board material commitments and Application processing. The Application indicates that the Project is estimated to have a \$102 million dollar total project cost and is located in a City M2B Zone allowing diversified use development.

Mr. Miller continued, indicating that the Application is in decent shape and some housekeeping details regarding the Applicant's name, etc. were provided. Mr. Miller indicated that the Project is applying for a tax exempt bond issuance as an affordable housing Project along with Sales and Mortgage Tax Exemptions and to assist in support of the NYS Low Income Tax Credit Application it was desired that the PIDA Application would be accepted by the PIDA by the end of the Year. Regarding the PILOT, Mr. Miller

said that as part of the City's negotiations with the developer in connection with the sale of the City Land a PILOT amount of \$400,000 was already agreed to, and that the City had to approved the PILOT payment and that the PIDA could respect that previously agreed to amount depending on the material commitment arrangements such as for workforce development initiatives that it was hoped the Board could comment on.

Ms. Post said that since the Board does not have the full Application, it could not approve the Application at its December meeting. Mr. Miller said that is correct; but that at the December Meeting all the Board would be considering is the acceptance of the Application for processing and that in the future Resolutions would be prepared, public hearing scheduled and other pre-approval actions taken, including getting the City Council PILOT approval.

Ms. Post asked if there were any questions about the Project Narrative and it was asked if the mention of rail station access was referring to a transportation service for residents to the train station and Mr. Rudikoff said he would find out about that.

There being no further Parkview comments Ms. Post asked about the DRI Funded Illuminate Peekskill Project Agenda item, and Mr. Rudikoff introduced the item and Hudson Valley MOCA (HVMOCA) Consultant Sarah Pasti who would make a presentation to the Board about the art works which have been accepted for the Project. Mr. Rudikoff continued indicating that prior discussions on this Project with the PIDA were about the potential funding of PIDA which would make the funding of the documentary possible through other DRI funding; and that the action of the Board on this could not be made until the art projects had been selected to determine the means of PIDA funding; and that selection had now been made by the Project Sponsor HVMOCA and that Ms. Pasti was present to show those art installations to the Board as well as information about the Public Art Banners and Five Arches Projects that the Peekskill Artists Alliance has been working on.

Ms. Pasti shared her screen and presented the five (5) favorite lighted sculptures and 4 alternates and that which received 100 submissions which was narrowed to 12 feasible installations trail from Downtown to the Waterfront. Rock Star, lighted colored lighted tubes, Solar Pin wheels, Open Doors, Laminated bench for under Route 9. The selected alternates are: Old Man River for on the Route 9 Overpass, Circle of light intersecting a building, the landscaped rock garden and the Rhombicosidodecahedron.

The Banner project locations include 13 public and private sites as well as Community sites still being planned, including around the DRI Project Area and the Five (5) Elements of Nature Route 9 arches. Selected artists will be asked to provide art proposals for the selected locations and the selected themes for the various locations in connection with City History. Additionally, Mr. Rudikoff added that the SOLO Project or the GDC Project or the Kiley Center could be locations where installations for which there is not DRI funding available which could be privately sponsored and could incorporate the alternate art installations.

Mr. Rudikoff concluded that the PIDA decision, to fund the \$35,000 portion of the art cost which would allow for DRI funding to fund the documentary, had been put off until the art was identified and it could be determined which components of the costs of the art best lent themselves to PIDA funding eligibility; which could now be done and that he, Mr. Miller and the Project sponsors could finalize those matters and prepare the Board to make its decision on the matter; and additionally pointed out that what was still pending was the Project Sponsor's administrative and financial capacity to fund aa apprenticeship

program in connection with documentary film. Ms. Post asked about the timing and Ms. Pasti stated that it is planned that the installations will be completed in fall, 2023.

There being no further discussion on Illuminate Peekskill, Ms. Post asked Mr. Rudikoff to provide an update on the DRI Marketing, Branding, Social Media and Wayfinding Signage Project. Mr. Rudikoff stated that the two (2) Draft RFP's have been completed and approved for issuance by NYSDOS and have been issued to a distribution list of local and regional potential responders and various public job search platform, which has a submission date of January 18, 2023; and that prior to that a Presubmission Meet and Greet at the Lincoln Depot Museum with the cooperation of Museum Chairman John Testa and a bus tour for December 14, 2022 has been set up - which Peekskill stakeholders will be invited to – to facilitate having the local and regional potential responders interact with each other and Peekskill stakeholders; and that a strong response to the RFP's is underway; and that Project Advisory Committee for each of the RFPs will be appointed and will include Agency Board members and other City Stakeholders. Mr. Rudikoff, pointed out to the Board that much of the very work that the PIDA Destination Marketing Working Committee was previously addressing with the BID and the HVGCC was preparatory to this broad, multi-faceted Destination Marketing work being prepared to be done with DRI funding at this time.

