

**CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY**  
**2021 ANNUAL REPORT**  
**Operations and Accomplishments**  
**January 1, 2021 – December 31, 2021**

**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 (which in the City of Peekskill must be approved by the Common Council), and
- (4) interest rate savings via tax-exempt debt financing.

The Agency does not loan money directly to private companies. The Agencies can make certain qualified investments for economic development and job producing qualified projects. 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 held eleven (11) monthly meetings at which the Board was updated, provided input about and made decisions on: Agency business, budgets, staffing; and, on the planning of and undertaking economic development activities including the work of the Board’s Working Committees as described below.

Board Members, staff and consultants continue the work of administering ongoing Agency financed projects' adherence to financial and other material commitments, taking actions as necessary and preparing, reviewing and filing reports, and posting and maintaining reports on the Agency's website as required by the New York State Authority Budget Office.

### **New Project Activity 2021**

Project Name: 216 South Division Street LLC  
 Project Location: 216 South Division Street, Peekskill, New York 10566  
 Project Type: Market rate apartment complex and commercial space  
 Financial Assistance: Mortgage recording tax and sales and use tax exemption  
 Total Project Cost: \$6,350,000  
 Applicant: 216 South Division LLC, 10 Julia Ln, Suite 103, Cold Spring, NY 10516.

Summary: The project consists of the demolition of a vacant residential structure and the planning, design, construction and operation of an approximately 27,000 sf 3-story mixed use facility comprised of 21 market rate apartment units and approximately 2,300 sf of commercial space along with related site improvements, access and egress improvements, utility improvements, signage, curbage, sidewalks, and landscaping improvements and the acquisition of and installation in and around the existing improvements and improvements by the company of machinery, equipment, fixtures and other items of tangible personal property. Project closed April 16, 2021.

Project Name: BNS I, LLC Project – 1 Park Place  
 Project Location: 1 Park Place, Peekskill, New York 10566  
 Project Type: Market rate apartment complex and commercial space  
 Financial Assistance: Mortgage recording tax and sales and use tax exemption  
 Total Project Cost: \$51,107,166  
 Applicant: BNS I, LLC, 3110 37 Ave, STE 500, Long Island City, New York 11101

Summary: The project consists of the construction and completion of the existing improvements and the planning, design, construction, and operation of a mixed use facility comprised of 181 market rate apartment units and approximately 16,500 sf of commercial space along with related site improvements, signage, curbage, sidewalks, and landscaping improvements and the acquisition of and installation in and around the existing improvements and improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property. Project closed on March 8, 2021.

### **Accomplishments**

The following is a summary of the Agency's activities during 2021:

The Agency and its members, bringing a proactive view into Agency activities, worked with Staff, PIDA consultants and others to plan for and undertake economic development and other projects and initiatives including:

- Implemented a functioning organization of the PIDA Board Members into being 'designated' active participants in several Working Committees addressing both Agency governance and specific economic development projects, first introduced to the Board at the end of 2020. The Working Committees include: Website; Destination Marketing; Workforce Development; UTEP; Board Retreat Planning; Food Incubator; and, Lower South Street and DPW Study.
- Through the year the Board and Executive Director had a series of planning discussions as to how to best increase the PIDA administrative and project support capacity while also re-staffing the vacated administrative secretary position. As job descriptions and research with the City and others as to how the desired capacity could be accomplished, the Board agreed on the concept of a half time position which could potentially be through a public administrative and project services consulting firm. (A suitable firm was retained in the beginning of 2022).
- The Agency became an active Member of the Hudson Valley Gateway Chamber of Commerce (HVGCC) and had discussions with HVGCC Board and Staff about their continuing strong economic development activity orientation on the City of Peekskill and about potentially performing economic development project services to assist the PIDA pursuant to a potential suitable financial arrangement.
- The PIDA Destination Marketing Committee worked with staff to implement a City of Peekskill Destination Marketing Working Group (DMWG) including the PIDA, Business Improvement District (of which the PIDA Executive Director is a Board Member) and Hudson Valley Gateway Chamber of Commerce merged into a proactive working group working on: developing a social media destination marketing project for which an RFP for consulting services to design and build a platform and program was prepared and for which the BID had indicated a cost sharing role; performing certain economic development research work and directly implementing jointly selected economic development projects discussed, individually, further below.
- The DMWG brought the PIDA into direct participation in the Downtown Revitalization Initiative implementation of the \$500,000 "Branding and Market Strategy and Wayfinding Signage Project" which the PIDA Executive Director is the assigned City Staff person managing the DRI and through PIDA's role in the DMWG.
- DMWG, as part of an initiative to begin preparing responses and economic tools as follow-up materials to social media posting responses about visiting, residing in, or

