



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

**Present:** Pres. Richard Rogers, Vice President Dorothy Posada, Councilman Brian Fassett, Matthew Rudikoff, Paddy Neville, Chuck Lesnick, David Abrevaya (arrived to meeting in progress due to traffic), Roger Campos (arrived to meeting in progress due to previous appointment).

**Absent:** Deb Milone, Drew Claxton, Toni Tracy, John Sharp, David Kaminsky.

**Call November 6, 2024 Board of Directors meeting to order** – Pres. Richard Rogers called the meeting to order at 6:02pm.

**Note:** Councilman Fassett has Deb Milone's proxy. Richard Rogers has David Kaminsky's proxy.

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

**Approval of September 10, 2024 BID Board of Director's Meeting Minutes** – Councilman Fassett made a motion to accept the September minutes, seconded by Matt Rudikoff, all in favor including proxies.

**Approval of October 1, 2024 BID Board of Director's Meeting Minutes** – Councilman Fassett made a motion to accept the October minutes, seconded by Board Member Rudikoff, Councilman Fassett and Board Member Lesnick abstained, all others including proxies in favor.

**Review and Approval of 2025 Peekskill BID Board of Directors Meeting Dates** – After review of 2025 meeting dates for conflicts with Jewish holidays, Board Member Lesnick made a motion to approve the dates, seconded by Councilman Fassett, all in favor including proxies.

**Request for funding – New Year's Eve Ball Drop - \$1,000 +** – Exec. Dir. Bill Powers presented a verbal request to support the New Year's Eve Ball Drop with a \$1,000 sponsorship, with check payable to City of Peekskill. Board Member Neville made a motion to approve the sponsorship, seconded by Board Member Lesnick, all in favor.

**Request for funding – Peekskill Arts Alliance Holiday Boutique - \$500** – Exec. Dir. Bill Powers on behalf of Board Member David Abrevaya, requested the board fund the Peekskill Arts Alliance Holiday Boutique for \$250 (revised \$ amount). Councilman Fassett made a motion to support the request for \$250, seconded by Roger Campos, all in favor.

**Lighted Parking Garage Signs** – Board Member Drew Claxton, according to Exec. Dir. Powers, had asked to have this item on the agenda, stating that she thinks it is important to get better directional signage on the parking garages. There was some discussion about the plans by the city to make improvements to the parking garages, but that it does not include lighting parking directional signage. Exec. Dir. Powers will reach out to the city and get more information, and would like to proceed with getting pricing on adding such lighted signs in 2025.

**Appoint 2025 Election Committee** – Pres. Richard Rogers announced the following board members are up for re-election next year: Commercial Tenant - Richard Rogers; Property Owner - Dorothy

Posada; Property Owner - Roger Campos; Property Owner - Drew Claxton; Property Owner - Chuck Lesnick. Pres. Rogers asked to appoint David Abrevaya, Paddy Neville, John Sharp, and Toni Tracy, as the Class C rep and Deb Milone as the chair. Board Member Lesnick made a motion to appoint the above individuals, seconded by Councilman Fassett, to serve on the 2025 Election Committee. All in favor.

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

- The Field Library Bookstore article was posted to the BID website.
- We are reviewing/editing articles on Fern Tree and Division Street Guitars.
- Next round of articles: A&D Jewelry and DJV Jewelry.
- Working on translating all into Spanish for the website; each takes several hours to translate.

