

Downtown Revitalization Initiative

City of Peekskill Application

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: **Mid-Hudson**

Municipality Name: **City of Peekskill**

Downtown Name: **Peekskill's Target Area**

County: **Westchester**

Applicant contacts: **Jean Friedman, AICP, Director of Planning and Richard Leins, City Manager**

Email and secondary: jfriedman@cityofpeekskill.com and rleins@cityofpeekskill.com

Vision for Downtown

Peekskill welcomes new residents, businesses and visitors by inviting them to “Take a Peek....Discover Peekskill!” This motto captures the dynamic and energetic growth occurring in Peekskill's Target Area, which includes the downtown and waterfront Transit-Oriented Development (TOD) District. In recent years, niche economic markets – entertainment, fine and digital art, culture, craft food and beverage, sports and recreation, waterfront tourism, and personal service – have coalesced to create a vibrant downtown complemented by diverse housing options. With this solid foundation, Peekskill seeks to build upon its successes to achieve market diversification in tourism and leisure activities, the arts, industry and media, and light manufacturing “maker spaces”, with the goal of attracting businesses with jobs and career training for all skill and wage levels. Further, Peekskill envisions an inviting and walkable connection between its CBD and waterfront TOD area to expand and facilitate an active “24/7” mixed use community. DRI funding and technical support will help the City to achieve its vision by promoting tourism and attracting a diverse mix of sustained business investment, career development, job growth and job training. Investing in strategic projects will promote redevelopment and establish Peekskill as the ultimate small city in which to live, work and raise a family....A City that will be a model for other New York State communities.

Justification

Peekskill is ready for DRI investment. In 2015, the MHREDC's *Progress Report* identified Peekskill as an ‘Opportunity Agenda Community’ that is prime for revitalization because it is “walkable, affordable, and has plenty of job options.” Awarding the DRI to Peekskill would satisfy the goals of the Opportunity Agenda by revitalizing a distressed community and moving impoverished people into sustainable jobs through job creation and job training. The 2018 MHREDC Progress Report identifies Peekskill as one of only a few Opportunity Agenda cities that has been successful in decreasing its unemployment rate.

In 2018 Peekskill's downtown was designated as a federal ‘Opportunity Zone’ and is attracting investors to buy and develop properties. The Opportunity Zone overlaps the target area and the Downtown National Register Historic District which allows developers to take advantage of the State and Federal historic preservation tax credits in addition to relief on capital gains tax. The City's award-winning waterfront and parks system, eclectic downtown dining and entertainment venues, and accessibility to New York City and the Hudson Highlands support housing options that are some of the best values in Westchester County and the Hudson Valley. The Target Area contains attractive features that create an active downtown with a strong and unique sense of place, including the Local and National Register Historic District, the Artist District, the County's first Business Improvement District, and the waterfront/TOD district, linked by the Central Avenue/McGregory Brook corridor. In recent years,

this area has seen extensive physical improvements that have made it more attractive to residents, visitors and investors. Within the downtown there are more than 650 affordable/senior residential units, 150 live-work artist lofts, close-in residential neighborhoods available to all income levels, multi-modal transportation options, and upgraded public infrastructure and streetscapes. The CBD abounds with personal and professional services as well as niche/specialty stores focused on the craft food, beverage, and entertainment industries. Also prominent are art galleries and live-work studio spaces that support Peekskill's artistic expressions. The TOD/waterfront area is experiencing significant investment due to excellent building stock and vacant sites that are ready for renovation and reuse. The area has seen specialty restaurants and pubs opening as well as the new Lincoln Depot Museum, Visitor Center and Public Plaza that supports tourism. Light manufacturing and creative maker spaces are energizing a new employment base in the TOD district, and offering career training opportunities. Rounding out this vibrant area is the expanded waterfront parks and trail system that hosts year-round cultural celebrations and provides unrestricted access to the Hudson River.

Notwithstanding the City's successes, there is room for enhancement and improvement. Establishing a partnership with NYS by awarding the DRI to Peekskill will help us get there. The Central Avenue/McGregory Brook corridor needs strengthening as a walkable pedestrian-friendly link between the downtown and the train station/waterfront; the downtown needs an improved central public meeting place focused on the gazebo plaza area; a long-awaited community arts center is in need of assistance; additional tourists will be attracted with the Fleischmann Pier reconstruction; the non-profit Museum of Contemporary Art is in need of financial assistance to become a focal point in downtown for tourists who stay in the privately-funded hotel rooms. Investment in these tangible, shovel-ready projects, along with downtown parking improvements, targeted public infrastructure, advanced broadband network, and a marketing/branding campaign will leverage private funds, attract new businesses, and create jobs within the target area that will elevate Peekskill as the premier regional downtown.

DOWNTOWN IDENTIFICATION

1) Boundaries of the proposed DRI area

The Target Area consists of the downtown Central Business District and the Waterfront/Transit Oriented Development District, linked by the walkable Central Avenue/McGregory Brook corridor (see attached map). This area is positioned to receive and distribute goods, services, and people from the north - south via Route 9 and the Taconic Parkway, from east - west via Route 6/35/202 and the Bear Mountain Bridge and Parkway, and by train to NYC in one hour via the Metro North Hudson Line. Further, this primary activity center is replete with traditional Main Street goods and services including food markets, housing options, healthcare, employment, education, parks, and community spaces, all highly walkable with multi-modal transportation options. Its catchment area contains approximately 400,000 persons within a 30-minute driving radius, which is greater than 5,000 people per square mile. Peekskill's population of 24,000 continues to increase -- 5% from 2000 to 2010, and another 2% since 2010. Peekskill's community is diverse, with 33% White, 39% Hispanic, 20% Black/African American, 3% Asian, and 5% other races (2016 ACS). The Hispanic population increased by 77% since 2000. The neighboring communities conduct business, engage in leisure activities, and recreate in the Target Area and consider Peekskill *their* downtown. It is a cohesive well-defined district that has experienced a recent surge in public and private investment and is perfectly positioned for reclamation, reinvention, and transformation.

