

CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY

2020 ANNUAL REPORT

Operations and Accomplishments

January 1, 2020 – December 31, 2020

Operations

The City of Peekskill Industrial Development Agency (the “Agency”) is governed by a seven member board consisting of residents of the City of Peekskill. Appointments are made by the Mayor and Common Council of the City of Peekskill. The Agency is staffed by an: Executive Director, Chief Executive Officer and Contracting Officer; a Deputy Director as Loan Officer; a Deputy Comptroller as Treasurer and Chief Financial Officer; and, an administrative position for Agency support tasks and to act as Secretary to the IDA Corporation Counsel as Acting Agency Secretary and FOIL Officer. The staff of the Agency also staffs the City of Peekskill Local Development Corporation and the Peekskill Facilities Development Corporation.

The Agency offers four basic forms of financial assistance to private development projects. To be eligible for assistance projects must meet Agency goals and requirements as set forth in the Agency’s UTEP; including for job creation and workforce development. Those forms of assistance include:

- (1) mortgage recording tax exemption,
- (2) sales and use tax exemption,
- (3) real property tax abatements through PILOT agreements, and
- (4) interest rate savings via tax-exempt debt financing.

The Agency does not loan money directly to private companies. The Agency has the power to issue taxable or tax-exempt bonds. These non-recourse bonds are not an obligation of the sponsoring community or state or its tax payees but rather are backed solely by the credit rating and assets of the company. Proceeds from the bond transaction are used by the developer along with other capital to implement the project.

The operation of the Agency is financed with fees received from bond and straight lease transactions, and interest earned from such funds. The Agency also takes other measures to induce economic development in conjunction with the City of Peekskill and other local economic development community organizations.

During this reporting period, the Agency members and staff held meetings to review existing policies, approve the annual budget and annual report, reviewed applications for financial assistance, administered approvals process and documentation; undertook other economic development activities and, held committee meetings and prepared and filed reports as required by the New York State Authority Budget Office.

Accomplishments

The following is a summary of the Agency's activities during 2020:

- The Agency appointed an Executive Director.
- The Agency procured and retained updated property appraisals for the four (4) Agency properties itemized in the Agency's 2020 IDA Owned Property Report totaling approximately \$24 million in value.
- The Agency instituted a policy of having scheduled monthly meetings and including an Agenda item on a regular basis for a presentation and discussion about one aspect of the Agency's By Laws and Policies such as UTEP, Duties and Responsibilities, Enforcement, Staff oversight, etc.
- The Agency approved a project, 216 North Division Street, for sales and mortgage tax exemption to assist in the development of a 3 story mixed use building containing 22 units of housing and 2,265 sq ft of commercial space with parking underneath. Closing documents are being processed.
- The Agency approved a project, 1 Park Place, for sales and mortgage tax exemption to assist in the development of a 181 unit high rise apartment building with 16,500 sq ft of commercial space with parking underneath. Closing documents are being processed.
- During this reporting period, the Ft. Hill Peekskill LLC Project was completed. The developer, Ginsburg Development, closed the permanent financing for this project on June 15, 2020.
- The Agency began the process of revising UTEP, Financial Assistance Application Forms and related policies to emphasize the importance to the IDA of greater workforce development measures with measurable outcomes and greater energy sustainability in project design.
- The Agency allocated funding to assist the City of Peekskill to undertake a City DPW Facility Preliminary Feasibility Analysis of consolidating and moving DPW Facilities to the City owned 9-11 Corporate Drive which could make available approximately 4 acres of development sites on Lower South Street and perhaps more if there is excess land at 9-11 Corporate Drive.
- The Agency allocated funding to retain consultants to plan for establishing a Kitchen Incubator project and writing grant applications at a former City-Owned firehouse.
- The Agency allocated funding to hire consultants to establish and help manage a social media based Business Attraction campaign in conjunction with the Peekskill Business Improvement District which is working in a combined IDA/BID Board member working committee preparing a business campaign strategy and RFP for consulting services to assist in implementing the campaign.
- The Executive Director completed the Public Authorities Board Member and Staff Compliance Training held June 25, 2020 as part of the NYSEDC IDA Academy.
- The Deputy Director completed the Public Authorities Board Member and Staff Compliance Training held November 17, 2020 as part of the NYSEDC IDA Academy.