



**Peekskill Business Improvement District  
Board of Director's Meeting Minutes  
Tuesday, September 10, 2024 @ 6pm  
Peekskill City Hall First Floor Conference Room  
840 Main Street, Peekskill, NY 10566**

**Present:** Richard Rogers, President; Dorothy Posada, Vice President; Deb Milone, Secretary; Toni Tracy, Treasurer; Councilman Brian Fassett; Board Members David Kaminsky; David Abrevaya; Roger Campos, Chuck Lesnick; Paddy Neville; Toni Tracy; Drew Claxton; Exec. Dir. Bill Powers  
**Absent:** Matt Rudikoff; John Sharp   **Guest:** Peter Erwin, City of Peekskill Planner

**Call September 10, 2024 Board of Directors meeting to order** – Pres. Rogers called the September 10, 2024 Board of Directors meeting to order at 6:02PM.

**BID Member Public Comment** – There were no comments.

**Approval of August 7, 2024, BID Board of Director's Meeting Minutes** - Motion by Brian Fassett, seconded by David Kaminsky to approve the minutes; Deb Milone abstained, all others in favor, motion passed.

**Presentation by Peekskill City Planner regarding DRI Wayfinding Signage** – Peter Erwin

- Goal is to have coordinated signs to direct people to downtown and to make it a good driving and walking experience. The consultants conducted a visual exercise with an advisory board. Results were used to create signage options.
- Signs will be at the City's gateways and throughout downtown.
- Pedestrian signs will help people find their way around town and parking signs will direct drivers to the parking lots
- Extensive conversation and input was given by the board, after review of the three designs.
- City hopes to have signage installed later this year.
- Exec. Dir. Powers thanked Peter.

**BID Profiles – Vice Pres. Dorothy Posada**

- Four articles have been posted on our website and the BID's FB page since July.
- All articles have received good traffic and user engagement.
- Two of the articles have been translated to Spanish by Vice Pres. Posada.
- Articles have also been placed also on the Farmer's Market FB page which has a different audience.

- Upcoming articles will be on the Bruised Apple Books and Field Library bookstore.

#### **City of Peekskill Update – Councilman Brian Fassett**

- On August 12, the Council Meeting was held at the Nutrition Center to benefit Senior Residents.
- The Council received a presentation from planning director Carol Samol on the Downtown Parking Payment in Lieu fee proposal. This is an effort to start to centralize parking in our downtown. Help developers cope with building new parking and assist the City with repairs and maintenance of parking facilities.
- The Turkey Trot has been approved for November 23, 2024, from 8:30 am to 10:00 am in downtown. This will be the same route as previous years, starting and ending at the gazebo.
- The City awarded the 2024 street paving contract to pave a number of city streets. This is a \$645,000 contract using various funding sources.
- The City has retained two new entities for planning consultants. CPL Architects will deal with architectural, engineering, landscape, and surveying – planning consulting service, and Jean Friedman (former planning director) will be responsible for Zoning Review.
- The City will apply to the Urban Land Institute Technical Assistance Panel to help review creative place-making and reuse of two City-owned properties at 100 South Street (DPW Garage) and 30 Louisa Street – Peekskill Stadium.
- The City has retained an outside legal counsel to assist in the City filing against building owners that “substantially and seriously interfere with the interest of the public in the quality of life and total community environment, commerce in the City, property values and the public health, safety, and welfare.” The first case under this new initiative has been issued on a residential property owner.
- On Saturday, the 7<sup>th</sup>, Councilman Fassett and other city officials were honored to attend the Ecuadorian Mobil Consulate event at the Peekskill Central Firehouse. This is an event where Ecuadorian residents can receive assistance with passports and government documents and review information on educational and health-related resources. At this event, the city had the pleasure of hosting the President of Ecuador – President Daniel Noboa. This was a big deal for Peekskill and for our residents. Thanks to Peekskill Police and City Staff for assisting in the safety and success of this event.
- Last evening, September 9, the City held four Public Hearings. Two were on the Section 8 Program, two on adjusting legislation regarding times restaurants/bars can be open, and a new Special Temporary Operating Permit. No one spoke on the permit, but there was a robust discussion of the 2 am potential closing.
- Janine Melillo was appointed the Chair of the Conservation Advisory Committee.

