



CITY OF PEEKSKILL
CITY HALL

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CITY OF PEEKSKILL LOCAL DEVELOPMENT CORPORATION

Tuesday, October 24, 2023
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 PLDC website along with transcribed meeting minutes when available.

1. Correspondence
2. Acceptance of Minutes
 - Draft Meeting Minutes March 28 2023 (attached)
3. DRAFT 2024 PIDA Budget (attached for adoption)
4. Old Business Reports and Discussion
5. **Executive Session**
6. **Adjournment**

DRAFT
CITY OF PEEKSKILL LOCAL DEVELOPMENT CORPORATION
DRAFT MEETING MINUTES
Tuesday, March 28, 2023 at 7:00 P.M.
840 Main Street (2nd Floor Council Chambers)
Peekskill, NY 10566

Members of the public were 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.

Board Members Present: Deborah Post, Alan Kravitz, Juliene Bell-Smith, Rohan de Freitas, Drew Claxton and Janice Thompson who was participating to the discussion via Zoom.

Board Members Absent:

Staff Present: Matthew Rudikoff, Executive Director, Jessie Boyd, Kathy Lockwood (via Zoom), Justin Miller, Counsel (via Zoom)

Also Present: Mike Miner MJM Television and Video Productions, Chris Kopf and Albert Corvino, PKF O'Connor Davies, CPAs.

The Chair opened the meetings at 7:13 PM and indicated that the Peekskill Industrial Agency meeting, Peekskill Facilities Development Corporation meeting and the Peekskill Local Development Corporation meeting are being opened simultaneously and that pertinent parts of discussion would be included in the respective sets of each Agency's meeting minutes. Ms. Post indicated that for each Agency the PKF O'Connor Davies CPA's will review the FY 2022 Audit Reports.

Mr. Kopf addressed the Board indicating that each member had received a hard copy of the Audit Report for each Agency and that for the PLDC there has been no financial activity and as an automatic finding an "Unmodified Clean Opinion" which is the best overall rating was rendered. Mr. Kopf, again indicated that if the Board wanted to close the Agency that could be done since all that occurs is the submission of the PARIS Report and the Annual Audit and that could be decided upon for the next year.

There being no further discussion on the Annual Report, Mr. Kravitz move and Ms. Claxton seconded a motion to adopt the Annual Resolution. Motion Carried.

There being no further PLDC business, Ms. Claxton moved and Ms. Bell-Smith seconded a motion to adjourn at 7:30pn. Motion Carried.

ANNUAL MEETING RESOLUTIONS

An annual meeting of the City of Peekskill Local Development Corporation was convened on March 28, 2023, at 7:00 p.m.

The following resolution was duly offered and seconded, to wit:

Resolution No. 2023 - 01

ANNUAL MEETING RESOLUTIONS OF THE CITY OF PEEKSKILL LOCAL DEVELOPMENT CORPORATION (THE "CORPORATION"), INCLUDING (i) ACCEPTANCE OF ANNUAL AUDIT; (ii) RE-ADOPTING CERTAIN POLICIES, STANDARDS AND PROCEDURES RELATING TO THE PUBLIC AUTHORITIES ACCOUNTABILITY ACT OF 2005, AS AMENDED BY CHAPTER 506 OF THE LAWS OF 2009 OF THE STATE OF NEW YORK, (iii) ELECTION OF BOARD OFFICERS; (iii) APPOINTING BOARD COMMITTEE POSITIONS; (iv) APPOINTMENT OF CORPORATION STAFF; AND (v) RELATED MATTERS

WHEREAS, pursuant to Sections 402 and 1411 of the Not-For-Profit Corporation Law ("N-PCL") of the State of New York, the City of Peekskill Local Development Corporation (the "Corporation") was established as a domestic, not-for-profit local development corporation pursuant to a Certificate of Incorporation (the "Certificate") to undertake certain charitable and public purposes, among other things, including relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding the City of Peekskill, New York (the "City") by attracting new industry to the City or by encouraging the development of, or retention of, an industry in the City, and lessening the burdens of government and acting in the public interest; and

WHEREAS, pursuant to the Public Authorities Accountability Act of 2005 ("PAAA"), which was signed into law on January 13, 2006 as Chapter 766 of the Laws of 2005, and Chapter 506 of the Laws of 2009 enacting the Public Authority Reform Act of 2009 ("PARA"), the Corporation desires to undertake certain required annual policy reviews and re-adoption; and

WHEREAS, the Corporation further desires to review and approve the annual audit of the Corporation, along with certain other annual meeting matters.

NOW, THEREFORE, BE IT RESOLVED BY THE DIRECTORS OF THE CITY OF PEEKSKILL LOCAL DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. Pursuant to PAAA and PARA, the Corporation has reviewed the Mission Statement and Performance Measures and the Corporation hereby determines that no changes are required to the Mission Statement and Performance Measures and that the same is hereby approved.

