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CITY OF PEEKSKILL
CITY HALL

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**PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY
REGULAR MEETING
Tuesday, October 28, 2025
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/129/Agendas-Minutes>. A recording along with transcribed meeting minutes will also be posted when available.

- 1. Correspondence**
- 2. Acceptance of Minutes**
 - September 30, 2025, Meeting Draft (Attached)
- 3. Monthly Financial Report**
 - PIDA Financial Report (Attached)
 - PFKI Monthly Expense Report (Attached)
 - DRAFT FY26 Budget Review (Attached)
- 4. Old Business Reports and Discussion**
 - PFKI Update
 - 901 Main Street PILOT Application Update
 - Draft PILOT Policy and UTEP Update
 - Liability Insurance Renewals
- 5. New Business**
 - 47-49 South Water Street (formerly Peekskill Brewery) (Attached)
- 6. Executive Session (if needed)**
- 7. Adjournment**

CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY

Draft Regular Meeting Minutes

Tuesday, September 30, 2025, at

7:00P.M.

840 Main Street (2nd Floor Council Chamber), Peekskill, NY 10566

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Board Members Present: Deborah Post, Drew Claxton, Juliene Bell-Smith, Rohan de Freitas

Board Members Absent: Alan Kravitz

Staff Present: Matthew Rudikoff, Executive Director; Abisoye Oridedi, Financial & Administrative Consultant; Justin Miller, Legal Counsel

The Chair, Ms. Post, opened meeting at 7:11 PM and indicated that the Peekskill Industrial Development Agency (PIDA) and Peekskill Facilities Development Corporation (PFDC) meetings would run concurrently.

There being no correspondences, Ms. Post introduced the first agenda item: Acceptance of the August 26, 2025, PIDA Board Meeting Minute. There being no comments Ms. Claxton moved to approve the August 26, 2025, PIDA Board Meeting Minutes and Ms. Bell-Smith seconded the motion. Motioned carried.

Ms. Post introduced the next agenda item: September 2025 Financial Report. Ms. Oridedi presented the PIDA's Summary of Revenues and Expenditures for the month, emphasizing the revenue received, interest earned, and expenditures incurred. Next, Ms. Oridedi presented the PFKI Expenditure Report, highlighting the expenses incurred to date. Ms. Post inquired whether any reimbursements had been received to date for expenses related to the Kitchen Incubator project from either the federal or state government. Mr. Rudikoff responded that no reimbursements had been received yet, explaining that the state will not release any funds until the project receives a certificate of occupancy, and the federal government will not begin reimbursement until authorization to start construction is granted.

Ms. Post introduced the next agenda item: 901 Main Street PILOT Application Presentation and Initial Review. Mr. Rudikoff reported that a PIDA application had been received from Tredway, which plans to purchase 901 Main Street and has requested a 20-year extension of the current PILOT agreement with no PILOT payments required, along with mortgage recording and sales tax exemptions. Mr. Rudikoff then introduced the Tredway team to begin their presentation.

Tredway presented a \$5.5 million plan that includes capital improvements to the existing building, in-unit renovations, hiring an onsite security personnel, property manager and

resident service coordinator, restoring the plaza area, and removing the scaffolding all aimed at improving the quality of life for residents of 901 Main Street. In addition, Tredway plans to contribute \$1.5 million toward repairs of the city-owned parking garage connected to the property. Tredway emphasized that the project's viability is contingent upon the concurrent implementation of the PILOT proposal and private funding resources.

Tredway also plans to invest approximately \$150,000 annually in a social services program to support residents through onsite healthcare coordination, food services, and transportation to grocery stores and pharmacies. The Tredway team noted that they have engaged in multiple discussions with the City Manager to explore opportunities to assume responsibility for certain social services currently provided by the City.

Ms. Claxton inquired whether there were plans to replace the existing, nonfunctional solar panels on the roof. The Tredway team responded that while replacing the panels would be desirable, their primary focus is on improving the façade, parking lot, and removing the scaffolding. Ms. Claxton then asked the team to elaborate on their PILOT request. Tredway explained that they are seeking an additional 20-year extension beyond the current PILOT's end date of 2045. Ms. Post asked what the proposed PILOT terms are, Mr. Miller noted the existing agreement is based on a 6% shelter rent PILOT for housing, with additional payments for 11,000 square feet of commercial space and the inclusion of 3 cell towers. Tredway stated that they are proposing to eliminate both the 6% shelter rent and any additional PILOT payments, as they believe the investment in the social services program will offset the financial value of those payments. Mr. Miller noted he would refrain from discussing a \$0 PILOT at this moment and further discussion in private needs to occur before any public conversations should occur.