- The council has referred a new business called “Art of Flower Farm and Dispensary” to the planning commission. They are seeking a special use permit for a cannabis microbusiness at 1698 Main Street. The city has also scheduled a public hearing on the project for October 15.
- The City’s first legal Cannabis Dispensary opened downtown at 939 Central Ave, Valley Greens.
- The City has awarded a \$50,000 engineering planning grant for the sewer system extension study at Fleischman’s Pier to Barton & Loguidice. This effort is to connect the new Pier & Charles Point restrooms to the sewer system.
- The City has executed a new lease agreement with the Paramount Theater. This is with the existing operator, Paramount Hudson Valley Arts. This is a \$2,0000 monthly lease with fees raised from \$1.00 per ticket to \$2.00 per ticket sold. Various rate increases have been agreed upon throughout the lease.
- The City has issued the last call for Hispanic Heritage Month honorees nominations.

**Artist District Report** – David Abrevaya

- Plan to work on opening the gallery space at the Lofts on Main at least once a month.
- Starting a drink and draw event at the Lofts on Main.
- Exec. Dir. Powers noted that the opening of the gallery should help put some foot traffic on Main Street.

**Shuttle Update** – Exec. Dir. Bill Powers

- Received the MOU from the City of Peekskill. The BID will sign the agreement and look to launch a five- to six-week program starting in mid-September through end of October. BID cost is \$500 a week. The BID has received a matching grant to help cover costs. Shuttle will run Friday afternoons and Saturdays.

**Executive Director's Report** – Exec. Dir. Bill Powers

- Attended the Slainte one year anniversary celebration.
- Attended the OZ Festival, noted that Vice Pres. Posada volunteered to help with the event. Nice event with lots of vendors, a good crowd, and entertainment.
- Historic Hudson River Towns gearing up for the 250<sup>th</sup> Anniversary of the Revolution.
- Farmers Market update – 12 dogs from Pawsafe Rescue have been adopted over the last two weeks.
- Oct. 18 Vendor appreciation day for Farmer’s Market Vendors

- Pumpkin decorating October 26 at Pugsley Park and guess the weight of the giant pumpkin at the farmers market.
- The City is planning a ribbon cutting for Fleishman's Pier in October, info to follow. Pier is spectacular, according to Exec. Dir. Powers and encouraged all to visit it.
- Attended the Hudson Valley Gateway Chamber luncheon and thanked NYP Hudson valley Hospital for sponsoring.
- Peekskill's Holiday tree Lighting is schedule for Saturday, December 7, 2024 at 4pm. Exec. Dir. Powers met with Jonathon Zamora to review plans.
- Need to schedule a meeting with the legacy documents committee.

#### **Audit Report – Treasurer Toni Tracy**

- City received the draft audit report on the BID.
- Revenues from 2023 were down slightly, but expenses were also down.
- Cash receipts from the flea market are now taken in each Monday instead of monthly deposits.
- The City implemented another layer of internal approvals when entries for expenses and revenue are made by the city to the BID's account.
- There was one more recommendation by the auditors that will be discussed in executive session since it involves personnel and contracts.

#### **BID Member Public Comment –**

- Ridvan Foxhall attended her first BID meeting and introduced herself. New Era Creative Space will be moving next door to the Beanrunner.
- Scarlet Antonia spoke on the success of the OZ Fest which had 51 vendors this year and thanked the BID for their support.

#### **Board Member Neville had to leave to attend another meeting.**

**Executive Session – Pres. Rogers – to discuss contracts and/or personnel** Motion made by Roger Campos, seconded by Brian Fassett, to go into executive session, all in favor, motion carried.

**Adjournment – Pres. Richard Rogers** Motion to adjourn by Drew Claxton, seconded by Roger Campos, all in favor, motion carried.