

DRAFT
CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY
DRAFT MEETING MINUTES
Tuesday, June 27, 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: Alan Kravitz, Juliene Bell-Smith, Rohan de Freitas, Janice Thompson and Drew Claxton

Board Members Absent: Deborah Post

Staff Present: Matthew Rudikoff, Executive Director, Justin Miller, Counsel (via Zoom)

Also Present: MJM Television and Video Productions

The Peekskill Industrial Development Agency (PIDA), Acting Chair, Ms. Claxton, opened the PIDA meetings at 7:05 PM and indicated that the meeting would be run concurrently with the Peekskill Facilities Development Corporation (PFDC), Meeting; and PFDC Acting Chair, Mr. Kravitz, opened the PFDC meeting at 7:05 PM indicating that pertinent parts of the discussion would be included in the respective sets of each Agency's meeting minutes.

Ms. Claxton asked if there were any comments on the PIDA 06272023 Meeting Draft Minutes and various corrections were offered and Mr. Kravitz moved and Mr. DeFreitas seconded a Resolution accepting the minutes as revised. Motion Carried. Mr. Rudikoff stated that Mr. Boyd is on vacation and that the Financial Report will be updated at the July 25, 2023 Meeting.

Ms. Claxton introduced the first item under Old business which is the Peekskill Firehouse Kitchen Incubator) PFKI) update Report. Mr. Rudikoff stated that Mr. Kravitz will have additional items to report on and continued that the PFKI - Planning Commission Site Plan Application and the Common Council Special Use Permit are moving forward with the first Planning Commission meeting scheduled for July 11th to consider their recommendation to the Council on the Special Use Permit for which a Council Public Hearing has been schedule for July 17, 2023 and that comment letters from the Planning Commission consultants have been received and are being responded to.

Secondly, Application Preparation for The Empire State Economic Development (ESD) Capital Grant is being prepared with Westchester County's Office of Economic Development Consultant, Lynn Knight, who prepared the successful Economic Development Administration grant Application to fund the financial gap caused by the Project cost increase due to inflation from its submission in February, 2022 until now which is being documented by the NY Cost Estimating Services and that Mr. Kravitz will address and include in the updated Project Budget.

Mr. Kravitz indicated that the revised cost estimate has come in at \$4.1 million which he has not completed his review of, noting that equipment and other costs still need updating and incorporation into the total project cost which will be identified in the grant application budget and that this process will also result in the PIDA having a clear picture of what its total cost will be in light of the various required items that are not eligible expenses in either the US EDA or the NYS ESD Grants.

Mr. Kravitz also reported on the ESD guidelines which state that if the Project is in an underserved community and Census Tract, which Peekskill is, that the maximum grant amount is increased from 20% of total project cost to 40% of total project cost. Ms. Claxton asked about the matching share for the ESD Grant and that was answered by the not yet confirmed expectation that the PIDA/PFDC matching share for the USEDA grant can count for the NYSESD matching share.

Ms. Claxton asked what are the intended hours of operation and Mr. Kravitz indicated the plan for 24/7 operations to accommodate Kitchen renters irregular work hours and schedules and actually light work forces at shift changes. Ms. Claxton reiterated the commercial nature of the neighborhood, the existing traffic light and prior Firehouse intermittent intense and loud uses.

Ms. Claxton introduced the next Agenda item as the DRI Public art requested funding from the PIDA for the \$35,000 investment in public art and the \$10,000 request to fund the Internship Program being set up in connection with the video documentary to be made of the DRI Public Art project for which communication with Livia Straus from the DRI Public Art Project which tried to define various budgetary and programmatic aspects of the proposed programs was received today.

Mr. Miller addressed the next steps to get this into shape and Ms. Claxton asked Mr. Miller to get this into shape for the next meeting to enable the Board to act. Mr. Miller explained that what is needed is for the Boards to identify the conditions that they desired to place on the operation of the Internship Program. Mr. DeFreitas said that there was a Workforce Development Program at which certain internship operating parameters were discussed and which Mr. Rudikoff provided a listing of; but that the most recent submission did not follow that material; but it was felt that since the Project Sponsor had previously run internship programs, that it would be helpful if a description of how those prior internship programs had been organized would be helpful. Mr. Kravitz suggested looking on line

Ms. Claxton suggested that perhaps Mr. Miner as a videographer, he might have useful input on this and Mr. Rudikoff said he would get in touch with him about that. It was also reiterated that the funding for the "Rock Star" sculpture would be more easily expended if the entire \$35,000 was provided to the Project sponsor at the time the City accepts ownership of the installed Sculpture.

Using an internship template contract, Mike Miner Input and a list of desired internship funding conditions from the Workforce Committee it was determined that an Agreement could be acted on at the next Board meetings.

Regarding a SoLo update, it was reported that Peekskill Planning Director Friedman and Mr. Rudikoff had a follow up call with Parkview's Mr. Kearney about their pending grant applications for financing gap financing from Westchester County and NYS Momentum Fund Grant Application. Ms. Claxton asked if any updates were received from Mr. Kearney about the renewable energy sources discussion that the Board had in regard to Parkview's use of ground sourced heat pumps or geothermal and Mr. Rudikoff reported that that subject did not come up and that he would follow through with the developer on that.

There being no other New or other PIDA business, Mr. Kravitz moved and Mr. Defreitas seconded a motion to close the PIDA Meeting at 7:37 PM. Motion Carried.