Ms. Claxton commented that the social services currently provided by the City will not be eliminated. Tredway clarified that, to their understanding, they would assume responsibility for providing the proposed social services program, thereby relieving the City of that cost. Ms. Claxton noted that the City's Senior Services program is extensive and requested clarification on which components Tredway intends to assume. Tredway responded that they plan to take over only the food program. Ms. Claxton then asked whether a commercial kitchen would be developed to provide meals to residents of both the City of Peekskill and 901 Main Street. Tredway stated that no commercial kitchen is planned but that fresh food will be distributed to residents. Ms. Claxton concluded by noting that she will need additional information on how the social services program will be coordinated between the City of Peekskill and Tredway.

Mr. Rudikoff provided an overview of the next steps in the process, noting that this presentation marks the beginning of the review. A written summary of today's discussion will be prepared and presented to the City Manager and City Council for further consideration.

Mr. Miller reiterated that discussions are still in the early stages and emphasized the need for further evaluation of the implications of modifying the existing PILOT agreement. He noted that a cost-benefit analysis will be required to compare Tredway's proposed investment with the level of assistance that would be provided by the IDA through the PILOT modification.

Ms. Post introduced the next agenda item: PFKI Update. Mr. Rudikoff reported that the re-bid for Contract #1 has been issued. A pre-bid walkthrough was held on September 9th and attended by nine prospective contractors. Due to the number and complexity of questions received, the bid deadline was extended to October 7 at 11:30 a.m. He noted that if a bid is received within the agency's budget, the next step will be to seek approval from the EDA. Mr. Rudikoff also noted that Contracts #2 and #3 will require minor change orders, but nothing significant. Mr. de Freitas asked when the questions submitted by contractors would be answered and posted on the City's website. Mr. Rudikoff confirmed that all questions have been addressed and the responses have been posted online on the City's website and Bid Net.

Ms. Post introduced the next agenda item: Business Sponsored Destination Marketing Entity Update. Mr. Rudikoff explained that this initiative was prompted by a letter from the City Manager a few months ago introducing Destination Peekskill, which will operate under a business sponsorship model. Several local businesses expressed interest in creating a Business Council. As a result, Mr. Rudikoff noted that he developed an outline for launching Destination Peekskill and establishing the Business Council. He also highlighted a related initiative: the creation of a Business Database. This database will serve as a comprehensive list of all verified businesses in Peekskill, providing key information of each business that can be used by the City as a marketing and promotional tool to canvas information from business owners. Ms. Post noted that past surveys conducted by the City were not effective because participants have noted to her, they did not receive proper follow-up from the City after participating, which may discourage future participation.

Mr. Rudikoff asked Ms. Oriedi to summarize the work carried out by the interns this summer on the Business Database. Ms. Oriedi explained that she and three interns spent five weeks verifying approximately 1,000 businesses in the City of Peekskill. The verification process involved confirming each business's address and zip code, website, phone number, and categorizing the business by type.

Ms. Claxton suggested that the City should improve the way it conducts outreach to businesses to increase survey response rates. She noted that the wording of the questions should reflect the City has conducted some prior research on each business prior to outreach. Ms. Bell-Smith added that the City could present the information it currently has and ask businesses to update any details that are incorrect or outdated. Mr. Rudikoff stated that he will work with Ms. Claxton to refine the survey questions to encourage higher participation. Ms. Post recommended involving Board Members to provide input on how to improve both the survey and the outreach strategy to businesses.

Ms. Post introduced the next agenda item: GDC Fort Hill Apartments Refi - Potential Mortgage Tax Exemption Application. Mr. Rudikoff noted the developer has decided not to apply for the PILOT application.

There being no further PIDA business, Ms. Bell-Smith moved, and Ms. Claxton seconded a motion to adjourn at 8:48 PM. Motion carried.