2) Past Investment, future investment potential

Peekskill's significant public, private, and non-profit funding has established investment foundations that are critical to future growth and redevelopment of downtown. Peekskill has an excellent public to private investment ratio: for every \$1.00 in public investment, \$5.00 of private funds are invested locally. Peekskill has already begun capitalizing on prior investment, evidenced by comparing the dollar amounts reported in Peekskill's 2016 DRI application (\$154M private/non-profit; \$30M public investments) vs. 2018 (\$189M private/non-profit; \$44M public) vs. 2019 (\$246M private/non-profit; \$49M public).

Private investment completed or under construction: \$246,100,000

- “Maker/Creator Spaces”: A recent building renovation in the waterfront TOD area by the desktop ‘MakerBot’ inventor, the leader in the 3D printing industry, is facilitating the Bantam Tools company’s relocation from Berkeley, CA. Owner Bre Pettis is investing \$6M+ to design & fabricate personal desktop milling machines. Bantam Tools is a clean & innovative light industrial business initially employing 12 skilled craftsmen, growing to 55 employees in 5 years. Additional buildings acquired in the purchase are expected to house incubator and start-up tech companies using skilled labor & in-house advancement. This will be collaborative workspace to design and create prototypes in industries such as coding, milling, printing, electronics, sewing, woodworking, etc. This innovative business model addresses MHREDC’s tradable sector strategy by introducing advanced manufacturing and cutting edge technologies into a mixed use TOD neighborhood. Mr. Pettis is partnering with Westchester Community College to create a link between training and employment. This collaboration between business and academia will encourage innovation and develop career opportunities that will discourage youth flight from the Hudson Valley.
- HRHCare: A \$7M expansion of the regional non-profit health care agency in downtown, which draws persons of all income levels from a wide area for affordable medical and dental care. The renovation included a 25kW solar array on the roof of the facility. Numerous health care training facilities have opened in downtown, providing new workers for the rapidly expanding health care industry.
- Peekskill Central Market: A \$3M rehabilitation of a landmarked building in the Downtown Historic District includes 12 reasonably priced retail kiosks and the 250-seat Dramatic Hall for live performances and private events to advance tourism and attract visitors.
- Main Street Commons: \$3M for new construction of a 25,000 square foot retail building at the eastern downtown gateway with two anchor tenants and a renovated building housing a large beverage retailer.
- Evening Star Building: Historic building on Main Street includes artist lofts and a design/fabrication studio for Eclectic Precision Lighting, a company that relocated from Brooklyn and invested over \$700K in downtown. A lobby dedicated to the newspaper industry is in the works.
- Seekircher Steel Window Corp: \$450K to expand a world-renowned specialized business on Central Avenue with 9 new jobs.
- Factoria at Charles Point: A renovated 45,000 square foot, \$6.6M mixed use/entertainment complex at Charles Point Marina with a state-of-the-art arcade, laser tag, and indoor-outdoor ropes course. Spins Hudson is distinguished as a unique regional family entertainment destination, and the complex includes a 250-person catering facility, seafood restaurant, and a micro-distillery and brewery. This complex addresses MHREDC’s tourism strategy by expanding the food and beverage industry in a former industrial area.
- Peekskill Power and Repair reinvested \$1.5M in downtown by constructing a new retail building and continuing its 70 year old family-owned business in downtown.
- Eagle Bar & Saloon, Hudson Room, Taco Dive Bar and Buns n Bourbon: \$2M in renovations brings diverse cuisine to the restaurant/entertainment scene in downtown and at the waterfront.
- N. Dain’s Sons Lumber Company: 170-year old family-owned/operated business invested \$1.2M in renovations/expansion and installed an 86 kW solar roof array in the waterfront TOD district.
- Lofts on Main: \$20M new construction consists of 25 market-rate rental units and 50 subsidized artist lofts, four retail spaces, and an artist gallery in the heart of downtown.
- The Abbey at Fort Hill: A new \$65M, 178-unit luxury rental complex nears completion and includes the renovation of an historic building into a premier destination spa, 42-room inn, high-end restaurant, and catering facility that will attract tourism to Peekskill.
- Welcher Avenue Shopping Center: The \$4M renovation and addition of a 15,000 square foot CVS, Trustco Bank, and McDonald’s is nearing completion.
- The Gateway: A new \$5M townhouse project on Main Street has 14 for-sale units and 2 affordable units marketed towards first-time homebuyers.
- McHale Pest Control Training Center: A new \$2M facility set to open shortly with 30 new jobs that provides skilled training to expand job opportunities.

- 1 Park Place: \$55M 10-story mixed use development under construction in the CBD with 181 market rate residential units and 5 retail stores.
- Senior Independent Living Facility: A new \$12.5M facility with 53 affordable units with jitney service is under construction at the eastern edge of downtown with Westchester County investing over \$2M in infrastructure.
- The relocation of Manzer's Landscape Design business into Peekskill for an investment of \$1M and the addition of 20 jobs along with a mentor/apprenticeship program established at the high school;
- 82 units of new subsidized workforce housing on the Central Avenue route with an investment of \$47 million including an infusion of Westchester County funds for the parking garage and infrastructure. The developer has agreed to include an apprenticeship program for skilled construction training.
- 9 new upper floor dwelling units in the heart of downtown with renovated retail space for a total investment of \$500k.
- 3 new retail spaces in a renovated historic building in downtown for an investment of \$650k.