Section 2. Pursuant to PAAA and PARA, the Corporation has reviewed the Investment Policy and Disposition of Property Policy and the Corporation hereby determines that no changes are required to the Investment Policy and that the same is hereby approved.

Section 3. The Corporation has reviewed the Independent Auditor's Report for the fiscal year ended December 31, 2022, as prepared by PKF O'Connor Davies, LLP in the form presented at the meeting, and such audit and related management letter are hereby approved.

Section 4. The Corporation hereby authorizes and approves the 2022 Annual Report to be filed with (i) the New York State Authority Budget Office via the Public Authorities Reporting Information System, and (ii) the appropriate local officials.

Section 5. **Annual Officer Election**. Upon motion, second and board roll call vote, the following individuals are duly appointed to serve in the respective Officer Positions in accordance with the By-laws of the Corporation for the period January 1, 2023 through December 31, 2023:

Deborah Post, Chair
Drew Claxton, Vice Chair
Juliene Bell-Smith, Secretary

All Directors of the Corporation shall participate in such required annual and continuing training as may be required to remain informed of best practices, regulatory and statutory changes relating to the effective oversight of the management and financial activities of public authorities and to adhere to the highest standards of responsible governance. Further, each Member shall execute (i) a Certification of No Conflict of Interest (ii) an Acknowledgement of Fiduciary Duties and Responsibilities.

Section 6. **Audit and Finance Committee**. Pursuant to subdivision 4 of Section 2824 of the PAL, and in accordance with the By-laws of the Corporation, the following Directors are nominated and confirmed to serve on the Audit and Finance Committee of the Corporation for the period January 1, 2023 through December 31, 2023: Committee of the Whole.

The Audit and Finance Committee shall perform the functions as described in the By-Laws.

Section 7. **Governance Committee**. Pursuant to subdivision 7 of Section 2824 of the PAL, and in accordance with the By-laws of the Corporation, the following Directors are nominated and confirmed to serve on the Governance Committee of the Corporation for the period January 1, 2023 through December 31, 2023: Committee of the Whole.

The Governance Committee shall perform the functions as described in the By-Laws.

Section 8. **Appointment of Staff**. Pursuant to and in accordance with the By-laws of the Corporation, the Directors of the Corporation hereby ratify the appointment of the following individuals to serve as at will employees in the following appointed positions:

Matthew Rudikoff, Executive Director
Kathy Lockwood, Deputy Executive
Jessie Boyd, Chief Financial Officer

The foregoing officers shall enter upon the discharge of their duties as provided in the By-Laws of the Corporation. **The Corporation further authorizes the provision of staff stipends for the above-listed staff as recommended and approved by the Audit and Finance Committee.** The Board hereby designates the Executive Director as the Corporation's FOIL Officer and Contracting Officer. The Chairman shall serve as the FOIL Appeals Officer of the Corporation.

Section 9. That the proper officers of the Corporation are hereby authorized, empowered and directed to do all things, and acts and to execute all documents as may be necessary, or advisable and proper, to carry on the business of the Corporation, for and on behalf of the Corporation.

Section 10. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolutions was duly put to vote on roll call, which resulted as follows:

	Yea	Nea	Absent	Abstain
Alan Kravitz	[X]	[]	[]	[]
Drew Claxton	[X]	[]	[]	[]
Deborah Post	[X]	[]	[]	[]
Janice Thompson	[X]	[]	[]	[]
Juliene Bell-Smith	[X]	[]	[]	[]
Rohan deFreitas	[X]	[]	[]	[]

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) SS:

I, Juliene Bell-Smith, the undersigned Secretary of the City of Peekskill Local Development Corporation, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Peekskill Local Development Corporation (the "Corporation"), including the resolution contained therein, held on March 28, 2023, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Corporation and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all Directors of said Corporation had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the Directors of the Corporation present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation this 28th day of March, 2023.

Juliene Bell - Smith

Juliene Bell-Smith, Secretary

**PEEKSKILL LOCAL DEVELOPMENT CORPORATION
PROPOSED BUDGET FOR 2024**

013-LDC		PEEKSKILL LDC				
ACCOUNT NO	ACCOUNT DESCRIPTION	2022 ACTUAL	ORIGINAL 2023 BUDGET	ADJUSTED 2023 BUDGET	2023 ACTUAL	2024 REQUESTED
013.0013.2401	INTEREST EARNINGS	0	0		0	0
013.0013.2601	LAND DEVEL-INCOME	0	0		0	0
TOTAL REVENUE		0	0		0	0
EXPENSES						
0100 PS	SALARY	0	0		0	0
TOTAL SALARY		0	0		0	0
0404 A & D	Acquisition & Disposition	0	0		0	0
1990 CONTINGENT	CONTINGENT	0	0		0	0
TOTAL CONTRACTUAL EXP		0	0		0	0
0800 EMPLOYEE BENEFITS	EMPLOYEE BENEFITS	0	0		0	0
TOTAL EMPLOYEE BENEFITS		0	0		0	0
FUND 013 PLDC Surplus/(Loss)		0	0		0	0