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

- City approved a partnership with the Alzheimer's Association to offer caregiver support group meetings twice monthly at the nutrition center.
- City adopted a new parking plan with the MTA for parking at the train station – a slight increase in parking fees.
- City is also reviewing the downtown parking concerns – especially metered parking – and looking at an alternative system to the parking meters. The idea is to replace meters with parking payment kiosks like other municipalities.
- City has been assisting a new business – this is a micro-business to grow, prep, and package cannabis. The location is 1698 Main Street – 2nd floor. We have approved moving forward with a special permit for this manufacturing use.
- City will re-open the Downtown Revitalization Fund, part of the DRI small grants to business owners. There is about 100k in funding available due to projects that did not move forward.
- City has passed our S.T.O.P. legislation local law – Special Temporary Operating Permit – this will allow businesses not zoned for certain event-type activities to obtain a special permit. For example: If you are a dance studio wanting to host a wedding event with food and entertainment... you could apply for a permit.
- City is working on better solutions for our legal department. We released our Corporation Council, Michael Hartman, and have been working to bring in a more substantial firm to handle the law department. At the moment, we have a working relationship with Kean and Bean, a firm with 28 legal professionals who handle the legal departments of many other municipal and school districts. We will be looking to retain the position of corporation counsel but make that position more of an assistant city manager position with a legal background.
- October is the budget review period for the City of Peekskill. Budget review consisted of a comprehensive review of the City Manager's proposed budget, all departments doing presentations to the council and public, capitol expenditures reviews, and mandated expense review. As always, only about 15% of the budget is not mandatory expenses – leaving little to cut or adjust. The city manager suggested a 4.75% increase – and we have worked to tighten that to a 3.5% increase.
- Held a public hearing on the City Manager's budget on October 28. We will hold another public hearing on the City Council's reduced budget on November 12.

- There is a public hearing for council to break the tax cap, which still stands at 2% - on November 12.
- Working to pass City Government Climate Action Plan – and move that forward. This sets goals for reducing emissions and identifies priority strategies to achieve those goals. The public hearing was held on October 28, and the resolution to pass will be November 12.
- In 2022, NY Presbyterian Hospital informed us they would no longer provide paramedic services to the Town of Cortlandt and Peekskill. We have spent the last two years reviewing options to continue Advanced Life Support and paramedic services. Working with the town of Cortlandt, we formed a new joint entity called Peekskill Cortlandt RPS, Inc., which will provide services to the town and city. The costs of this are exponentially higher, but it is necessary to maintain these vital services. The cost to the city is \$631,600.
- Working to update and amend Peekskill's vehicle and traffic laws. Reviewing reducing city speed limits from 30mph to 25mph, prohibiting ATVs in parks, updating fines for 2025, and reviewing no turn-on red options. These discussions will be coming soon.
- City celebrated Italian Heritage Month and honored 7 of our local Italian residents.
- City will be moving forward with two community solar projects – one on the roof of the water treatment plant – the other floating on the reservoir – if you'd like more details, I encourage you to watch the presentation from this past Monday from Jason Angel.
- The city will approve the free holiday parking as requested by the BID.
- Adding a small part to our cannabis legislation and limiting cannabis facilities within 500 feet of youth facilities. We will also be looking at other zoning concerns now that we have two open dispensaries and have a better understanding of the process.
- There was aboard member request to have the city re-stripe the parking space lines in the downtown since they are fading.
- There was some discussion about a vacancy tax, and Exec. Dir. Powers stated that he would give a brief presentation on vacancy taxes at the next board meeting.

#### **Economic Development Update –**

- Economic Development Specialist Matt Rudikoff reported that Fleishmann's Pier has been a great success, with 3 boat operators seeing more than 1,000 guests on boats. Data from the cruise lines show that people are coming from all over to take the boat excursions out on the river to see the fall foliage.
- The city is interviewing respondents for the city's branding/logo.
- The city is reviewing responses for 100 South Street development.
- The city is reviewing mixed use projects in undeveloped parcels.
- There is activity at the Old Ford Piano building, but it remains confidential at this time, and there is interest in the lower floors/retail spaces at 41 North Division Street; Board Member Neville and Vice Pres. Posada expressed concerns about 41 North Division.

**Artist District Report –** Board Member David Abrevaya reported that the PAA is hosting their annual Holiday Boutique on Saturday and Sunday, December 7 and 8 at 925 South Street. He is also planning a live model class for artists in the gallery space in the Main Street Lofts, just needs a stage, which is costly. Also planning a reception in December, before year's end in the gallery.

**Shuttle Update** – Exec. Dir. Powers noted that the shuttle did very well. Awaiting report from the city, and requested meeting with the city to discuss 2025 plans. The City is continuing the shuttle service to/from Fleishmann's Pier until mid-November.