Public improvements completed or under construction: \$48,915,000

- **Critical Infrastructure** -
 - A \$1.5M sewer pump station replacement project has been connected to the anticipated redevelopment at the city-owned 'Lower South Street' site. This 11.6-acre property is an approved project in the DEC Brownfield Cleanup Program with associated tax credits, and major redevelopment proposals are under review. This is an opportunity area for regional job generation and is vital in the city's continued revitalization efforts. DRI funding would provide needed public sewer improvements to leverage additional private investment.
 - Recently completed is a new \$18M state-of-the-art Central Firehouse that consolidates six firehouses and frees up two city-owned buildings in the target area for redevelopment.
 - The City recently spent over \$4M to upgrade its two downtown parking garages with LED lighting, improved signage, structural improvements, electronic meters and pay stations, and instituted a reconfigured parking permit system. More infrastructure work is needed to balance the usage between the two garages.
 - The City also spent \$500K to renovate the Library Plaza, a main gathering space in downtown, and \$500K to add automatic parking meters and kiosks in all downtown parking facilities. Recently completed is a Comprehensive Parking and Signage Analysis to optimize the distribution of downtown parking and add directional/wayfinding signage. DRI funding will help to finish its implementation. Four rounds of NY Main Street grant funds totaling \$1M were used to rehabilitate and repurpose 22 mixed use buildings and leverage over \$2.6M in building improvements in downtown. The City received a fifth round in 2018 and is currently being implemented.
- **Green Infrastructure** - The City spent \$665K to replace fluorescent cobra head streetlights with LED lights city-wide. Peekskill invested \$4M of Federal, State, and City funds on seven major streetscape projects to improve downtown safety and walkability for patrons, visitors and residents. As a designated Clean Energy Community, Peekskill implemented a \$50K grant by installing LED lights in the downtown Nelson Avenue parking garage.
- **Open Space & Waterfront Development** - The City collaborated and partnered with the State (DOS, OPRHP and DEC) and non-profit group Scenic Hudson to develop the popular \$4M Scenic Hudson Park at Peekskill Landing. An additional \$4M of State (ESD and DOS), local, and private funds were invested to create 3+ miles of waterfront trailway access of the NYS Hudson River Greenway. \$1.9M of DOS and City funds are being spent to extend the Waterfront Trail to its southern terminus in Buchanan. Peekskill's award-winning waterfront park system is a regional tourist destination that provides public waterfront access to all.
- **Tourism** – To advance the tradeable sector strategy, \$3M was expended with ESD and local funds to construct the Lincoln Depot Visitor Center and Plaza in the TOD district, and an additional \$3M of ESD, OPRHP and non-profit funds were spent to restore an historic freight depot into the Lincoln Depot Museum. This complex is open with exhibits, events and reenactments. Peekskill is participating in the Mario Cuomo Bridge tourism strategy by offering Travel Stories to tourists on Route 9 and inviting them to park and take historic and public art walking tours in Peekskill's downtown.
- **Job Growth (Human Capital)** - The City awarded \$200,000 of CDBG Microenterprise grant funds to assist seven downtown businesses with startup or expansion. Additional jobs for low to moderate income persons are being created and

private funds leveraged from this public investment. The City is applying in 2019 for a second round to continue this popular program.

Projects under review or ready to move forward: \$41,107,000

- AIM: A promising new economic development initiative sponsored by the Hudson Valley Gateway Chamber of Commerce is called AIM (www.artindustrymedia.com), a marketing and advocacy platform charged with attracting multi-media and tech businesses to Peekskill. The City is a hub for attracting and retaining multi-media enterprises outside of New York City (see sponsors on the AIM website). AIM strives to connect similar businesses for networking and resource-sharing, and has been successful with the recent relocation of several businesses to downtown. Many other art, industry and media businesses have expressed strong interest in moving to Peekskill due to industry synergy, and to move their home-based businesses into collaborative maker spaces. AIM has teamed up with Westchester Community College and the Center for Digital Arts in downtown to provide workshops and venues for exhibiting student work and networking with industry leaders.
- Private development under review includes 80 new market rate rental units on Central Avenue for \$14M; 50 new residential units for \$9M in the TOD area; a \$500K renovation of the commuter train station into an indoor/outdoor café and visitor center with 15 new jobs; potential investment of \$25M at the former White Plains Linen site in downtown for approximately 100 market rate residential units and a boutique hotel; renovation of historic Chateau Rive to add 36 apartments for \$6M. The City and developers are working toward realizing these projects by early 2020.
- Large vacant properties ready for redevelopment in the Target Area include approximately 1.5 acres adjacent to the train station owned by Ginsburg Development Companies and the City of Peekskill, a large tract of City-owned vacant land fronting Central Avenue, and several public parking lots in the TOD area.
- Privately-owned building under renovation in downtown for a Community Arts Center that has been needed and desired for many years. \$2.5M is being invested to create artist space, an art cinema, coffee roaster and café, and training space for Arts 10566 where Peekskill youth receive professional art instruction.
- Thompson Cidery's expansion into Peekskill with a 2018 ESD grant responds to the tourism strategy by adding an innovative beverage industry to Peekskill's existing craft and beer establishments.
- \$325K of City funds are currently being expended to upgrade and expand the historic Fort Hill Park. \$250K has been authorized by the NY Dormitory Authority to improve a major section of the Main Street Streetscape. This project is expected to start construction in 2020.
- The City drafted zoning revisions to allow solar farms/arrays to locate on large parcels such as the former City-owned landfill that is under a DEC consent order. DRI funding could assist the City with the relocation of City Yard on a portion of this site, freeing up a valuable property near the waterfront for private development.

Peekskill is well-positioned to catalyze these significant investments through zoning, smart growth, and sustainable development regulations. The recently rezoned waterfront area promotes transit-oriented development, reduces parking ratios, and increases allowable building height. As permitted in the CBD and waterfront TOD areas, bed & breakfast hotels complement tourism activity. Also, manufacturing zones were revised to encourage the reuse of industrial building stock for mixed use development. The City promotes 'green' investments through successful acquisition and implementation of DEC and NYSERDA grant funding and participation in environmental programs. Zoning regulations incentivize LEED-certified buildings, exceptional landscaping, and pervious surfaces, and parkland (or payment-in-lieu) is required of all new residential units. The City as a designated Clean Energy Community is applying for a tree inventory grant (DEC) for downtown, signed an IMA with Sustainable Westchester for aggregate purchasing of electric vehicles, and has received \$32K from the DEC for 2 electric vehicle charging stations in the downtown and at the waterfront.

Peekskill is experiencing unparalleled investment in its CBD and TOD districts, and is capitalizing on its success by welcoming in smart growth developments. Our invitation to "Take a Peek.....Discover Peekskill!" is receiving serious attention from investors, business owners, new residents and tourists from throughout the region.

