

**PEEKSKILL FACILITIES DEVELOPMENT CORPORATION**  
**2013 ANNUAL REPORT**  
**Operations and Accomplishments**  
**January 1, 2013 – December 31, 2013**

**Operations**

The Peekskill Facilities Development Corporation is governed by a seven member board of residents of the City of Peekskill. The membership consists of only the City of Peekskill Industrial Development Agency. Appointments to the City of Peekskill Industrial Development Agency are made by the Mayor and Common Council of the City of Peekskill.

The Peekskill Facilities Development Corporation works closely with the City of Peekskill and the City of Peekskill Industrial Development Agency to provide greater transactional flexibility for undertaking economic development projects. In addition to providing greater transactional protection to a project, the Peekskill Facilities Development Corporation adds liability protection because the Corporation is a bankruptcy remote entity.

The purpose for which the Peekskill Facilities Development Corporation is operated is exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, to relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities, and lessen the burden of government and act in the public interest.

The management and staff of the Peekskill Facilities Development Corporation consist of the City of Peekskill Industrial Development Agency staff. The members, management and staff do not receive any compensation by the Corporation for their services.

**Accomplishments**

**2013: 2009 & 2010 NYMS Grant and Loan Activity:**

On September 1, 2009, the Peekskill Facilities Development Corporation received notification that they were selected as a recipient of a grant from the NY Main Street Program in the amount of \$200,000. The program provides funding for building renovations. The 2009 NY Main Street Grant totaling \$200,000 was awarded to 5 projects. All projects were completed as of March 20, 2012 resulting in a total of 13 commercial units and 4 residential units created or renovated with a total investment of \$668,310.00. On May 1, 2013, Crystal Loffler, Director, New York Main Street Program, Office of Community Renewal, conducted a comprehensive monitoring of the Peekskill Facilities Development Corporation's Peekskill Main Street Project. Ms. Loffler found the Peekskill Main Street Project "to be exceptionally well planned and superbly executed". No adverse findings were identified during the comprehensive monitoring visit.

During September 2010 the PFDC was awarded an additional \$500,000 through this program including \$475,000 for building renovation projects and \$25,000 for program administration. The total 2010 grant of \$475,000.00 has been awarded to ten projects. Eight of the ten projects are 100% complete and the two remaining projects are substantially complete. The 2010 NY Main Street Grant projects are projected to create or renovate a total of 26 commercial units and 15 residential units with a total investment of \$1,633,119.00.

2 new façade loans closed totaling \$135,000 and 5 NYMS grant projects completed with grants totaling \$65,900 for projects totaling \$275,015

1 Commercial Business Loan in the amount of \$20,000 for a project totaling \$23,000

The following table provides a summary of the PFDC's NY Main Street Projects. Completed projects are displayed in **“bold”** text.

