



Peekskill Business Improvement District Minutes
Tuesday, December 4, 2018 @ 6PM
Hudson Valley Gateway Chamber of Commerce
One South Division Street, Peekskill, NY

Call meeting to order

Meeting called to order by President Brian Fassett at 6:00pm.

Present: Brian Fassett, Frank Pugliese, John Sharp, Jeff Tracy, Larry D'Amico, Sean Kearney, Brendon Fitzgerald, Vanessa Agudelo, Ann Scaglione, Executive Director Bill Powers.

Absent: Jim Pinto, Jeorjia Shea.

BID members present: Mary Foster, Sue Sheridan, Eric Mantell

President Fassett opened the floor to any BID member for comment on agenda items. None made.

November 6, 2018 Minutes:

Motion made by Mr. Pugliese to accept the November 6, 2018 Minutes as presented, seconded by Larry D'Amico. Addendum to add Sue Sheridan to those in attendance for the November meeting. Motion and addendum carried unanimously.

Peekskill Holiday activities report:

Mr. Powers reported approximately 1/3 larger crowd this year than in the past for the tree lighting. Free gifts were handed out by Santa, Arts10566 and Peekskill High School City Singers performed along with Doug Ferony. Mr. Fassett mentioned that the entire City Council showed up for the event. Mr. Powers thanked Sue Sheridan for being Frosty the Snowman. Ms. Sheridan noted that the Holiday Stroll was a success (considering the three weeks of planning time) with over 40 businesses participating. She noted that the placement of the DPW dump truck should be moved next year as it appeared to be a deterrent to browsers on the 10 block of Division Street. Mr. Fassett noted that out of 500 "punch maps," about 50 were turned in, with 15 gift certificates and prizes being given out. He noted that feedback has been good. He also noted that there should be more info on the maps next year as to why you should visit a venue, explain what is happening there. Mr. Powers suggested that additional weekends be added next year. Mr. Fassett thanked Mr. Powers for his work on the tree lighting event.

By-Laws Changes and Clarifications:

Mr. Fassett asked Mr. Powers to give an update regarding the City's concerns regarding the bylaw update. Mr. Powers explained that Ann Scaglione reached out to Corporation Council for guidance on the City's position on the changes to the bylaws. We received a response from Corporation Council today as she was seeing it for the first time. She is concerned that our changes in the bylaws would ultimately affect the District Management Agreement with the City. We spoke with Tom Langan and

he feels the changes in the bylaws are allowed under the agreement that exists. Thus we will proceed with our vote and the two Attorneys will speak in the morning.

Mr. Fassett gave a brief overview of the changes and the process of reviewing and changing the bylaws of the BID in order to clear up ambiguities before the next election. Mr. Sharp expressed concerns regarding the change in the bylaws that gives one vote to each taxed property. He is concerned with the possibility that a one or a few members (property owners) could “stack” the voting by voting for the Board Members of their choosing. Pres. Fassett explained that the BID's previous by laws were vague, and in the opinion of the Executive Board and the BID's Legal Counsel, it is a fair and appropriate clarification. There was considerable discussion about property ownership and voting as a person or an entity. Mr. Fassett explained the final wording was an effort to make the voting process clear, fair and transparent. Ms. Foster questioned how the Art Loft owners vote; Pres. Fassett noted that Art Loft tenants get a “B” class vote as a tenant and the building gets an “A” vote as a tax parcel. Clarification was made that live/work artist lofts with a commercial lease would receive a vote per loft – whereas a purely residential unit would not have a vote. Motion made by Jeff Tracy and seconded by Larry D'Amico to approve the changes in bylaws as presented, hand vote taken, 6 in favor, 3 abstentions, none opposed. Mr. Tracy, Mr. D'Amico, Pres. Fassett, Mr. Pugliese, Ms. Agudelo, Mr. Kearney voted in favor. Mr. Sharp, Mr. Fitzgerald and Ms. Scaglione abstained. Motion to change bylaws was carried.