Mr. Rudikoff also reported on the work of the other public DRI Projects for Pugsley and Monument Park, the Civic Hub, the Waterfront/ Downtown Connectivity Project and the Illuminate Peekskill Art Trail Project previously discussed is underway for which consultants have already been hired, preliminary design work and art and location work underway and Project Advisory Groups for those Projects are formed and have been reviewing consultant and artist work at certain intervals and providing comments.

There being no further discussion on the DRI, the PIDA Work Force Development Working Committee Report was started by Mr. Rudikoff who stated that there had been discussions with the Working Committee the most recent of which was this afternoon with Ms. Bell-Smith, Mr. Defreitas, City Youth Bureau's Emily Bender and Mr. Rudikoff. Ms. Bell-Smith addressed the Board stating that Ms. Bender provided information on the Youth Bureau's OSHA certification Program and that there are funded apprenticeship slots available and that they were working on the 1 Park Place Project as an apprenticeship location and that Ms. Bender also said they were looking toward PIDA for funding additional apprenticeship slot stipends.

Mr. Defreitas commented that the meeting was very interesting because it gave him an understanding of how the Agency's Programs worked and that was initially being addressed are "Pre-apprenticeship programs offering soft skills and basic principles of working in the construction trade and that the Youth Bureau also is targeting other skill area internship programs such as for culinary, film or business management such as for real estate developer or management. Mr. Defreitas also commented that four (4) current interns were placed at 1 Park Place; that Ms. Bender was requested to provide a list of current apprenticeship slots and candidates in the Bureau's target group of out of school youth between the ages of 15-24 whose stipends could be considered for PIDA funding; and concluded indicating that when the list is received the PIDA can consider further action and will be given an update at its next meeting.

Ms. Post asked Mr. Rudikoff to provide a Peekskill Firehouse Kitchen Incubator update and Mr. Rudikoff reported that an email was received from USEDAs asking for three (3) additional items which were called the "final" requests before an award notification was received which should occur shortly. Ms. Post asked if any steps were being taken to identify additional funding for those non construction grant

eligible activities and Mr. Kravitz indicated that activity would begin upon notification of the Grant award, and Mr. Rudikoff commented that the potential implementation 50% EDA funding is only for approved construction projects and that additional sources of financing are being planned. Ms. Post asked when the grant decision might get made and Mr. Rudikoff expected it before the end of the year.

There being no need for an Executive Session Mr. Kravitz moved and Mr. Defreitas seconded a motion to adjourn the Meeting at 8 PM. Motion Carried.

Peekskill Industrial Development Agency  
 Summary of Revenues and Expenditures  
 As of December 30, 2022