**Peekskill Industrial Development Agency
Summary of Revenues and Expenditures
As of October 24, 2025**

<u>Account No.</u>	<u>Account Description</u>	<u>Budget FY25</u>	<u>Actuals as of 10/24/2025</u>	<u>YTD Budget Balance \$</u>	<u>YTD Budget Balance %</u>
<u>Revenues</u>					
006.0006.2116	APPLICATION / ADMINISTRATIVE FEES	\$ 150,000	\$ 49,634	\$ (100,366)	67%
006.0006.2401	INTEREST EARNINGS	\$ 15,000	\$ 17,770	\$ 2,770	18%
006.0006.2402	APPROPRIATED FUND BALANCE	\$ 603,433	\$ 40,000	\$ (563,433)	93%
006.0006.2410	RENTAL OF REAL PROPERTY	\$ 36,300	\$ 38,800	\$ 2,500	7%
	<u>Total Revenues</u>	\$ 804,733	\$ 146,204	\$ (658,529)	82%
<u>Expenditures</u>					
006.6460.0100	PERSONNEL SERVICES - EXECUTIVE DIRECTOR	\$ 13,000	\$ -	\$ 13,000	100%
006.6460.0402	POSTAGE	\$ 250	\$ -	\$ 250	100%
006.6460.0407	PROFESSIONAL SERVICES	\$ 70,000	\$ 53,727	\$ 16,273	23%
006.6460.0409	MARKETING & COMMUNICATION	\$ 10,000	\$ -	\$ 10,000	100%
006.6460.0444	EDC & HVGCC MEMBERSHIPS	\$ 2,500	\$ 1,500	\$ 1,000	40%
006.6460.0445	CONFERENCES & EDUCATION	\$ 1,000	\$ 295	\$ 705	71%
006.6460.0465	AUDITING	\$ 2,500	\$ 3,000	\$ (500)	20%
006.6460.0483	INSURANCE	\$ 3,500	\$ 5,840	\$ (2,340)	67%
006.6460.0470	UNCLASSIFIED - Kitchen Incubator Exp	\$ 700,000	\$ 33,129	\$ 666,871	95%
006.6460.0803	SOCIAL SECURITY	\$ 1,853	\$ -	\$ 1,853	100%
006.6460.0812	MTA MOBILITY TAX	\$ 130	\$ -	\$ 130	100%
	<u>Total Expenditures</u>	\$ 804,733	\$ 97,491	\$ 707,241	
	<u>Surplus (Deficit)</u>	\$ -	\$ 48,712	\$ 48,712	

	<u>as of 10/24/2025</u>	
NET ASSETS/FUND BAL 2024	\$ 1,249,191	
Fund Balance as of 10/24/2025	\$ 1,257,973	Note 1
Due to Other Government	\$ -	
	\$ 1,257,973	
Cash Balance - Checking (WF)	\$ 54,057	
Cash Balance - Investment (PCSB)	\$ 93,582	
Cash Balance - Checking (Orange Bank & Trust)	\$ 21,121	
Cash Balance - Investment (Orange Bank & Trust)	\$ 780,462	
BUILDINGS/LAND	\$ 308,750	
	\$ 1,257,973	

Note 1

A. Of the **\$850,000** set aside from total Fund balance to cover expenditures related to the Peekskill Firehouse Kitchen Incubator project, as of 10/24/2025, **\$204,942.24** as been expended. Balance remaining is **\$645,057.76**

B. \$10,000 of Fund Balance is restricted. This amount is a deposit into an escrow account intended to be used for legal counsel fees associated with the IDA application process.

Peekskill Facilities Development Corporation
Firehouse Kitchen Incubator
Expenditure Report
As of 10/24/2025

Total Project Cost	\$ 6,442,284.00
Total funding on hand (remaining spend)	\$ 4,036,725.76
Current total project shortfall	\$ 2,405,558.24