Big Belly Trash Compactors:

Following up on a request from the last meeting, Mr. Fitzgerald showed a power point presentation about Big Belly Trash Compactors to see if the BID wants to purchase or lease some to ease the trash issues in the downtown. The compactors come in various sizes and are solar powered, with a WiFi sensor to alert when they are full. A one-sided unit can hold approximately five trash cans (approximately 250 gallons) of trash. The company will do a free evaluation and study if the BID commits to buying one unit. Mr. Fitzgerald noted that advertising on sides of unit can be sold to offset costs, but it was pointed out that the City rejected that option at the Riverfront. He noted that the rental of units is \$358/mo for a double can with a 60 month commitment required. The cost of purchasing the unit is \$5,000. Mr. Fassett expressed concern that you could not put a full size garbage bag into the unit and therefore would potentially still have trash stacked up next to these on the street. Mr. Fassett likes the idea as part of the trash solution (for pedestrian garbage) but did not feel it would solve it completely. Mr. Powers explained that the trash task force determined that the city was going to install 4 or 5 larger receptacles through the downtown to combat bagged trash. This has not yet happened. Mr. Sharp expressed it might be a good thing that one cannot put a full bag in the Big Bellies, and perhaps then we could police this issue a bit better and catch violators. Mr. Fassett explained this is not just a resident trash issue, that there are indeed DPW concerns such as cleaning out the metal receptacles that hold the trash cans. He thought perhaps thinking about a side door type of trash can might be better and less of a struggle for DPW. A discussion about businesses and residents using public trash cans versus storing on site until trash day was held. Mr. Fitzgerald will contact the company for more information and to fine tune cost options. Mr. Powers was asked about the garbage task force and its recommendations. He clarified that as a result of the task force the city trash pickup time on Saturdays, was moved later to accommodate restaurants and businesses that open later, after 11am. He also noted that the city implemented trash pickups on holidays. There was

some discussion about whether private carters could ease the trash situation. Mr. Fassett stated that more pitch cans in the downtown would help. He explained that he sees the flower barrels used as trash cans, because there is not a place to put trash. Some board members noted that one day there is a trash can in one spot, and then it is removed. Mr. Sharp noted that PHS students throw candy wrappers, etc on the street when they leave school. Pres. Fassett asked Mr. Fitzgerald to report back on Big Belly costs. In the meantime he asked Mr. Powers pull the trash task force study and find out why the actionable items were never done.

New Year's Eve Ball Drop:

Mr. Fitzgerald noted banners are to be provided by D. Bertoline and Sons and event schedule will be posted to social media. He indicated that the band scheduled to perform was very popular "Boy Band". He indicated that the event starts at 10 PM, ends at 12 midnight with fireworks. The committee did receive the BID's letter with the concerns of fireworks in the historic downtown and noted that the NYE Committee will look into a possible laser show or other option to replace the pyrotechnics next year. WHUD radio will also have announcements. There are a handful of sponsors.

Valet Parking:

Mr. Fitzgerald gave a follow-up presentation on valet parking. He noted that with 20+ restaurants and the Paramount in downtown, valet parking could be a viable option to attract more people into the downtown and help alleviate the parking issues. He noted that according to parking studies there are 1090 parking spots available in the downtown (and many across from DMV.) He proposed using the Nelson Avenue and/or the James Street parking garages. There was some discussion about where the various drop-off locations might be such as the DMV, Gazebo and in front of the Paramount. Tri-State Elite Valet Company was contacted and are well known. They are turnkey and insured. They have apps for smart phones for pick up and drop off and visitors can pay through the app. Preliminary cost for option A would be \$150-\$200 per attendant for "free" valet from 5pm to midnight, or about \$1,000 per night for several attendants which would be paid for by the BID. Preliminary cost for option B would be \$10-\$20 per person who wants to park at a cost of \$125 per attendant, split by 20 restaurants, that would be \$50 per restaurant. Option C would be a \$10-20 fee/person as a pilot for Friday and Saturday nights. The price could be less depending upon volume of cars. Mr. Fassett felt that multiple drop-off locations would be much more costly due to the amount of valets needed to make it function properly. He suggested that doing this at the garage would be much easier and cost effective. Concerns were raised about whether the City will allow the use of the parking garages for valet parking. Ms. Agudelo raised concerns about traffic flow as well. Mr. Fitzgerald will follow up and tighten up the ideas and costs.