bringing a business to Peekskill - began work on a “Developable Property Data Base” which would enable searches for potentially developable properties in Peekskill. The Data Base is planned to be an economic development working tool allowing searches through various data fields and filters. DMWG members, staff, City Assessor, and Westchester County GIS Department created the core data base using City of Peekskill current assessment rolls and County Data real property and environmental data bases - which is beginning to be populated with other data which will provide development feasibility data and information resource.

The DMWG determined to perform a Business Survey to be sent out to the full mailing and membership lists of the Chamber, BID and AIM (Arts, Industry and Media). The DMWG through a series of meetings and staff work wrote, reviewed and finalized survey questions, structured and launched the Survey. Survey results were evaluated and summarized and were very useful and were presented to various groups, were published in the River Journal North newspaper and were sent to everyone to whom the original Business Survey was sent. The results informed the DMWG on follow-ups Planning discussions began for a follow-up Business Survey.

- The Food Incubator Working Committee and staff worked with the Full PIDA/PFDC Boards, City of Peekskill, Westchester County Office of Economic Development and County consultants to continue the planning of Peekskill Firehouse Kitchen Incubator Project (PFKI) and the preparation of a U.S. Economic Development Administration American Recovery Act Grant Application. Work included: agreement for Westchester County to fund initial consulting work; selection and management of County grant writing, kitchen incubator and architectural consultants; obtaining a City Council Resolution of support; obtaining an Appraisal; prepared and/or involvement in business management plan, PFKI design, construction cost and proforma budgets and financial projections; involvement in planning and defining workforce and entrepreneurial training components of the PFKI Projects, prepared the Environmental Narrative; prepared the Power Point Presentation; obtained support of the Project from the Hudson Valley Economic Development Council; set up PFDC Grants.gov account and grant preparation platform.

The PIDA/PFDC agreed to sponsor the Project and provide a local share from its fund balance. The Application is planned to be submitted in March, 2022.

- Workforce Development Committee members worked on the initial planning and potential partners for the workforce development and entrepreneurial skills aspects of the PFKI. They also worked on the planning of a Public / Private Culinary Training Program, with the Peekskill Central School District, Westchester Community College, and BOCES. They arranged for making a PFKI presentation at their meeting and coordinated with the PIDA Executive Director to create a potential linkage with the PIDA’s Food Incubator Project and to obtain a Kitchen Incubator Grant Application letter of Support from Westchester Community College. Working Group members also participated in the PIDA’s efforts with the 1 Park Place apprenticeships.

- Continued monitoring the PIDA funded DPW Facility Feasibility Assessment Study which is evaluating the combining of all City DPW facility sites into a centralized facility at 9-11 Corporate Drive; thus freeing up the two (2) South Street properties now containing public works facilities which after clean-up can be future new development sites. As of the end of 2021 a conceptual site plan was being developed for DPW uses at 9-11 Corporate Drive; which will be forwarded to the City's landfill engineer to review the development plan's compatibility with former landfill sensitivities.
- Report to PIDA Board on City of Peekskill recently completed, under-construction, approved, and under review development projects; and recent and pending grant applications and reported same at a BID Board Meeting and to an HVGCC Membership Breakfast meeting.