Source of Funds Usage to Date

Confirmed Sources of Fund	Budgeted Spend	Actual Spend	Remaining Spend
BUCKET A1 - USEDA Federal Grant	\$ 2,396,668.00	\$ 142,258.14	\$ 2,254,409.86
BUCKET A2 - PFDC Local Matching Share of EDA Grant	\$ 599,167.00	\$ 35,564.53	\$ 563,602.47
BUCKET B - NYSESD Economic Development Grant Amount	\$ 995,000.00	\$ -	\$ 995,000.00
BUCKET C - PFDC Local Matching Share of NYSESD Grant	\$ 99,500.00	\$ -	\$ 99,500.00
BUCKET D - Non-grant matching PIDA allocation	\$ 151,333.00	\$ 27,119.57	\$ 124,213.43
	4,241,668.00	204,942.24	4,036,725.76

PFKI Pre-Construction Allocation/Expenditure To Date

Expenditure	Actual FY23	Actual FY24	Actual FY25	Total	Source of Fund
Estimating Service of New York	\$ 2,490.00	\$ -	\$ -	\$ 2,490.00	Bucket A1
Copy Center - Printing Services	\$ 506.00	\$ 1,005.00	\$ -	\$ 1,511.00	Bucket D
MJM - Videography Services	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	Bucket D
Harris Beech - Legal Services	\$ 4,725.00	\$ 35,609.02	\$ 3,750.00	\$ 44,084.02	Bucket A1
Construction Specifications Inc. - Specification Writer	\$ -	\$ -	\$ -	\$ -	Bucket A1
Katherine Gregory - Kitchen Incubator Consultant	\$ -	\$ 3,475.70	\$ 5,062.50	\$ 8,538.20	Bucket A1
RUKI LLC - Administrative & Finance Services	\$ -	\$ 2,615.00	\$ 1,200.00	\$ 3,815.00	Bucket A1
City of Peekskill - Site plan and Building Dept fees	\$ 35,400.00	\$ 1,312.12		\$ 36,712.12	Bucket A1
PVE-LLC - Environmental Services	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	Bucket A1
Sewer Heroes	\$ -	\$ 475.00	\$ -	\$ 475.00	Bucket A1
Day & Stakosa - Civil & Structural Engineering Services	\$ 7,200.00	\$ 18,000.00	\$ -	\$ 25,200.00	Bucket A1
Joe Thompson - Architectural Services	\$ -	\$ 13,900.00	\$ 4,875.00	\$ 18,775.00	Bucket D
Fellenzer - MEP Engineer	\$ -	\$ 38,500.00	\$ 7,050.00	\$ 45,550.00	Bucket A1
Donald R. Stedje PLS - Land Suveryor	\$ -	\$ 1,100.00	\$ -	\$ 1,100.00	Bucket A1
Big John's Moving Company	\$ -	\$ -	\$ 1,150.00	\$ 1,150.00	Bucket D
PODS Moving & Storage	\$ -	\$ -	\$ 2,183.57	\$ 2,183.57	Bucket D
Con Ed	\$ -	\$ -	\$ 5,709.47	\$ 5,709.47	Bucket A1
NYPA	\$ -	\$ -	\$ 2,148.86	\$ 2,148.86	Bucket A1
Total	\$ 53,821.00	\$ 117,991.84	\$ 33,129.40	\$ 204,942.24	

**PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY
DRAFT FY2026 BUDGET**

ACCOUNT NO	ACCOUNT DESCRIPTION	2024 ACTUALS	2025 BUDGET	2025 ACTUALS THRU 10/24/25	2026 REQUESTED BUDGET
OPERATING REVENUE					
006.0006.2116	APPLICATION / ADMINISTRATIVE	10,000.00	150,000.00	49,634.00	55,000.00
NON-OPERATING					
006.0006.2401	INTEREST EARNINGS	18,783.73	15,000.00	17,769.09	24,740.56
006.0006.2402	APPROPRIATED FUND BALANCE	-	603,433.00	40,000.00	645,057.76
006.0006.2410	RENTAL OF REAL PROPERTY	36,300.00	36,300.00	38,800.00	36,300.00
TOTAL REVENUE		65,083.73	804,733.00	146,203.09	761,098.32

