

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/29/2024  
 Status: CERTIFIED  
 Certified Date: 03/29/2024

**Governance Information (Authority-Related)**

Question		Response	URL(If Applicable)
1.	Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>
3.	Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4.	Does the independent auditor provide non-audit services to the Authority?	No	N/A
5.	Does the Authority have an organization chart?	Yes	<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>
6.	Are any Authority staff also employed by another government agency?	Yes	City of Peekskill
7.	Does the Authority have Claw Back agreements?	Yes	N/A
8.	Has the Authority posted their mission statement to their website?	Yes	<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>
9.	Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

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**Governance Information (Board-Related)**

Question		Response	URL(If Applicable)
1.	Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2.	Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3.	Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4.	Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>
5.	Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6.	Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>
7.	Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>
8.	Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>
9.	Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10.	Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11.	Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
	Salary and Compensation	Yes	N/A
	Time and Attendance	Yes	N/A
	Whistleblower Protection	Yes	N/A
	Defense and Indemnification of Board Members	Yes	N/A
12.	Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13.	Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14.	Was a performance evaluation of the board completed?	Yes	N/A
15.	Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16.	Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>
17.	Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

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Board of Directors Listing

Name	Bell-Smith, Juliene	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/29/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Claxton, Drew	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	12/26/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024  
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Certified Date: 03/29/2024

Name	Kravitz, Alan	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/3/2010	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Post, Deborah	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Local	Confirmed by Senate?	N/A
Term Start Date	3/3/2010	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024  
Status: CERTIFIED  
Certified Date: 03/29/2024

Name	de Freitas, Rohan P	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/9/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024

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Certified Date: 03/29/2024

**Staff Listing**

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Overtime paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Boyd, Jesse	CFO & Treasurer	Managerial				PT	No	\$4,675.00	\$4,675.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,675.00	Yes	Yes
Lockwood, Kathy R	Deputy Director	Operational				PT	No	\$5,225.00	\$5,225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,225.00	Yes	Yes
Rudikoff, Matthew	Executive Director & CEO	Executive				PT	No	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	Yes	Yes

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/29/2024  
 Status: CERTIFIED  
 Certified Date: 03/29/2024

**Benefit Information**

 During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?  No

**Board Members**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Bell-Smith, Juliene	Board of Directors												X	
Claxton, Drew	Board of Directors												X	
Kravitz, Alan	Board of Directors												X	
Post, Deborah	Board of Directors												X	
de Freitas, Rohan P	Board of Directors												X	

**Staff**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other



Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024  
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**Subsidiary/Component Unit Verification**

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status

**Request Subsidiary/Component Unit Change**

Name of Subsidiary/Component Unit	Status	Requested Changes

**Request Add Subsidiaries/Component Units**

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit

**Request Delete Subsidiaries/Component Units**

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/29/2024  
 Status: CERTIFIED  
 Certified Date: 03/29/2024

**Summary Financial Information**
SUMMARY STATEMENT OF NET ASSETS

			<b>Amount</b>
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$1,311,845.00
	Investments		\$308,750.00
	Receivables, net		\$502,416.00
	Other assets		\$0.00
	Total current assets		\$2,123,011.00
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	<b>Capital Assets</b>		
	Land and other nondepreciable property		\$0.00
	Buildings and equipment		\$0.00
	Infrastructure		\$0.00
	Accumulated depreciation		\$0.00
	Net Capital Assets		\$0.00
	Total noncurrent assets		\$0.00
<b>Total assets</b>			\$2,123,011.00
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	Accounts payable		\$7,655.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$17.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$702,416.00
	Total current liabilities		\$710,088.00
<b>Noncurrent Liabilities</b>			

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/29/2024  
 Status: CERTIFIED  
 Certified Date: 03/29/2024

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$0.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$0.00
<b>Total liabilities</b>			<b>\$710,088.00</b>
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$308,750.00
	Restricted		\$0.00
	Unrestricted		\$1,104,173.00
	<b>Total net assets</b>		<b>\$1,412,923.00</b>

**SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS**

			<b>Amount</b>
<b>Operating Revenues</b>			
	Charges for services		\$0.00
	Rental and financing income		\$33,000.00
	Other operating revenues		\$1,000.00
	<b>Total operating revenue</b>		<b>\$34,000.00</b>
<b>Operating Expenses</b>			
	Salaries and wages		\$16,127.00
	Other employee benefits		\$0.00
	Professional services contracts		\$83,760.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$0.00
	Other operating expenses		\$57,361.00
	<b>Total operating expenses</b>		<b>\$157,248.00</b>
<b>Operating income (loss)</b>			<b>(\$123,248.00)</b>
<b>Nonoperating Revenues</b>			
	Investment earnings		\$16,079.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/29/2024  
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 Certified Date: 03/29/2024