<u>Account No.</u>		<u>Budget</u>	<u>Actual</u>	<u>Ytd Budget Balance</u>
	<u>Revenues</u>			
006.0006.2116	APPLICATION FEES	\$101,000.00	\$0.00	(\$101,000.00)
006.0006.2401	INTEREST EARNINGS	\$4,000.00	\$3,461.72	(\$538.28)
006.0006.2402	APPROPRIATED FUND BALANCE	\$24,000.00	\$0.00	(\$24,000.00)
006.0006.2410	RENTAL OF REAL PROPERTY	\$33,000.00	\$33,000.00	\$0.00
006.0006.2770	MISC IDA FEES AND SERVICES	\$0.00	\$24,319.75	\$24,319.75
	<b>Total Revenues</b>	<b>\$162,000.00</b>	<b>\$60,781.47</b>	<b>(\$101,218.53)</b>
	<u>Expenditures</u>			
006.6460.0100	PERSONNEL SERVICES	\$18,250.00	\$19,900.00	(\$1,650.00)
006.6460.0402	POSTAGE	\$100.00	\$7.82	\$92.18
006.6460.0407	PROFESSIONAL SERVICES	\$60,000.00	\$40,581.44	\$19,418.56
006.6460.0409	MARKETING & COMMUNICATION	\$60,000.00	\$0.00	\$60,000.00
006.6460.0444	PROMOTION & EDUCATION	\$1,000.00	\$3,200.00	(\$2,200.00)
006.6460.0445	CONFERENCES & EDUCATION	\$1,000.00	\$0.00	\$1,000.00
006.6460.0465	AUDITING	\$1,000.00	\$937.50	\$62.50
006.6460.0470	UNCLASSIFIED	\$0.00	\$0.00	\$0.00
006.6460.0475	CONTRACTS	\$0.00	\$0.00	\$0.00
006.6460.0483	INSURANCE	\$3,500.00	\$3,505.83	(\$5.83)
006.1900.1990	CONTINGENT	\$15,650.00	\$0.00	\$15,650.00
006.6460.0803	SOCIAL SECURITY	\$1,425.00	\$1,511.72	(\$86.72)
006.6460.0812	MTA MOBILITY TAX	\$75.00	\$67.67	\$7.33
	<b>Total Expenditures</b>	<b>\$162,000.00</b>	<b>\$69,711.98</b>	<b>\$92,288.02</b>
	<b>Surplus (Deficit)</b>	<b>\$0.00</b>	<b>(\$8,930.51)</b>	<b>(\$8,930.51)</b>
	<b>NET ASSETS/FUND BAL 2021</b>		<b>\$1,531,955.17</b>	
	<b>Fund Balance as of 12/30/2022</b>		<b>\$1,523,024.66</b>	
	<b>BUILDINGS/LAND</b>		<b>\$308,750.00</b>	
	<b>Cash Balance 12/30/2022</b>		<b>\$1,214,274.66</b>	
	<b>TOTAL</b>		<b>\$1,523,024.66</b>	



**UNITED STATES DEPARTMENT OF COMMERCE**  
**Economic Development Administration**  
**Robert N.C. Nix Sr. Federal Building**  
**900 Market Street, Suite 602**  
**Philadelphia, Pennsylvania 19107**

In reply refer to:  
Investment No.: 01-01-15338

Matthew Rudikoff  
Executive Director  
Peekskill Facilities Development Corporation  
Peekskill City Hall, 840 Main Street  
Peekskill, New York 10566-2016

Matthew Alexander  
City Manager  
City of Peekskill, Inc.  
Peekskill City Hall, 840 Main Street  
Peekskill, New York 10566-2016

Gentlemen:

I am pleased to inform you that the Department of Commerce's Economic Development Administration (EDA) has approved your application for a \$2,396,668 investment for assistance with the Peekskill Firehouse Kitchen Incubator Project in Peekskill, New York. The total project cost is estimated to be \$2,995,835 funded under EDA's Public Works and Economic Development Facilities program under section 201 of the Public Works and Economic Development Act of 1965, as amended (42 U.S.C. § 3121 *et seq.*).

Attached is the executed CD-450 Financial Assistance Award. Your agreement to the terms and conditions of the award should be indicated by the electronic signature of your principal official on the Financial Assistance Award. Please return the executed CD-450 Financial Assistance Award electronically to me at [LCruz-Carnall@eda.gov](mailto:LCruz-Carnall@eda.gov). If not signed and returned within 30 calendar days of receipt, EDA may declare the Award null and void.

Please do not make any commitments in reliance on this award until you have carefully reviewed and accepted the terms and conditions. Any commitments entered into prior to obtaining the approval of EDA in accordance with its regulations and requirements will be at your own risk. EDA's mission is to lead the federal economic development agenda by promoting innovation and competitiveness, preparing American regions for growth and success in the worldwide economy. EDA implements this mission by making strategic investments in the nation's most economically distressed communities that encourage private sector collaboration and creation of higher-skill, higher wage jobs. EDA investments are results driven, embracing the principles of technological innovation, entrepreneurship, and regional development.



