



**Peekskill Business Improvement District  
Board of Director's Meeting Minutes  
Tuesday, April 1, 2025 @ 6pm  
Peekskill City Hall First Floor Conference Room  
840 Main Street, Peekskill, NY 10566**

**Present:** Richard Rogers, President; Deb Milone, Secretary; Board members Roger Campos; Brian Fassett; John Sharp; Matt Rudikoff; Paddy Neville; Chuck Lesnick, David Abrevaya; Exec. Dir. Bill Powers

**Absent:** Board Members Toni Tracy, Drew Claxton, David Kaminsky.

**Proxies:** David Abrevaya has Toni Tracy's proxy; Brian Fassett has proxy for David Kaminsky

**Call April 1, 2025 Board of Directors meeting to order** – Pres. Richard Rogers called meeting to order at 6:00pm.

**BID Member Public Comment** – Arnold Paglia asked about the ballot count and questioned write-in candidates. Exec. Dir. Powers stated that write-in candidates were not permitted. Exec. Dir. also stated that the meeting notification for the ballot count was placed on the BID website and that an election report will be provided as part of this meeting. He also raised Flea market concerns, parking concerns, and asked about a more detailed income and expense report. Exec. Dir. Powers said he would forward that report to Mr. Paglia.

PAA's Larry D'Amico spoke on why the Peekskill Arts Alliance needs the financial assistance of the BID and thanked the BID for their support over the years for the PAA's Open Studio tour weekend.

Dana Hysell from the Field Library spoke in favor of her request for \$500 funding for the Peekskill Film Festival.

**Approval of February 4, 2025 BID Board of Director's Meeting Minutes** - Motion by Board Member Campos, seconded by Councilman Fassett, to approve February 4, 2025 BID Board of Director's Meeting Minutes; motion carried.

**Approval of March 4, 2025, BID Board of Director's Meeting Minutes** – motion by Board Member Sharp seconded by Board Member Campos, Paddy Neville abstained, to approve March 4, 2025 BID Board of Director's Meeting Minutes; Board Member Neville abstained; motion carried.

**2025 Peekskill BID Elections Committee Report** – Secretary and Election Committee Chairwoman Milone gave her Election Committee Report:

The Election & Nominations Committee met on Tuesday, March 25, 2025 at 1:30pm at the offices of the BID's legal counsel, Dempsey & Langan. We opened the meeting on zoom for

public view. Notice of Zoom Meeting was posted prominently on the BID's website. In addition to me, also present were Board Members Paddy Neville, John Sharp, Toni Tracy, attorney Tom Langan and Executive Director Bill Powers. Committee Member David Abrevaya was excused.

All ballots remained in Sec. Milone's possession during the entire process. She collected ballots from the post office on Monday, March 10 and again on Thursday, March 19, 2025. She collected in-person drop off ballots on Monday, March 10 at City Hall and on Tuesday March 4, 2025 at the Annual Meeting.

The ballots were opened one at a time. The process took almost two hours.

Here are the elections results:

Property Owners (\* denotes winners).

Hever Palacios 27\* 900 Main Street, Peekskill, NY

Roger Campos 23 Votes\* 3 North Broad Street, Peekskill, NY

Chuck Lesnick 23 Votes\* 1132-1134 Main Street, Peekskill NY

Drew Claxton 20 Votes\* 201 South Division Street, Peekskill, NY

Emiliano Perez 15 1017 Park Street, Peekskill, NY

Arne Paglia 11 26 North Division Street, Peekskill, NY

Commercial Tenant

Richard Rogers 8 Votes\* H&R Block, 1027 Park Street, Peekskill NY

Of note: some ballots contained write-in candidates for either property owner or commercial tenant. Write-in candidates were not permitted and any write-in candidate was deemed ineligible and not counted.

Some envelopes contained what appeared to be a homemade ballot, they were deemed invalid because all votes must be cast on official ballots. Three envelopes appeared to be tampered with, and the committee decided to disqualify them, without opening them.

Some voters voted for both classes, when they are only eligible to vote in one class. Instead of invalidating the entire ballot, the committee decided to count votes in the class the voter self-identified on their registration card.