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$16,079.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$0.00
	Income (loss) before contributions		(\$107,169.00)
<b>Capital contributions</b>			\$0.00
<b>Change in net assets</b>			(\$107,169.00)
<b>Net assets (deficit) beginning of year</b>			\$1,520,092.00
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			\$1,412,923.00

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024  
Status: CERTIFIED  
Certified Date: 03/29/2024

**Current Debt**

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2. If yes, has the Authority issued any debt during the reporting period?	No

**New Debt Issuances**

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/29/2024  
 Status: CERTIFIED  
 Certified Date: 03/29/2024

**Schedule of Authority Debt**

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit	Conduit Debt		0.00	20,949,669.00	0.00	388,262.00	20,561,407.00
	Conduit Debt - Pilot Increment Financing						
<b>TOTALS</b>			0.00	20,949,669.00	0.00	388,262.00	20,561,407.00

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024  
Status: CERTIFIED  
Certified Date: 03/29/2024

**Real Property Acquisition/Disposal List**

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.



Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024  
Status: CERTIFIED  
Certified Date: 03/29/2024

**Personal Property**

This Authority has indicated that it had no personal property disposals during the reporting period.

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024  
Status: CERTIFIED  
Certified Date: 03/29/2024**Property Documents**

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	<a href="https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development">https://www.cityofpeekskill.com/425/City-of-Peekskill-Industrial-Development</a>
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024