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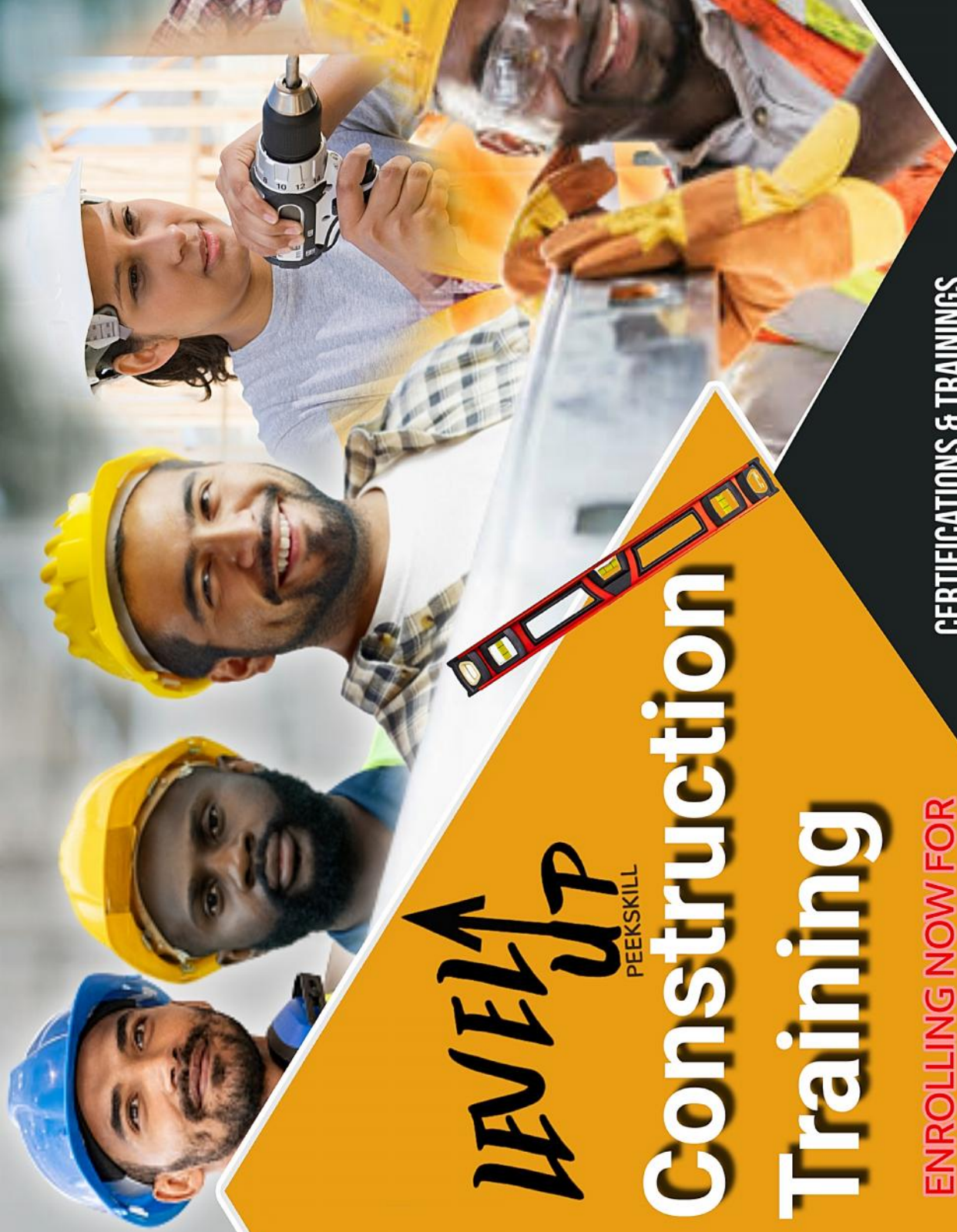
EDA Investment No.: 01-01-15338

I share your expectations regarding the impact of this investment and look forward to working with you to meet the economic development needs of your community.

Sincerely,

Linda Cruz-Carnall  
Regional Director

Enclosures: Form CD-450, Financial Assistance Award  
EDA Standard Terms and Conditions – Construction Projects (March 22, 2021)  
EDA Specific Award Conditions



**LEVEL UP**  
PEEKSKILL

# Construction Training

**ENROLLING NOW FOR  
SPRING SESSION!!!**

- ✓ 18-24 years old
- ✓ Out of School
- ✓ Valid NYS ID
- ✓ Drivers License Preferred

## CERTIFICATIONS & TRAININGS

- ✓ 6 Weeks of Training
- ✓ Monday - Friday
- ✓ 9AM-4PM
- ✓ Hands on Training
- ✓ Basic Carpentry & Electrical
- ✓ Construction Drawings
- ✓ Hand & Power Tools

- ✓ Site Safety Card OSHA 30
- ✓ 8 Hour Fall Protection
- ✓ 2 Hour Drug & Alcohol Awareness
- ✓ 4 HR Supported Scaffold
- ✓ 4 HR Flagger

**\*\*MUST MEET OTHER ELIGIBILITY GUIDELINES\*\***

Presented by:



**COMPLETION BONUS!!!**



Contact: Emily Bender  
914-862-5347  
ebender@cityofpeekskill.com