

**CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY**  
**2015 ANNUAL REPORT**  
**Operations and Accomplishments**  
**January 1, 2015 – December 31, 2015**

**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 City of Peekskill personnel including the City Manager serving as Executive Director, Chief Executive Officer and Contracting Officer, Deputy Comptroller as Treasurer and Chief Financial Officer, Loan Officer as Deputy Director, and Secretary to the Acting Corporation Counsel as Acting Agency Secretary. 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 that include: (1) mortgage recording tax exemption, (2) sales and use tax exemption, (3) real property tax abatement, and (4) interest rate savings via tax-exempt 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 of the company.

The operation of the Agency is financed with fees received from bond and straight lease transactions, and interest earned from such funds.

During this reporting period the Agency members and staff held meetings to review policies, approve the annual budget and annual report, hold committee meetings, and file reports as required by the New York State Authority Budget Office.

The following is a summary of the Agency’s activities during 2015:

**New Project:**

Project Name:	DP 49 LLC
Project Location:	5 John E. Walsh Blvd., Peekskill, NY 10566
Project Type:	Improvements to 5 John E. Walsh Blvd. to provide for a multi-tenanted commercial and retail facility and marina complex
Financial Assistance:	Mortgage recording tax and sales tax exemption
Total Project Cost:	\$2,940.00
Applicant:	DP 49, LLC, 333 North Bedford Road, Mount Kisco, New York 10595.
Summary:	During 2015, the Agency accepted an Application for Financial Assistance from Diamond Properties, LLC, for a proposed development project at 5 John E. Walsh Blvd. The applicant has requested financial assistance from the Agency in the form of a Sales and Use Tax Exemption and a

Mortgage Recording Tax Exemption. A Public Hearing was held December 9, 2015. The Agency anticipates adopting the Project Authorizing Resolution during the first quarter of 2016 and construction is planned to begin late spring 2016. The restaurant is expected to open during the fourth quarter of 2016 with the construction of the amusement center expected to be done during 2017.

### **Economic Development Related Activities:**

The City of Peekskill's Department of Planning and Development assists the Agency in its efforts towards future project development, new business attraction and business retention, financing and support services to area businesses. The Department of Planning and Development is dedicated to growing the economy of the City of Peekskill through aggressive and effective programs and services that result in business attraction, creation, retention and expansion. The Department of Planning and Development staff includes the Director of Planning, Economic Development Specialist, Program Administrator, Loan Officer, Zoning Coordinator and Assistant Planner.

In 2015 the City's Economic Development Specialist, Jim Pinto, has continued to work in collaboration with the DEC to finalize their mandated requirements. City owned properties located on Corporate Drive and Lower South Street have progressed substantially and are expected to be approved by the agency later this year for private development

At the Corporate Drive property the DEC has clarified their work plan requirements for utilizing this closed landfill for the development of an instructional softball training facility. In the past year after additional soil and water testing was completed the City has successfully secured approval from the NYS Department of Health. The City's engineering consultant is currently preparing final plans on the 11 acre site that will define the physical development constraints and continuous monitoring required by the City once the site is developed. The potential developer is currently working on conceptual engineering of the site that will be based on current property boundaries and topographical information supplied by the City.

At the site of the Lower South Street property the City has successfully secured an award from the NYSDEC for Brownfield Clean Up contracts on five of the seven parcels. Thanks to the support from the Agency this 13 acre development site is actively under engineering design by the city's environmental consultant. On-site testing and work plans for remediation are being developed as mandated by the Brownfield program. A new M-2B zone has been approved by the city council and the developer interest has improved in recent months. A sports entertainment market report has been completed and will be used as one of the tools to attract development potential to this property.

The Department of Planning and Development in partnership with the Agency has also secured a final draft report of a Feasibility Study to examine the potential reuse of the Former White Plains Linen Complex. The final draft report will be vetted with the current property owners before it is finalized and released for rezoning consideration by the Common Council.

**2015 NYMS Grant and Loan Activity:**

- 6 NYMS grant projects completed and funded with grants totaling \$159,436 for projects totaling \$248,224.
- 2 Commercial Façade Deferred Loan applications approved, closed and disbursed in the amount of \$52,500. Loan proceeds were used to fund a portion of 2 of the 6 NYMS projects completed during this reporting period.
- Completed and submitted the 2012 NYMS Grant compliance monitoring report to New York State Homes and Community Renewal.
- Received a New York State Homes and Community Renewal Design Award for the PFDC's NYMS Grant program at an awards ceremony held in Albany, New York on March 16, 2015.

**NYMS Program Grant Summary:**

Since 2009 the Peekskill Facilities Development Corporation has been awarded New York Main Street Grant funding totaling \$950,000. 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. The 2010 NYMS Grant totaling \$500,000 (less \$25,000 administrative funds) was awarded to 10 projects. All projects were completed as of May 1, 2014, resulting in a total of 26 commercial units and 15 residential units created or renovated with a total investment of \$1,633,299. The 2012 NYMS Grant totaling \$250,000 (less \$18,750 administrative funds) was awarded to 7 projects. All projects were completed as of August 31, 2015 resulting in a total of 13 commercial units and 6 residential units created or renovated.

The following table provides a summary of the PFDC's NY Main Street Projects. Projects completed during this reporting period are displayed in **"bold"** text.

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

Grant Year	Property Address	Grant Amount	Loan Amount	Total Project	C*	R*
2010	13 S Division St	\$150,000.00	\$85,000.00	\$687,562.00	1	4
2010	104 S. Division St	\$50,000.00	\$120,000.00	\$193,300.00	14	0
2012	911 South St	\$49,440.00	\$67,000.00	\$67,086.00	2	2
<b>2012</b>	<b>901 South St</b>	<b>\$50,000.00</b>	<b>N/A</b>	<b>95,583.00</b>	<b>3</b>	<b>1</b>
<b>2012</b>	<b>906 South St</b>	<b>\$7,020.00</b>	<b>N/A</b>	<b>\$9,360.00</b>	<b>1</b>	<b>2</b>
<b>2012</b>	<b>38 N Division St</b>	<b>\$50,000.00</b>	<b>N/A</b>	<b>\$67,521.00</b>	<b>2</b>	<b>1</b>
<b>2012</b>	<b>6 N Division St</b>	<b>\$17,445.00</b>	<b>N/A</b>	<b>\$23,260.00</b>	<b>3</b>	<b>0</b>
<b>2012</b>	<b>25 N Division St</b>	<b>\$25,871.00</b>	<b>\$40,000.00</b>	<b>\$40,000.00</b>	<b>1</b>	<b>2</b>
<b>2012</b>	<b>12 N Division St</b>	<b>\$9,100.00</b>	<b>\$12,500.00</b>	<b>\$12,500.00</b>	<b>3</b>	<b>0</b>
<b>Totals</b>		<b>\$883,876.00</b>	<b>\$889,115.00</b>	<b>\$2,616,739.00</b>	<b>54</b>	<b>27</b>

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

All NYMS projects are now complete. Staff will continue to report annually to New York State Homes and Community Renewal for a period of 5 to 7 years from individual project completion date. The reporting period is 7 years for the 2009 awards and 5 years for the 2010 and 2012 awards. Reporting includes verification that the grant funded improvements have been maintained and verification of rents for all rental units assisted. Any residential units that were improved with NYMS grant assistance that become vacant during the regulatory period must be marketed and made affordable to persons of low-income as defined under Article XXVI of the New York Private Housing Finance law. New York State Homes and Community Renewal provides PFDC staff with the NYMS Rent Limits for NYMS assisted project annually. To date, all PFDC residential projects have been found to be in compliance with the rent limits.