Status: CERTIFIED

Certified Date: 03/29/2024

**IDA Projects**

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2010 Dec 02A				
Project Type	Bonds/Notes Issuance		State Sales Tax Exemption	\$0.00	
Project Name	Barham House LLC		Local Sales Tax Exemption	\$0.00	
			County Real Property Tax Exemption	\$36,067.97	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$104,129.18	
Original Project Code			School Property Tax Exemption	\$275,687.75	
Project Purpose Category	Civic Facility		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$19,405,065.00		Total Exemptions	\$415,884.90	
Benefited Project Amount	\$14,634,371.00		Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount	\$10,000,000.00		Pilot payment Information		
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt		County PILOT	\$4,369.41	\$4,369.41
Not For Profit	No		Local PILOT	\$14,447.55	\$14,447.55
Date Project approved	12/15/2010		School District PILOT	\$32,866.86	\$32,866.86
Did IDA took Title to Property	Yes		Total PILOT	\$51,683.82	\$51,683.82
Date IDA Took Title to Property	12/30/2010		Net Exemptions	\$364,201.08	
Year Financial Assistance is Planned to End	2042		Project Employment Information		
Notes					
Location of Project			# of FTEs before IDA Status	2.00	
Address Line1	951 Main Street		Original Estimate of Jobs to be Created	0.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	PEEKSKILL		Annualized Salary Range of Jobs to be Created	32,000.00	To: 39,000.00
State	NY		Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	10566		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	55,000.00	
Province/Region			Current # of FTEs	0.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-2.00	
Applicant Name	Barham House LLC		Project Status		
Address Line1	700 White Plains Road				
Address Line2					
City	SCARSDALE		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	10583		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/29/2024  
 Status: CERTIFIED  
 Certified Date: 03/29/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2005apr28				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	Courtyard Housing LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$50,269.73		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$145,130.04		
Original Project Code		School Property Tax Exemption	\$384,239.80		
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$12,200,000.00	Total Exemptions	\$579,639.57		
Benefited Project Amount	\$12,200,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount	\$12,200,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$6,031.00	\$6,031.00	
Not For Profit	Yes	Local PILOT	\$42,435.00	\$42,435.00	
Date Project approved	4/22/2005	School District PILOT	\$45,368.00	\$45,368.00	
Did IDA took Title to Property	Yes	Total PILOT	\$93,834.00	\$93,834.00	
Date IDA Took Title to Property	4/28/2005	Net Exemptions	\$485,805.57		
Year Financial Assistance is Planned to End	2045	Project Employment Information			
Notes	qualified affordable rental housing for seniors age 62 and over				
Location of Project		# of FTEs before IDA Status	4.00		
Address Line1	901 Main Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	PEEKSKILL	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	4.00		
Zip - Plus4	10566	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	36,000.00		
Province/Region		Current # of FTEs	3.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-0.50		
Applicant Name	MARK SOJA				
Address Line1	COURTYARD HOUSING, LLC	Project Status			
Address Line2					
City	MANHASSET	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11030	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/29/2024  
 Status: CERTIFIED  
 Certified Date: 03/29/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2014oct31				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	DP49LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$28,553.81	
Original Project Code			Local Property Tax Exemption	\$82,435.60	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$218,252.80	
Total Project Amount	\$1,180,461.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$2,867,000.00		Total Exemptions	\$329,242.21	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$30,000.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$9,718.00	\$9,718.00
Date Project approved	8/26/2014		Local PILOT	\$29,783.00	\$29,783.00
Did IDA took Title to Property	Yes		School District PILOT	\$60,250.00	\$60,250.00
Date IDA Took Title to Property	10/31/2014		Total PILOT	\$99,751.00	\$99,751.00
Year Financial Assistance is Planned to End	2063		Net Exemptions	\$229,491.21	
Notes	Payment in Lieu of Tax Agreement	Project Employment Information			
Location of Project			# of FTEs before IDA Status	1.00	
Address Line1	333 North Bedford Road		Original Estimate of Jobs to be Created	1.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,712.00	
City	MOUNT KISCO		Annualized Salary Range of Jobs to be Created	25,000.00	To: 50,000.00
State	NY		Original Estimate of Jobs to be Retained	1.00	
Zip - Plus4	10549		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	28,712.00	
Province/Region			Current # of FTEs	44.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	43.00	
Applicant Name	James Diamond				
Address Line1	333 North Bedford Road		Project Status		
Address Line2					
City	MOUNT KISCO		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	10549		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/29/2024  
 Status: CERTIFIED  
 Certified Date: 03/29/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	1998Nov18				
Project Type	Bonds/Notes Issuance		State Sales Tax Exemption	\$0.00	
Project Name	Drum Hill Senior Living Project		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$21,129.82	
Original Project Code			Local Property Tax Exemption	\$61,002.34	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$161,507.07	
Total Project Amount	\$19,650,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$13,900,000.00		Total Exemptions	\$243,639.23	
Bond/Note Amount	\$13,900,000.00		Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment			Pilot payment Information		
Federal Tax Status of Bonds	Tax Exempt		County PILOT	\$19,671.00	\$19,671.00
Not For Profit	Yes		Local PILOT	\$81,641.00	\$81,641.00
Date Project approved	8/17/1998		School District PILOT	\$81,641.00	\$81,641.00
Did IDA took Title to Property	Yes		Total PILOT	\$182,953.00	\$182,953.00
Date IDA Took Title to Property	11/18/1998		Net Exemptions	\$60,686.23	
Year Financial Assistance is Planned to End	2028		Project Employment Information		
Notes	affordable rental housing for seniors				
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	90 Ringgold Street		Original Estimate of Jobs to be Created	0.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	PEEKSKILL		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10566		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	24.50	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	24.50	
Applicant Name	Drum Hill Associates LP				
Address Line1	200 Clearbrook Road, Suite 134		Project Status		
Address Line2					
City	ELMSFORD		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	10523		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/29/2024  
 Status: CERTIFIED  
 Certified Date: 03/29/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2017 Jun29				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Fort Hill Peekskill LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$84,459.16	
Original Project Code			Local Property Tax Exemption	\$243,835.82	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$645,568.81	
Total Project Amount	\$65,538,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$45,445,000.00		Total Exemptions	\$973,863.79	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit			County PILOT	\$9,840.00	\$9,840.00
Date Project approved	12/30/2016		Local PILOT	\$22,416.00	\$22,416.00
Did IDA took Title to Property	Yes		School District PILOT	\$55,016.00	\$55,016.00
Date IDA Took Title to Property	6/29/2018		Total PILOT	\$87,272.00	\$87,272.00
Year Financial Assistance is Planned to End	2028		Net Exemptions	\$886,591.79	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	Saint Mary's Street		Original Estimate of Jobs to be Created	82.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,487.00	
City	PEEKSKILL		Annualized Salary Range of Jobs to be Created	14,900.00	To: 104,511.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10566		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	55.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	55.00	
Applicant Name	Ft. Hill Peekskill LLC				
Address Line1	100 Summit Lake Drive		Project Status		
Address Line2					
City	VALHALLA		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	10595		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/29/2024  
 Status: CERTIFIED  
 Certified Date: 03/29/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2012 Sept 07A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	HOTEL LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$30,056.64	
Original Project Code			Local Property Tax Exemption	\$86,774.31	
Project Purpose Category	Services		School Property Tax Exemption	\$229,739.79	
Total Project Amount	\$8,310,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$8,310,000.00		Total Exemptions	\$346,570.74	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$11,390.00	\$11,390.00
Date Project approved	6/26/2012		Local PILOT	\$3,039.00	\$3,039.00
Did IDA took Title to Property	Yes		School District PILOT	\$3,039.00	\$3,039.00
Date IDA Took Title to Property	9/7/2012		Total PILOT	\$17,468.00	\$17,468.00
Year Financial Assistance is Planned to End	2032		Net Exemptions	\$329,102.74	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	2 John E Walsh Boulevard		Original Estimate of Jobs to be Created	25.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00	
City	PEEKSKILL		Annualized Salary Range of Jobs to be Created	20,000.00	To: 75,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10566		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	19.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	19.00	
Applicant Name	Hotel LLC				
Address Line1	2 John E Walsh Boulevard		Project Status		
Address Line2					
City	PEEKSKILL		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	10566		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/29/2024  
 Status: CERTIFIED  
 Certified Date: 03/29/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2007may01				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	Stuhr Gardens Associates LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$51,699.62		
Original Project Code		Local Property Tax Exemption	\$149,258.18		
Project Purpose Category	Civic Facility	School Property Tax Exemption	\$395,169.29		
Total Project Amount	\$10,166,400.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$8,024,400.00	Total Exemptions	\$596,127.09		
Bond/Note Amount	\$7,200,000.00	Total Exemptions Net of RPTL Section 485-b		Pilot payment Information	
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$18,760.00	\$18,760.00	
Not For Profit	Yes	Local PILOT	\$58,243.00	\$58,243.00	
Date Project approved	3/21/2007	School District PILOT	\$141,112.00	\$141,112.00	
Did IDA took Title to Property	Yes	Total PILOT	\$218,115.00	\$218,115.00	
Date IDA Took Title to Property	5/1/2007	Net Exemptions	\$378,012.09		
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	qualified affordable rental housing	# of FTEs before IDA Status	2.00		
Location of Project		Original Estimate of Jobs to be Created	0.00		
Address Line1	121 vail avenue	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
Address Line2		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
City	PEEKSKILL	Original Estimate of Jobs to be Retained	2.00		
State	NY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	80,000.00		
Zip - Plus4	10566	Current # of FTEs	0.00		
Province/Region		# of FTE Construction Jobs during Fiscal Year	0.00		
Country	United States	Net Employment Change	-2.00		
Applicant Information		Project Status			
Applicant Name	peekskill	Current Year Is Last Year for Reporting			
Address Line1	peekskill	There is no Debt Outstanding for this Project			
Address Line2		IDA Does Not Hold Title to the Property			
City	PEEKSKILL	The Project Receives No Tax Exemptions			
State	NY				
Zip - Plus4	10566				
Province/Region					
Country	USA				



Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024  
Status: CERTIFIED  
Certified Date: 03/29/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5504 08 02A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Wesley Hall Apartments		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$43,441.86	
Original Project Code			Local Property Tax Exemption	\$125,417.81	
Project Purpose Category	Civic Facility		School Property Tax Exemption	\$332,050.58	
Total Project Amount	\$16,019,119.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$11,472,175.00		Total Exemptions	\$500,910.25	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit				County PILOT	\$6,991.00
Date Project approved	12/9/2008			Local PILOT	\$15,925.00
Did IDA took Title to Property	Yes			School District PILOT	\$39,085.00
Date IDA Took Title to Property	12/23/2008			Total PILOT	\$62,001.00
Year Financial Assistance is Planned to End	2048			Net Exemptions	\$438,909.25
Notes	No property taxes were due or paid from the closing date of 12/23/08 to the year end. The IDA provided PILOT and sales tax exemption. PILOT information will be reported next year as payments become due.				
Location of Project			# of FTEs before IDA Status	2.00	
Address Line1	801 South Street		Original Estimate of Jobs to be Created	1.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	38,518.00	
City	PEEKSKILL		Annualized Salary Range of Jobs to be Created	38,518.00	To: 38,518.00
State	NY		Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	10566		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	57,991.00	
Province/Region			Current # of FTEs	3.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	1.00	
Applicant Name	Wesley Hall Apartments LLC				
Address Line1	c/o Omni New York LLC		Project Status		
Address Line2					
City	NEW YORK		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	10017		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024  
Status: CERTIFIED  
Certified Date: 03/29/2024

**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
8	\$3,985,877.78	\$813,077.82	\$3,172,799.96	138



Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024  
Status: CERTIFIED  
Certified Date: 03/29/2024

**Additional Comments**