OPERATING EXPENSES					
006.6460.0100	PERSONNEL SERVICES	10,000.00	13,000.00	-	13,000.00
006.6460.0402	POSTAGE	38.01	250.00	-	250.00
006.6460.0407	PROFESSIONAL SERVICES	88,454.77	70,000.00	53,727.63	65,000.00
006.6460.0408	ACCOUNTING SOFTWARE	-	-	-	1,495.56
006.6460.0444	EDC & HVGCC MEMBERSHIPS	2,500.00	2,500.00	1,500.00	2,500.00
006.6460.0445	CONFERENCES & EDUCATION	-	1,000.00	295.00	295.00
006.6460.0465	AUDITING	2,500.00	2,500.00	3,000.00	3,500.00
006.6460.0483	INSURANCE	8,789.83	3,500.00	5,840.00	30,000.00
006.6460.0470	PEEKSKILL FIREHOUSE KITCHEN	117,991.84	700,000.00	33,129.47	645,057.76
TOTAL OPERATING EXPENSES		230,274.45	804,733.00	97,492.10	761,098.32

TOTAL PIDA Surplus / (Loss)	\$ (165,190.72)	\$ -	\$ 48,710.99	\$ -
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Displays of Original Movie Props, Makeup & Film Memorabilia



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Famous Monsters Castle & Café

Concept & Land Use Narrative for the City of Peekskill, NY

1. Executive Vision

The **Famous Monsters Castle & Café** is envisioned as a one-of-a-kind cultural and entertainment destination on the Peekskill waterfront. Designed to celebrate the legacy of *Famous Monsters of Filmland*—the iconic publication that inspired generations of horror and fantasy fans—the project will transform the former Peekskill Brewery building at **47–49 South Water Street** into an immersive, family-friendly attraction blending museum exhibits, themed dining, and interactive media experiences.

The Castle will serve as a **gateway attraction** to Peekskill’s revitalized downtown and riverfront district—drawing both day-trippers and overnight visitors to the City while complementing its growing arts and hospitality ecosystem. With its distinctive castle-inspired façade, sweeping Hudson River views, and location steps from the Metro-North station, the project will become a visual landmark and tourism anchor for the region.

2. Project Overview

The **Famous Monsters Castle & Café** will reimagine 47 South Water Street as a multi-level destination that fuses art, film history, pop culture, and hospitality. The project will feature:

- **Museum Experience:** Curated exhibits celebrating the *Famous Monsters of Filmland* legacy, classic horror films, and the special effects and artistry behind the genre.
- **Themed Restaurant & Café:** A full-service, immersive dining experience inspired by iconic cinematic monsters and gothic architecture.
- **Retail Store:** Merchandise and collectibles appealing to visitors, tourists, and lifelong fans.
- **Pop-Ups & Seasonal Events:** Halloween celebrations, film screenings, and interactive exhibitions, beginning with a special **October 2026 Grand Opening** marking the 60th anniversary of *Famous Monsters of Filmland* & **Witch's Dungeon Classic Movie Museum**, which is a well-known and long-running museum in Bristol, Connecticut
- **Augmented Reality (AR) Programs:** Interactive technology that allows guests to engage with virtual monsters and characters throughout the building.

The project's design concept draws from European castle architecture, complete with **turrets and stone detailing**, transforming the building into a visual icon that merges Peekskill's industrial history with imaginative storytelling.

3. Cultural & Economic Impact

The Famous Monsters Castle & Café will provide a **major cultural and economic boost** to the City of Peekskill:

- **Tourism Generator:** Modeled after attendance at the *Famous Monsters Experience* in Plainview, NY (approx. 2,000 visitors annually in a much smaller venue), the Peekskill location—with its waterfront setting, restaurant, and expanded programming—is projected to attract **25,000–40,000 annual visitors**.
- **Economic Multiplier:** Estimated **visitor spending** of \$1.5–2.0 million per year through local restaurants, shops, and lodging.
- **Community Synergy:** Partnerships with local schools, artists, and small businesses for rotating exhibits, vendor collaborations, and themed markets.
- **Job Creation:** Approximately 20–30 full-time and part-time positions across museum operations, food service, retail, and programming.

The project’s immersive format aligns directly with Peekskill’s ongoing investment in arts-based economic development, positioning the City as the **“Cultural Gateway to the Hudson Valley.”**

4. Land Use & Zoning Summary

The site at **47–49 South Water Street** is located in the **WF-2 Waterfront District**, which permits **Museums, Restaurants (under 199 seats), Theaters, and Community/Cultural Centers** under Peekskill City Code §575-43.E.L.F. The proposed program of uses fits squarely within the district’s permitted categories.