**Executive Director's Report** – Exec. Dir. Powers reported:

- Met with Tim Warn, who is now on the Peekskill Museum Board, and representatives from RW250, to discuss plans for the 250<sup>th</sup> Anniversary of the American Revolution, and had some discussions about Rifle Jack and his role. The Museum is participating at an event in Croton on Saturday November 9 about the American Revolution. Event is open to the public and is free.
- Started discussions about honoring Harriett and Hawley Green with a plaque on the building where their barber shop business was housed in the late 1800s.
- Guest bartender at the Peekskill St. Patrick's Parade fundraiser at the Firehouse Grill, all tips went to fund the parade.
- He and HVGCC Executive Director Carol Vosiey attended, at the city's request, the WHUD caravan featuring Santa, a fire truck and Peekskill PD, to kick off their two months of holiday music. There were some negative comments about Santa arriving so early on social media.
- Attended the ribbon cuttings for the Copperhead Club and Cloud 914, event though outside of the BID, to show support for all small businesses.
- Spoke at the Fleishmann's Pier ribbon cutting, and thanked Councilman Fassett, Vice Pres. Dorothy Posada, Board Members Roger Campos, Chuck Lesnick, Matt Rudikoff and Deb Milone for attending the event.
- Flea Market will not be held over Thanksgiving weekend, but will resume December 8 and 15, 2024, weather permitting. Noted that the Flea market was moved to the parking lot behind Sun River from the Bank Street lot as a courtesy to the police department because the Paramount needed extra spaces for the circus vehicles to park close to the theater. Further noted, it would be a good test if we move the Bank Street vendors into the lot behind Sun River.
- Governor Hochul visited the Farmers Market following a campaign stop in Peekskill, took photos with vendors and greeted market goers. The market's last day is November 23. He acknowledged some issues with one of the farm vendors about the addition of a third farmer, but noted that the market has always had three farmers. One farmer who had been at the market, went out of business this year and we had been searching for a new one ever since. The new farmer has quality produce and reasonable prices, and all staff are bi-lingual.
- Owners of Park Plaza are trying to arrange a ribbon-cutting before the holidays.
- He also reported, for Board Member Kaminsky, that David had conducted his history tour in October with six people, we met the Mayor who graciously stopped to chat with the out-of-towners, and David gave the tourists a special treat—a tour of his fully restored Victorian home in Peekskill, just up from City Hall. City Planner Peter Erwin was on the tour as well, and offered great insight into future plans for the downtown. There was some discussion about tying in the tours with boats arriving at Fleishmann's Pier.

### **2025 Proposed Budget –**

- Exec. Dir. Powers gave an overview of the proposed 2025 budget, noting that only minor adjustments have been made for next year, compared to this year. Councilman Fassett requested a look at removing the requirement to have an office in the downtown in the Bylaws, and to close the office, thereby eliminating some expenses.
- Mr. Powers noted that the Flea Market is doing very well from an income standpoint. He also noted that since the subcommittee had not agreed on where the approximate \$35,000 in unallocated funds would be spent in 2025, he suggested that the board consider proposals starting in 2025 on a case by case basis.
- The shuttle service would come out of this fund.
- After some discussion, Councilman Fassett made a motion to accept he proposed budget, seconded by Board Member Abrevaya, all in favor including the two proxies; Vice Pres. Posada abstained.

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

**Executive Session** – Pres. Richard Rogers – to discuss contracts and/or personnel.

- Councilman Fassett made a motion to go into Executive Session to discuss contracts, seconded by Board Member Lesnick, all in favor, including proxies, except Board Member Campos who had to leave early.
- Councilman Fassett made a motion to exit Executive Session to vote on the Farm and Flea market contracts as written, seconded by Board Member Lesnick, all in favor, including proxies, except Board Member Campos who had to leave.
- After some discussion, including a request to have the Flea Market vendors display their items in a neater, more organized manner, and to see if the market can attract higher quality merchandise and add donation bins to cut down on items thrown out at the end of the flea market; also ask ETR to get more vendors for the farmers market and ask them to followup on leads provided to them in the past, since some weeks the market looks light; Councilman Fassett made a motion to approve the 2025 contracts for the Farmers Market and Flea Market consultants with Exec. Dir. Powers addressing the above issues, as written, seconded by Board Member Lesnick, all in favor, including proxies.

**Adjournment** – Pres. Richard Rogers asked for a motion to adjourn, motion made by Board Member Lesnick, seconded by Vice Pres. Posada and Board Member Abrevaya, all in favor, meeting adjourned.