3) Recent or impending job growth

Approximately 500 new employment opportunities will be generated as a result of the pending and proposed business ventures described above. Many small industries are locating in Peekskill and in turn attracting other similar ventures. An array of innovative cutting edge businesses allows Peekskill to rely on a diversified employment base rather than on a few large corporations. Access to road (Route 9/9A), rail (MTA), and transit (Bee Line Bus Service) make business location in Peekskill appealing. Peekskill's combination of housing, jobs, entertainment, goods, services, recreation, transit, community spaces and events in a vibrant and compact downtown is the lifestyle that is in high demand and not easily found. Increased workforce housing and job growth and job training in the Target Area are attracting young professionals, artists and service workers to live in downtown and take advantage of the quality of life that abounds in Peekskill. Investing in strategic projects will promote additional redevelopment and establish Peekskill as the ultimate small city in which to live, work and raise a family.

Peekskill's major employers include White Plains Linen (600 jobs), HRH Care (250 jobs), BASF (110 jobs), Wheelabrator Westchester (67 jobs), C-Town Supermarket (40 jobs), D. Bertoline & Sons Distributors (36 jobs), and Holiday Inn Express (35 jobs). Due to its growing success, White Plains Linen relocated to a larger facility on John Walsh Boulevard and expanded entry-level employment opportunities by 162 jobs. Manzer Landscaping added 20 jobs with its relocation to Peekskill. The U.S. Census Bureau has chosen Peekskill as its regional headquarters and 50 employees will conduct the 2020 Census here starting in 2019. Hudson Valley Hospital, located immediately outside Peekskill, merged with New York-Presbyterian Hospital and is expanding and adding new employment positions at all levels.

Smaller, niche market investments – craft food, service, multimedia, and the arts – are increasing the City's job base. Restaurant openings added over 100 jobs within a ¼ mile of transit stops. The Peekskill Central Market will add 30 jobs when fully occupied. The Abbey Inn, Spa and Restaurant on Fort Hill will employ approximately 40. 'La Factoria' added 50 employees in year 1 and will have 100 employees under full operation. These jobs likely appeal to entry-level workers, recent graduates, and service industry workers. Peekskill is promoting an innovative strategy to encourage job creation by participating in two rounds of the CDBG Microenterprise Program. Assistance to small businesses with low to moderate income owners and job creation responds to the goal of providing a range of employment opportunities to the local population. In addition, the City's Artist District attracted over 150 creative solopreneurs in photography, graphic design, video and sound production, culinary arts, digital media, and other artistic endeavors, and the AIM initiative promises to attract additional businesses with jobs at all levels. The non-profit '10566' program follows the STEAM model by providing free training to over 500 Peekskill youth in 8 artistic disciplines for future careers.

Under REDC's Opportunity Agenda Initiative, Peekskill collaborated with Westchester Community College and offered several bilingual classes that taught entrepreneurship and basic job skills training. These programs have graduated a qualified and employment-ready workforce. The Target Area houses several training schools including Empire Beauty School and the Hudson Valley Training Center for medical personnel. As an REDC Opportunity Agenda Community, Peekskill partnered with Pace Land Use Law Center to sponsor 10 successful Mayors' Redevelopment Roundtable workshops for regional collaboration and professional training.

Despite the recent uptick in job creation, Peekskill's median household income is still only 64% of Westchester County's median income. This highlights the need for additional career and job training opportunities, which has received significant focus from this administration and the local private sector.

4) Attractiveness of physical environment

The target area is an attractive, livable, and cultural hub of activity evidenced by the influx of new housing opportunities. Amenities to support this new development include abundant waterfront recreation space, a walkable downtown core bursting with a variety of dining and entertainment options, and access to regional employment centers. Properties exist in the TOD/Waterfront area and on Central Avenue that are prime to advance MHREDC's placemaking strategy by introducing new mixed use housing and business opportunities, and smart growth infill uses that will connect the CBD and TOD.

- Housing:** The CBD has diverse housing options, including approximately 75 single and multi-family homes, 650 apartment units, 140 HUD-assisted units, 210 senior units, and 150 artist live-work lofts, all in the center of downtown. 201 townhouse units are located adjacent to the train station overlooking the Hudson River. Average rents in downtown range from \$1,400 to \$2,000 per month for one and two bedroom units, and there is less than a 4% rental vacancy rate (Census). The average selling price for a single-family house is ~\$320K, up from \$250K in 2017, making Peekskill's real estate market one of the most attractive in Westchester County. Recent investment in downtown residential development totals over \$207M, with 594 units recently completed or under construction. An additional 266 units are in the planning stages with an investment of \$54M. All are serviced by public transit and sidewalks. The City rezoned the waterfront area to promote transit-oriented development, encourage a mix of uses, enhance walkability, and provide public access to the Riverfront/Hudson River. This area is on the verge of experiencing major redevelopment.
- Target Area Businesses and Food Markets:** On North Division Street (known as Restaurant Row) and throughout downtown are a variety of local food and beverage establishments, boutique retailers (e.g. clothing, guitars, antiques, etc.), live/work studios, art galleries and professional services (accountants, financial advisers, lawyers, dentists, doctors, etc.). Fifty Latino-owned downtown businesses serve a growing population with food service, green grocers, variety stores, health and beauty services, taxi service, landscaping and contracting, tax preparation, and legal services. La Placita C-Town, a downtown supermarket, is extremely popular and caters to a variety of cultural palates, provides quality produce and meats, and is transit and foot accessible. As one of the longest operating markets in the County since 1990, the Peekskill Farmers' Market features healthy food choices and locally sourced organic fruits and vegetables, antibiotic-free meat and poultry, local honey and maple syrup, and New York State wines and craft beer. Several businesses have expanded and have expressed a need for additional employees. Public services include NYS Department of Motor Vehicles, City Court and the US Social Security office. What's missing is more weekday and weekend visitors, which would be enhanced with a renovated centralized gazebo meeting space and the proposed Museum of Contemporary Art and hotel space. Peekskill would be the only community in Westchester with two public art museums. With an increase in international tourists traveling through Stewart International Airport, Peekskill is looking to market and create self-guided art tours of our 50 public art displays as well as our historic sites. Further down Central Avenue near the waterfront are several new eateries and the Lincoln Depot Museum and Visitor Center to complement the outdoor recreation amenities. This area contains developable vacant property that would allow expansion of the TOD district.
- Multi-Modal Transportation:** Downtown has a variety of transportation options including rail, bus, auto, and taxi service to local and regional locations. The city's Industrial Development Agency, the Peekskill BID, and a partnership of key businesses funded a pilot program, offering a seasonal, complimentary trolley van linking the Metro North train station with the downtown, Blue Mountain Park and Anthony's Nose hiking trails. An increase in the number of downtown residents and activity level in the TOD area will result in the re-introduction of the trolley on a permanent basis. Implementation of the Complete Streets Workshop recommendations will enhance the usability and attractiveness of the transportation system. A bike rental shop, local taxis, zip cars, and electric vehicle charging stations will give visitors and residents multiple transportation options to traverse the city and region.
- Walkability/Bikeability:** At only 4.3 square miles, Peekskill is considered both a walkable and bikeable community. Each intersection in the target area has a clearly designated crosswalk, street identification signs, and many have ped-head traffic control devices that provide additional safety. Downtown crosswalks were upgraded with stamped concrete to make them more attractive and visible. The walk between North Division Street and the train station via Central Avenue is a quick 10 minutes, but this corridor would benefit from streetscape upgrades, access to the beautiful McGregory Brook, and more interesting uses to create a pleasant pedestrian way and encourage walking. Biking is permitted on city streets, in nearby Blue Mountain Reservation (1,500 acres) and in Depew Park (175 acres).
- Recreation, Trails, Parks:** Within walking distance from downtown is Depew Park, which features ball fields, running tracks, swimming pools, ponds, trails, tennis courts, bocce courts, and other outdoor amenities. Northwest of downtown is Fort Hill Park (62 acres due to recently deeded land), which features a trail system, Revolutionary War history (barracks, cemetery), and access to the Nelson Avenue Neighborhood Historic District. Within the heart of downtown is beautiful and quaint