- **Primary Use:** Museum (permitted)
- **Accessory Uses:** Restaurant, Café, Retail Store (permitted)
- **Parking:** Existing private lot with additional municipal parking adjacent; anticipated to meet or exceed demand through shared-use provisions for waterfront visitors.
- **Special Events:** Limited outdoor programming and queue management anticipated for event days; operational plans will address temporary parking and noise compliance.

The project represents a **continuation of a successful 17-year commercial use** (Peekskill Brewery), maintaining the property’s established high-traffic character while shifting to a cultural destination aligned with the City’s master planning goals.

5. Phasing Plan & Budget Summary

To align with the October 2026 target opening, the project will advance through two primary phases:

Phase 1 – Core Renovation & Museum Activation (2025–2026)

- Architectural and structural work to create the “Castle” exterior façade
- Interior build-out for exhibits, dining, and retail
- Installation of museum displays, lighting, and AR infrastructure
- Grand Opening: October 2026 (60th Anniversary of *Famous Monsters of Filmland*)

Phase 2 – Rooftop Experience & Event Expansion (2027)

- Development of roof deck for events, dining, and seasonal programming
- Enhanced AR/VR installations and special event facilities

Estimated Project Cost: \$4.0 Million (including design, construction, exhibits, and FF&E)

6. Design & Experience Concept

The **Castle** concept will give Peekskill a new architectural landmark—an imaginative structure that captures the magic of cinema and creativity. The design will integrate: - Stone and turret detailing on the façade - Immersive lighting and projections for nighttime visibility - Interactive monster “encounters” powered by augmented reality - Family-friendly museum experiences balanced with nostalgic appeal for adult visitors

The adaptive reuse will retain the building’s strong bones and historic presence while creating an exterior transformation symbolic of Peekskill’s creative renaissance.

(Insert Concept Rendering Placeholder)

7. Project Team

Bill Diamond — Visionary Partner & Creative Director

Emmy-winning producer, puppeteer, and creative visionary behind *Bill Diamond Productions*. A Hudson Valley-based creator known for work on *Little Shop of Horrors*, *Monster TV Network*, and collaborations with *Jim Henson Productions*. Bill will lead the creative development and experiential design for the Famous Monsters Castle & Café, ensuring the project delivers an immersive, world-class visitor experience that merges nostalgia, technology, and artistry.

Matthew Tritt & Sam Dickinson — Building Owners & Development Partners

Matthew Tritt and Sam Dickinson are Principals of a Westchester-based real estate development company specializing in adaptive reuse, mixed-use development, and cultural destination projects. Their firm has overseen numerous mid-market projects throughout the region, with a focus on revitalizing existing structures and bringing high-impact, community-oriented uses to life. For this project, they are serving as owners and development managers for the adaptive reuse of 47 South Water Street into a landmark destination on the Peekskill waterfront.

Robby Teichman — [Role Placeholder]

Bio to be provided.

8. Timeline & City Coordination

The project team is actively coordinating with **Local Architect Joe Thompson** and intends to align all reviews and permits with the following schedule:

- **November 3, 2025** – Topic introduction to City Planning Department
- **November 17, 2025** – Committee of the Whole Workshop (project presentation)
- **December 8, 2025** – Target Resolution Date / City Council Endorsement
- **Q1 2026** – Final design submission and site plan approval
- **Q2–Q3 2026** – Construction and fit-out
- **October 2026** – Grand Opening Event

9. City Partnership & Next Steps

The development team seeks the City's partnership in advancing this transformative project through:

- Support for **land use determination and Change of Use approval**
- Coordination on **public parking, signage, and event logistics**
- Consideration of **short-term PILOT eligibility** for cultural-use activation
- Endorsement of the project as an **official cultural destination** within Peekskill's waterfront redevelopment strategy

The project embodies the best of Peekskill's creative and entrepreneurial spirit—bridging film history, tourism, and local economic vitality. The **Famous Monsters Castle & Café** will stand as a beacon of imagination and a signature addition to the Hudson Valley's cultural landscape.

Prepared for submission to the City of Peekskill Planning Department, Economic Development Council, and Common Council.