Some voters voted out of class, meaning that commercial tenants voted for property owners or property owners voted for commercial tenants. Those ballots were invalidated. Because you can only vote in your class.

Lastly, it is the recommendation to the BID Board that the election process be simplified and streamlined, and that candidates for the board be kept at least 200 feet from the in-person

drop off. One candidate showed up at the drop off and was advising voters how to vote.

Board Member Neville made motion to approve report as presented by Secretary Milone, seconded by Roger Campos, motion carried.

### **Election of 2025 Officers –**

The slate and election of 2025 officers was presented by Board Member Neville:

President – Richard Rogers

Vice President – Roger Campos

Secretary - Deb Milone

Treasurer – Toni Tracy

Motion by Board Member Neville, seconded by Board Member Sharp to approve the slate of officers, motion carried.

### **Board Discussion: Peekskill Flea Market**

- Board Member Neville spoke about concerns about trash and parking are all over, not just on Bank Street on days of the flea market.
- Board Member Sharp stated that the Flea Market should stay on Bank Street.
- Vice Pres. Campos reported on his visits to the Bank Street Business Owners with Exec. Dir. Powers and City Manager Alexander. Parking was mentioned as a concern among business owners; sated that owners responses seemed rehearsed; maintained that the market should remain on Bank Street.
- Councilman Fassett said that James Street may be another option. The City is discussing the location options and has not voted on the street closure proclamation.
- After additional discussion, the BID Board instructed Exec. Dir Powers to request a resolution from the City to move the Flea Market to James Street. Motion by Vice Pres. Campos, seconded by Board Member Neville; Councilman Fassett abstained; Councilman Fassett voted no on behalf of Board Member Kaminsky by proxy; Board Member Abrevaya abstained on behalf of Treasurer Tracy; motion carried.

### **Request for Funding – PAA Open Studios – PAA Representatives/Board Member David Abrevaya**

- PAA Representatives/Board Member David Abrevaya made a presentation asking the BID to approve \$3,000 for the 2025 Open Studios.
- President Rogers reminded all that the board voted to limit all event support to \$500.

- After lengthy discussion, motion by Board Member Sharp that the board approve \$500 for the 2025 Peekskill Open Studios, seconded by Brian Fassett, motion carried.
- Discussion continued by Board Member Abrevaya who continued his appeal for \$3,000, but the board decided to give \$500 in keeping with the BID Board's policy voted on last fall, but left the possibility open for additional non-financial assistance.

**Request for Funding of \$500 for Peekskill Film Festival – Library Executive Director Dana Hysell**

- Motion by Board Member Lesnick, seconded by David Abrevaya, to support the Film Festival with \$500; motion carried.

**Request motion to purchase/print new pole banners as needed** – Exec. Dir. Powers asked for approval to fund replacement banners as needed in the downtown; working with DPW to see how many banners are needed, possibly up to 50. Deb Milone made the motion to fund replacement banners as needed in the downtown; seconded by Board Member Lesnick, motion carried.

**Artist District Report** – Board Member David Abrevaya

- PAA newsletter is “on fire”. It can be found on the PAA website.

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

- City honored three people for Irish Heritage Month: Brian Kelly, Dr. John McGurty Jr, and Trevor Noble.
- And Three people for Women's History Month: Jacqueline Simkins, Carole Voisey, Sandra Walton.
- Mayor McKenzie held her State of the City address on March 10<sup>th</sup> – video is available on city website.
- City held four public hearings on March 24<sup>th</sup>:
  - 1) 1200 Brown Street – designation of a bus loading zone
  - 2) Battery Energy Storage System – Moratorium
  - 3) Local Law Amending Code – Graduated Fines
  - 4) Amendment of Water Department City Code
- City pulled a resolution to approve the flea market on Bank Street after a lengthy discussion in the Committee of the Whole meeting prior. Many people spoke that evening – for and against the flea market.