Pugsley Park, which would benefit from improved programming. The Downtown Gazebo is the recognized center of the CBD, but it is deteriorating and no longer attractive as a central public meeting place. Funds are needed to redesign this City-owned plaza to bring a welcoming gathering place back to downtown. The creation of the award-winning Southern Waterfront Trail system and 21-acres of waterfront parkland (funded by NYS DOS, ESD, DEC, OPRHP) with gazebos, picnic tables, open fields, a kayak launch, public sculpture and interpretive signage attracts visitors from a wide area. The trail will soon expand to more than 3 miles long, terminating at Buchanan's Lents Cove Park at the City's south end. A future CFA grant anticipates a pedestrian connection over the railroad tracks from Peekskill Landing to the Annsville Preserve Park and Paddlesport Center on the north end. The County-owned Blue Mountain Reservation attracts hikers from around the world, and has been recognized as a premier mountain biking destination. Of all visitors arriving in Peekskill by train on the weekends, 85% are from NYC and 15% are international travelers, and most are coming here to hike. A permanent trolley loop will bring those hikers to downtown Peekskill.

- **Access to Health Care:** HRHCare operates a highly successful operation in Downtown Peekskill and provides excellent, affordable and localized health care to both Peekskill and regional residents. There are also numerous private doctor & dentist offices in the downtown area. Abutting the city limit is the Hudson Valley Hospital that provides expanded quality health care with a wide choice of physicians. All locations are accessible by transit.
- **Community Spaces:** Cultural institutions, performance groups, and artist galleries abound and include The Paramount Hudson Valley Theater, Hudson Valley Center for Contemporary Art (HVCCA), Peekskill Central Market and Dramatic Hall, Antonia Arts, Driftwood and Flat Iron Galleries, ARTS 10566, Peekskill Clay Studios, among others. More than thirty large-scale public art displays are visible throughout the city. This includes the Peekskill Project, a regionally renowned public arts festival sponsored by the HVCCA that has received widespread recognition, including coverage in *The New York Times*.
- **Academic, Cultural, Entertainment:** The restored 1,100 seat Paramount Theater hosts a wide range of nationally recognized performers and acts, but requires repairs to its HVAC system to function efficiently. Downtown hosts the Westchester Community College Center for the Digital Arts that draws 2,500 students to the downtown annually. More than 10 galleries feature local artists' works for educational and cultural expression, and numerous retail and restaurant establishments celebrate Peekskill's diverse ethnic cultures. The proposed downtown hotel and financial assistance for the non-profit museum would round out the downtown to attract visitors for artistic appreciation.
- **Historic Significance, Architectural Design:** The Peekskill Museum in downtown is home to the city's historic collections and offers numerous exhibits and events focused on local history. The entire downtown is a locally and nationally designated Historic District with a self-guided walking tour, and abuts the residential Nelson Avenue Historic District. At the waterfront, the recently completed Lincoln Depot Museum exhibits exceptional collections related to President Lincoln, his 1861 Peekskill train stop and address, and the Civil War. An adjacent and complementary Visitor Center and Public Plaza have recently opened. The Historic and Landmarks Preservation Board approves all exterior changes in the CBD, and the Planning Commission reviews building design in the waterfront zone. These safeguards ensure that the historic and aesthetic quality of the built environment is maintained, and adds character and a sense of place to the Target Area.
- **Community Celebrations:** Annual events include the Hudson Valley Exposition and the July 4th Festival and Fireworks at the waterfront (which attract tens of thousands of people every year), the Rotary Club Horse Show, Outdoor Dining and Music Weekends, Open Studios in the Artist District, Juneteenth Parade, New Year's Eve Ball Drop and Fireworks, Peekskill Summer Sounds Music Festival, Harvest Festival, Cinco de Mayo Celebration, St. Patrick's Day Parade, Nashkill Bluegrass Festival, Eagle Fest, Cherry Blossom Festival, Community Health Fair, Farmers' and Flea Markets, Peekskill Makes Me Merry, Parks Clean-Up Day, and the recently added Miss New York Competition. While Peekskill coordinates with Historic Hudson Rivertowns to market events for a regional draw, Peekskill could attract significantly more visitors with a branding and marketing campaign that announces our offerings, events and assets.

Peekskill possesses the crucial attributes and inclusiveness that make it attractive to people from all walks of life. A strong foundation with willing investment partners ensures that new initiatives will advance the City to the next level.