Grant Year	Property Address	Grant Amount	Loan Amount	Total Project	C*	R*
<b>2009</b>	<b>1000 Main St</b>	<b>\$70,000.00</b>	<b>\$120,000.00</b>	<b>\$210,000.00</b>	<b>4</b>	<b>0</b>
<b>2009</b>	<b>987 Main St</b>	<b>\$37,115.00</b>	<b>\$85,000.00</b>	<b>\$142,232.00</b>	<b>3</b>	<b>0</b>
<b>2009</b>	<b>950 Main St</b>	<b>\$75,000.00</b>	<b>N/A</b>	<b>\$279,181.00</b>	<b>1</b>	<b>3</b>
<b>2009</b>	<b>904 Main St</b>	<b>\$15,540.00</b>	<b>N/A</b>	<b>\$29,767.00</b>	<b>3</b>	<b>0</b>
<b>2009</b>	<b>19 N. Division St.</b>	<b>\$2,345.00</b>	<b>N/A</b>	<b>\$7,130.00</b>	<b>2</b>	<b>1</b>
<b>2010</b>	<b>1 N. Division St.</b>	<b>\$25,175.00</b>	<b>\$40,000.00</b>	<b>\$75,502.00</b>	<b>1</b>	<b>2</b>
<b>2010</b>	<b>1 S. Division St.</b>	<b>\$9,100.00</b>	<b>N/A</b>	<b>\$25,242.00</b>	<b>1</b>	<b>0</b>
2010	113 N Division St	\$50,000.00	\$85,000.00	\$150,000.00	2	3
<b>2010</b>	<b>12 S. Division St.</b>	<b>\$27,475.00</b>	<b>\$19,615.00</b>	<b>\$104,513.00</b>	<b>1</b>	<b>2</b>
<b>2010</b>	<b>119 N Division St</b>	<b>\$10,000.00</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>1</b>	<b>0</b>
<b>2010</b>	<b>16 S. Division St.</b>	<b>\$15,000.00</b>	<b>\$45,000.00</b>	<b>\$45,000.00</b>	<b>3</b>	<b>0</b>
2010	1007 Brown St	\$125,000.00	\$120,000.00	\$300,000.00	2	3
<b>2010</b>	<b>25 N. Division St.</b>	<b>\$13,250.00</b>	<b>\$20,000.00</b>	<b>\$22,000.00</b>	<b>0</b>	<b>1</b>
<b>2010</b>	<b>13 S Division St</b>	<b>\$150,000.00</b>	<b>\$85,000.00</b>	<b>\$687,562.00</b>	<b>1</b>	<b>4</b>
<b>2010</b>	<b>104 S. Division St</b>	<b>\$50,000.00</b>	<b>\$120,000.00</b>	<b>\$193,300.00</b>	<b>14</b>	<b>0</b>
<b>Totals</b>		<b>\$675,000.00</b>	<b>\$769,615.00</b>	<b>\$2,301,609.00</b>	<b>39</b>	<b>19</b>

\*C=Commercial Units Renovated or Created & R=Residential Units Renovated or Created

### 2013: 2012 NYMS Grant

During January 2013, the PFDC was awarded a 2012 NY Main Street Grant in the amount of \$250,000 through the NYS Consolidated Funding Application process. The application was approved for the full amount requested, with \$235,000 available for NY Main Street Grants to building owners in the target area and \$15,000 for streetscape improvements on South Street between Union Avenue and South Division Street.

An information session was held at the Hudson Valley Gateway Chamber of Commerce on May 22, 2013. Letters announcing the information session were sent out to all of the owners of the buildings in the 2012 NYMS grant target area on May 13, 2013. The original grant target area included buildings located on both sides of South Street between Union Avenue and South Division Street, both sides of Park Street between North Division/South Division Street and Bank Street, and both sides of Bank Street between Main Street and Park Street. Five applications for the 2012 NYMS Program have been received for a total request of \$144,300.

The original budget for the 2012 NYMS Program included \$235,000 for project construction and \$15,000 for streetscape improvements on South Street between South Division Street and Union/Nelson Avenue. The proposed streetscape improvements project was to be part of a larger comprehensive streetscape project that included \$152,100 in Westchester Urban County Community Development Block Grant funds (CDBG). This project is not scheduled to move forward before the 2012 NYMS contract expiration date of December 31, 2014 due in part to Westchester County's fair-housing settlement with the federal government, which is preventing Peekskill from receiving previously awarded CDBG funds.

During 2013 the PFDC board authorized staff to request from the NYS Housing Trust Fund Corporation a budget amendment to the 2012 NYMS contract, requesting that the \$15,000 streetscape funding be reallocated to project construction. In addition, the board authorized staff to request that the budget be amended to authorize 7.5% of the grant for program delivery in order to fund consultants to assist with environmental compliance requirements and construction management. Finally, given that only five applications were received from building owners in the original project target area, the board authorized staff to request a contract amendment to expand the target area to include both sides of North Division Street from Main Street to Central Ave/Park Street. The requested budget amendments and expanded target area were approved by New York State Homes and Community Renewal on February 7, 2014.

Staff is in the process of soliciting applications from building owners in the project target area for 2012 NYMS projects. All 2012 NYMS projects must be completed and grant funds must be expended by December 31, 2014.