- City Approved Street Closure for Run--PB Run Club – Got Pride Run June 8<sup>th</sup> - 9a to 1p
- City approved additional engineering services relating to the Hollowbrook Dam rehabilitation project.
- City approved multiple resolutions from the Tax Assessor – appraisals and appointment of new special council Ira Levy.
- City has moved forward with a license agreement with Rivertown Management Services – to provide the Emerald Princess a home at Fleischmann Pier – to operate cruises from April to December and coordinate operations at the pier.
- Council approved, not unanimously, to publish bid documents for constructing streetscape improvements as part of the DRI – this included projects from Railroad Ave up to the Gazebo. This included a new shade structure to replace the gazebo. This new structure will be under review, and I have requested more public engagement on the topic.
- Council approved a third extension to the Travis Lane Property's purchase and sales agreement – known as the Solo Project. There were some delays from approval agencies, and we believe the project will be back on track.
- City approved replacing some oil tanks at the Police building.
- Council set a public hearing date to amend Chapter 408 of the city code banning smoking outdoors in certain public places and add restrictions on smoking within 100 feet of outdoor dining within the BID area, as well as James and Nelson Garages – The hearing will be April 14<sup>th</sup> at 7pm.
- City is joining a group of 20 Westchester municipalities hiring special counsel to represent the City of Peekskill in Con Edison's Electric and Gas rate case pending before the Public Service Commission.
- City is making the first step, signing a license and service agreement with Passport Labs for a parking permit and enforcement application to add services to an online parking app to accept credit card payment. This helps to consolidate service providers and helps move us to a parking kiosk system and away from meters.
- The final deadline for submitting all tax exemptions (including STAR, Senior Citizen, Disabled, Veterans, Clergy) is May 1<sup>st</sup> – you can call the Assessor's office for more information.

- Hydrant flushing season has begun from April 1st through May 2nd. The city will post a schedule on Facebook and the city website.
- Winter Side Parking is no longer in effect – and street sweeping rules are now active.
- Pickle Ball Courts are opening tomorrow at Depew Park – if you are interested – reach out to the Parks and Recreation Department.

#### **Economic Development Report – Economic Development Specialist Matt Rudikoff**

- Attending Historic Hudson River Towns Meeting.
- Kitchen Incubator grant s held up by the Fed. Gov. funding freeze
- Submitted grant application to digitized records
- Moving forward on branding and marketing as part of the DRI
- License for Emerald Princess RMS Services for Fleishman’s Pier has been submitted.

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

- Will be staffing a booth at the JV mall on April 26 from 11am to 4pm (HVGCC chamber event)
- Working with planning and development on getting quotes lighted for parking signage at garages
- Farmers Market opens the first week of June
- Will be attending statewide BID Directors Conference in early May.

#### **BID Member Public Comment -**

- Larry D'Amico spoke about his disappointment with the BID’s agreeing to only \$500 and appealed for consideration for additional support.
- Arne Paglia asked how many BID members are registered and questioned the election process. Exec. Dir. Powers noted there are about 160 property owners and about 250 commercial tenants/artists.
- Cynthia Rosario asked the PAA representative if they solicit outside sponsors and if they are looking for other sources of revenue. Answer: yes.
- Scarlett Antonia asked how the reserve money will be spent if not on events. Exec. Dir. Powers stated that the board still has to determine that.

**Motion to go into Executive Session regarding legal matters and/or contracts** - President Rogers asked for a motion to go into Executive Session regarding legal matters and/or contracts; Motion by Board Member Rudikoff seconded by Board Member Sharp, motion carried.

**Motion to exit Executive Session regarding legal matters and/or contracts** – A motion to end Executive session, was made by Board Member Lesnick, seconded by Board Member Abrevaya, all in favor. Board reconvened in public.

**Shuttle MOU** - Motion by Board Member Neville, seconded by Board Member Lesnick to authorize Exec. Dir. to enter into a MOU with the city for the Shuttle service. Councilman Fassett abstained; Kaminsky and Tracy proxies voted yes. Motion carried.

**Solcard Services Temporary Contract** - Motion by Board Member Sharp, seconded by Board Member Neville to maintain Evan Cardona and Solcard Services social media services for another two months, motion carried. Kaminsky and Tracy proxies voted yes.

**Adjournment** – Motion by Board Member Lesnick, seconded by Board Member Neville to adjourn at 7:56pm.