5) Quality of Life policies

Peekskill is livable, affordable, naturally beautiful, and full of creative people. Our successes are due to the following policies, programs, and initiatives:

- **Planning Documents:** The City has completed numerous studies that make DRI projects ready for implementation. The Central Avenue/South Water Street Corridor Study identifies streetscape solutions which are needed to revitalize the main pedestrian connection between the CBD and the waterfront/TOD. The Downtown Retail Recruitment Study and implementation plan analyzes market data and identifies revenue leakage and appropriate niches to pursue for downtown business growth and expansion opportunities. The NYMTC Complete Streets Study identifies several projects that require funding, such as streetscapes to improve ADA-accessible routes and a bike route between downtown and the railroad station. The Downtown Parking and Signage Analysis recommends demand management strategies and directional/wayfinding signage improvements. The Fleischmann Pier Feasibility Study is completed with construction-ready documents and all permits have been issued; funding is needed to reconstruct the pier (a 2019 CFA application). A sewer line re-routing analysis for Lower South Street is completed and necessary for leveraging future development. The City will apply for construction funding in 2019. The groundwork for leasing DOT property under Route 9 for parking is complete, and this project will be ready for construction. The Former White Plains Linen Feasibility Study, funded by ESD's Opportunity Area Agenda, analyzed the property's market potential and proposed an area zone change that allows residential uses in this building that is a key anchor on the northern edge of downtown. The owner/developer is ready to proceed. As part of the City's smart growth initiatives, Peekskill partnered with the Pace Land Use Law Center to analyze and rezone the waterfront area for TOD. Peekskill offered grants to seven small businesses through the Micro-Enterprise Program that expanded or relocated in Peekskill and provided low- to middle-income jobs. The City is applying for this CDBG funding for another round in 2019.
- **Modern Zoning & Development Standards:** Peekskill is progressive in adopting new zoning legislation that improves the lives of its residents: Zoning was adopted to allow artist lofts and general residential uses are permitted in the CBD/TOD district; design guidelines were adopted for the downtown local historic district to protect its character and aesthetics; the TOD/waterfront area was rezoned to increase building height, reduce parking ratios, and promote transit usage; the CBD was rezoned to promote bed & breakfast hotels to encourage tourism; the City has added light industrial uses in a section of the waterfront area to advance TOD and to promote mixed use and job creation near the train station. The City has drafted zoning language that will allow solar farms and arrays to locate on larger properties, including on a former City landfill.
- **Foreclosure Prevention:** Peekskill implemented a \$100K grant to implement the 2016 'Zombie Law' that has enhanced the City's appearance, increased housing availability, and stabilized neighborhoods. An extensive community outreach effort was conducted to connect residents to available preventative resources.
- **Management Structure:** Peekskill has a City Manager form of government supported by 200 city employees. The Mayor and Common Council legislatively determine City priorities and are fully apprised and engaged in public and private efforts. In collaboration with the Peekskill BID and Chamber of Commerce, the City makes physical improvements to downtown and promotes year-round cultural and holiday celebrations loved by residents and visitors alike. The Peekskill IDA and Local Development Corporation provide additional economic development assistance for various housing, commercial, and infrastructure projects.
- **Non-Discrimination Laws:** The Peekskill Common Council adopted a resolution to re-affirm its commitment to be an inclusive community, explicitly welcoming all residents to become active members of the community. Peekskill's demographic makeup is approximately 37% White, 37% Hispanic, 20% Black/African American and 6% other races (2015 ACS) - one of the most diverse communities in Westchester County. The City's diversity is expressed through its community groups, schools, religious groups, community publications, ethnic establishments, and citizen participation in a multitude of activities.
- **Sustainability Policies:** Peekskill participated in the 2017 Solarize Westchester campaign and signed more than 30 residential contracts and 3 commercial contracts installing solar roof arrays. A solar farm is being considered for the City's 9 acre Corporate Drive property to provide low cost electricity to the community, particularly to new affordable housing developments and the proposed Boys' and Girls' Club at the Kiley Center in downtown. The City is replacing old sewer lines and pump stations with CDBG funding. All incandescent street lamps were replaced with LEDs to reduce costs and

energy consumption, and recently replaced all downtown coin-operated parking meters with electronic meters. The Conservation Advisory Council also completed the DEC Community Air Monitoring Program in 2017. Zoning regulations require native/non-invasive vegetation, flood-resistant plantings and infrastructure along the waterfront, and provides incentives to build LEED-certified buildings. The City received a \$125K EFC grant to conduct citywide Infiltration/Inflow Testing to inspect storm and sanitary sewer connections for repair, and will apply to EFC for implementation funds. The City is an active participant in NYSERDA's Energy Benchmarking initiative by utilizing the EPA Portfolio Manager to track and analyze energy usage in City buildings. Peekskill has completed numerous NYSERDA initiatives and received a \$50,000 grant for LED lighting. The City has hired Honeywell Corporation to make energy efficient improvements on numerous City properties, including the Paramount Theater's HVAC system and replacement of City Hall windows. The City received \$32K in DEC grants to install 2 electric vehicle charging stations in downtown and at the train station, and signed an IMA for aggregate purchase of electric vehicles. The City participates in the Community Choice Aggregation program through Sustainable Westchester, and has partnered with Westchester Power to supply green energy to all properties in Peekskill.

- **Smart Cities Innovation Technology:** New programmable electronic meters are convenient for parkers and cost effective for the City. All city trash is converted to steam energy at Wheelabrator, a local waste-to-energy incinerator, which is also supplying processed steam to run the large White Plains Linen Facility. The City is exploring the purchase of a modern refuse containment system for downtown. Broadband and Wi-Fi hot spots are available in downtown, and public Wi-Fi is available in City buildings. Peekskill Police utilize new on-board patrol car GIS capabilities to enhance accuracy when responding to an emergency. The Centralized Firehouse features modern HVAC and LED technologies to reduce greenhouse gas emissions. The City has replaced 50+ year old pump stations and water infrastructure to prevent future financial and environmental issues. The Water Department has recently installed 'smart read' water meters citywide to accurately pinpoint leaks and system errors. Peekskill's middle and high schools have highly active science/environmental clubs that participate in and promote innovative technology.
- **Age-Friendly Community:** Nearly 25% of Peekskill's population is 55 years and older. Our very active Senior Center and Senior Nutrition Program have full participation, and provide educational, well-being, and recreational outlets for Seniors. Young professionals are particularly lured by the plethora of food, drink, and entertainment establishments and excellent outdoor recreation and festivals. The Peekskill Youth Bureau, Kiley Center and Public Library provide an extensive array of year-round programming for children and young adults in the community. A branch of the Boys and Girls Club is being planned to locate in a renovated Kiley Center in downtown. All age groups are attracted by a walkable downtown with transit options, extensive recreational activities that are ADA-accessible, and inner-core residential neighborhoods with affordable housing stock.