Gazebo area:

Mr. Pugliese requested that maintenance be done to the planting area, as the lumber has many nails sticking out, and the bushes are in need of trimming. Councilwoman Agudelo noted that the City is still working on plans for the refurbishment of the gazebo area, no action has been taken as of yet, but she will check on the railroad ties that are damaged.

Election Committee:

Pres. Fassett noted that there are three owner seats and one tenant seat open for the Board of

Directors of the BID in 2019. Mr. Sharp, Mr. Fitzgerald and Chuck McGreal all expressed interest in running for the above, respectively. A date for the elections needs to be set, and a target date for the slate needs to be set as well by the committee. Mr. Fassett asked Mr. Powers to come up with a calendar of target dates related to the election process.

Planter Flower Barrels:

Pres. Fassett expressed frustration that Board voted down having the planters done by an outside company. But then felt the Board didn't step up effectively to get it done on our own. On 12/1 a cleanup day was held. Mr. Fassett thanked Brendon and Lindsey Fitzgerald, Sepp Spenlinhauer, Evelyn Lee and Mary Foster for helping. Solar lights were installed in the barrels on the boxwoods and old flowers and trash cleaned out. Mr. Fassett purchased and installed some greens that day as well. A donation of winter greens was received by Manzer Landscaping and dropped off by Mary Foster. Mr. Kearney will have his crew help to "plant" them in the barrels, with pick up from the chamber by Friday and Mr. D'Amico will take some for South Street. Mr. Fassett urged the Board to really think about what we want to do this coming spring and let's plan it earlier. Mr. Fassett also thanked Larry D'Amico for the installation of the historic photographs in Ford Piano building.

Website update:

Mr. Fassett stated that we are close to being able to launch the new website; he requested that all members log on and provide feedback to him regarding any concerns or changes to the new site. The new domain name "discoverpeekskill.com". He explained we could launch as is but would appreciate feedback from the Board before we push it out to the public.

2019 Budget:

The BID's board-approved 2019 budget was sent to City Manager and Comptroller as required. Any surplus from 2018 will be put back into the budget reserves. Ms. Scaglione noted that we have to adhere to NYS uniform system of accounts. The budget that was presented was adjusted into these line items. The budget was then balanced. Mr. Kearny asked that our original budget is on file with the city and that we would follow our budget as we progress. Ms. Scaglione explained that we would track through the seven accounts. Pres. Fassett asked that as we progress it would be helpful for us to track expenses based on our more broken out budget to help keep us on track.

BID Member Public Comment:

President Fassett opened the floor to any BID member for comment on any topic.

Ms. Foster complimented the look of the flower barrels over the summer; she suggested that we keep the same barrels for 2019 and plant in-house using board members to do so. She encouraged an outreach program to reach out to all classes of BID members to garner participation which would create a pipeline for future board members.

Ms. Sheridan noted a rumor gaining momentum regarding the closing of the Paramount. All expressed concern. Mr. Powers indicated that he had heard the same rumors, but nothing official from anyone at the Paramount. Mr. Fassett asked Mr. Powers to get a copy of the lease so that we can review and see if there is a place for us to step in and assist.

Motion for adjournment was made by Pres. Fassett at 7:20pm, carried unanimously.

Respectfully submitted,
Frank Pugliese
Secretary