6) Public Support, Input and Participation

The Common Council held a televised public meeting on May 6, 2019 to explain the DRI process to the public. 'Citizens to be Heard' was held at the May 13, 2019 Common Council meeting to receive public input. Comments on the vision, potential projects, and this DRI application were received from the BID and other downtown stakeholders and City residents, which were incorporated into the City's submission. Peekskill's approach to the DRI process was explained to our legislative representatives, quasi-governmental agencies, developers, investors and nonprofits, and they expressed their support for Peekskill's vision in the attached letters. All proposed projects and completed studies have had public input, many with workshops and charrettes.

A grass roots Community Congress has been meeting this year to give the citizenry the opportunity to identify their vision for the community and to vote on priority projects that can be implemented by local volunteers. The top two priorities include providing jobs and training for youth, and to solidify Peekskill as a model walkable city. Projects that address these priorities are strongly advocated in this DRI application. Volunteer committees are currently being coordinated to implement the priorities that were expressed through this citizen-driven process.

If chosen for the DRI, the Local Planning Committee will be assembled from the local leaders and stakeholders listed below. Current collaborations indicate that these groups are already committed to working together to develop the vision, projects, and

action plan for the DRI, while soliciting citizen input. Mayor Rainey would Chair the LPC with participation from a regional official, local developer, community groups and representatives from Youth Organizations, among others. Peekskill has no shortage of creative, passionate, and knowledgeable people eager to represent and promote the best interests of the City through the DRI process.

- **Hudson Valley Gateway Chamber of Commerce:** The HVGCC was awarded the NYS Business Council Chamber of the Year Award in 2015 and recently celebrated its 100th Anniversary. Its Executive Director has more than 30 years in marketing and sales, and invests considerable time in downtown Peekskill. The Chamber is located in downtown and represents the interests of almost 500 regional members.
- **Comite Latino:** With 75+ member businesses located in/near the Target Area, the group is led by a Latino artist/community supporter who also serves on the Governor's Commission on AIDS. The group was formed under the direction of the HVGCC for Latino-owned businesses and other New Americans, and looks forward to participating in the DRI.
- **Peekskill Business Improvement District:** The first BID in Westchester County to be confirmed by property owners, it represents approximately 300 businesses and 160 property owners. Its Executive Director has extensive experience in economic development, marketing and competitive media strategies, and is ready to help implement the DRI.
- **Peekskill Industrial Development Agency:** The PIDA provides financial assistance to private entities through tax incentives in order to promote economic development. They assisted 610 units of affordable and senior housing and many commercial projects including White Plains Linen, La Factoria, and Fort Hill Inn & Spa.
- **Peekskill Facilities Development Corporation:** The PFDC acts a catalyst for development projects for the City and for PIDA by providing loans and grants to commercial and residential projects. They most recently provided funding in cooperation with the BID for a shuttle service link between the train station and downtown.
- **Peekskill Housing Authority:** PHA has 144 units in the project area and an additional 129 units throughout the City. The Housing Authority's mission is to provide livable, safe and affordable housing for low and moderate-income residents, and continues to support a range of housing in Peekskill.
- **Peekskill's Historic & Landmark Preservation Board:** The HLPB ensures the protection and enhancement of historic buildings in the downtown to maintain its character and sense of place. With its historic charm, Downtown Peekskill has become an attractive location for film shoots.
- **Peekskill Arts Alliance:** A non-profit group of 100 artists that represents the interests of local artists and promotes art-related events, including the annual Open Studio Tours, which just celebrated its 21st year.
- **Westchester Community College Center for Digital Arts:** The College offers workforce training, collaborates with the local artist community, and is a strong partner in community events and the revitalization of downtown.
- Peekskill Community Congress is forming committees from the hundreds who have volunteered to implement the citizens' top priorities; a true grass roots effort that supports DRI priorities.

All projects described in this application have been vetted at Common Council meetings, and the public has provided input. For those who cannot attend meetings or watch live on the Government Access Channel, the City records meetings for TV viewing and posts them to the City's website. Downtown property owners and merchants are provided updates of City initiatives, and collaborate at the monthly BID meetings. All these efforts result in an open community engagement process that creates a unified vision for Peekskill's Target Area.

Peekskill's Mayor Andre Rainey and the Common Council are enthusiastic and supportive of the DRI as evidenced by the resolution in the attachment, and they are collaborating on the City's revitalization efforts. Several Council members have businesses in the Target Area, and one serves on the BID Board of Directors. The Mayor and Council work efficiently and effectively to establish policy and promote private development to advance the City's goals that are aligned with REDC policies. The City's initial local lead will be Jean Friedman, AICP, with 18 years of City longevity and 37 years of city planning and development experience. The Department will collaborate with other City departments and outside consultants to assist the Mayor and a local DRI Planning Committee oversee the plan's development and implementation.

7) Transformative Opportunities

The following projects have been vetted with the public and supported over many years but never implemented, mostly due to a lack of funding. These are transformative projects that could be implemented within two years' time with sufficient funding. They've been strategically chosen for their ability to jump-start revitalization and to prompt others to invest in Peekskill. If selected as the 2019 DRI Community, Peekskill and the LPC will review and analyze these and other potential projects, and recommend the final list after significant public input and support. These catalytic and synergistic projects will leverage significant private funds, build on existing community strengths, and advance the City's vision to become the Hudson Valley's premier downtown.

- A local businessman/investor recently purchased a very prominent building in downtown that was vacated by the NYS Workers' Compensation Board. A joint proposal with the internationally renowned Hudson Valley Center for Contemporary Art (HVCCA) was presented to the City that earmarks this downtown location for the affiliated non-profit **Museum of Contemporary Art (MOCA)** with an arts education component. The upper floors will be renovated with private funds into a boutique hotel, bringing tourists and art lovers into the heart of downtown. This \$7M rehabilitation project will add 30 jobs, and will be a major boon to the CBD if sufficient capital is provided for the museum's relocation and space renovations.
- The **Downtown Gazebo** is the recognized center of the CBD, but is deteriorating and no longer attractive as a central public meeting place. Funds are needed to assist the local planning committee to redesign and rebuild this City-owned plaza to re-create a welcoming gathering place in the city center.
- **Food and Beverage Industry Training Facility:** The completion of the Central Firehouse in the center of town has made two new significant properties available for redevelopment in the CBD. DRI funding would help repurpose and rehabilitate these City-owned properties into attractive business investments for job generation. A culinary training center is needed to fill the many new jobs in Peekskill's expanding food and beverage industry.
- **Multi-Media Center and Community Arts Space:** The founder of the 'Arts/Industry/Media (AIM) organization has purchased a building in downtown that could incorporate a long-awaited community arts space, multi-media center, and incubator for Arts 10566, which provides professional arts instruction for youth. DRI funds could help seed this renovation project.
- **Boys and Girls Club:** A collaborative effort is underway between the Mount Kisco organization, the Peekskill Housing Authority, the City of Peekskill and a committed philanthropist to locate a branch of the club in downtown Peekskill at the Kiley Center. Funds are needed to undertake building renovations and expansion to make it functionally viable. A funding stream is being developed to sustain the club over the long term.
- **Streetscape Improvements:** The City's vision is to connect the CBD with the TOD/waterfront area using Central Avenue as a pedestrian-friendly corridor with a linear park along the day-lighted portion of McGregory Brook. This corridor has attracted private investment with the approval of 82 units of affordable housing. The developer will create two public parks along McGregory Brook with private funds that will leverage public dollars anticipated for streetscape improvements. Central Avenue has proposals for 170 additional market rate units, public streetscape art, and light industrial 'maker spaces' at the foot of the street. Streetscape improvements are also needed to connect the commuter parking lots with the train station. This would advance pedestrian safety and improve the traffic pattern around the station. DRI dollars would significantly enhance and spark pedestrian activity on this corridor prompting new businesses and economic investments along this link.
- **Fleischmann Pier:** Construction documents to rebuild the pier for tourism are complete and all permits have been issued, making this project shovel-ready. Several stakeholder meetings and public presentations were held for input. The project includes an event space for open-air entertainment in Charles Point Pier Park, floating docks for small watercraft, and a new 480 foot long Hudson River pier for large capacity tourism vessels. The 'SS Colombia' and other tour boat companies have expressed serious interest, with capacity for 300 visitors. DRI dollars will spark a maritime tourism industry and result in spin-off economic benefits for businesses in the region, including nearby Buchanan [\$2M to be requested through 2019 CFA].
- **City Development Site:** An 11.6 acre city-owned site located on Lower South Street just off Route 9 has been planned with public input for development of a mixed use facility. The City secured DEC Brownfields Tax Credits with favorable rates. Discussions with a developer to redevelop the site are very positive and encouraging, and will be vetted with the

public shortly. Peekskill anticipates negotiating an LDA within the next few months. DRI funding is necessary to relocate a sanitary sewer line to facilitate development on the site. This work will leverage an estimated \$20M to \$30M of private investment and bring new permanent jobs that create economic development spin-offs and implement the State strategy to improve infrastructure to promote job generation.

- **The Paramount Theater**, a City-owned regional draw in the region, is in need of an upgraded HVAC system and the creation of an internal food and beverage venue to continue its viability and contribute to tourism in the Hudson Valley.
- The **Downtown Parking and Signage Analysis** is being implemented to optimize parking usage and to add directional/wayfinding signage. Capital investment is necessary to make user-friendly improvements to the James Street garage and to install directional and wayfinding signage for functionality.
- **Complete Streets**: Peekskill implemented recommendations from the Complete Streets Workshop, but several recommendations in the Target Area remain unfunded (e.g. modern refuse containment technology, dedicated bicycle lanes, 'HAWK' beacons, dedicated bus stop pull offs, tree pruning, wayfinding kiosks). With DRI investment, developing Peekskill using 'complete streets technology' would greatly add to its walkability, attractiveness, and quality of life.
- **Advanced Broadband Network**: In order to maintain a regional, competitive position for existing and new businesses, Peekskill is interested in participating in the County's 'Gigabyte Broadband ComPACT Project.' Providing advanced high-speed, state-of-the-art internet access is integral to attracting entrepreneurs, sparking technological innovations, and promoting 'digital recreation' in public spaces. This is needed to accommodate large file transfers and collaborative creative efforts.
- **The Downtown Retail Recruitment Study** analyzed market data and identified appropriate niches and revenue leakage for downtown business growth and expansion opportunities, and created a work program to attract those businesses. This study includes an implementation program that needs funding to carry it out.
- **Placemaking Opportunities**: Peekskill is in need of a marketing and branding campaign, in coordination with the BID, Chamber of Commerce, Historic Hudson Rivertowns and other interested stakeholders to promote its successes. DRI funding would generate tangible products (videos, print material, website, banners, etc.) that highlight Peekskill's assets and announce that we are a community that is 'on the move' and open for business.

8) Administrative Capacity

Mayor Andre Rainey, the Common Council, Business Improvement District, Chamber of Commerce, the Local Development Corporation and Community Congress volunteers are in full support of participating in the Downtown Revitalization Initiative. Mayor Rainey is a community collaborator, and maintains strong relations with the schools, local businesses, religious and non-profit groups, and underserved populations. The Mayor was honored by the Business Council of Westchester as a recipient of the 2018 Rising Stars – 40 under 40 Award. City Manager Richard Leins oversees daily City operations and is prepared to dedicate the necessary resources to implement the DRI. City Department Heads – including Planning & Development, Public Works, Building, Finance, Legal, Water and Sewer – will assist in managing the individual projects to be identified in the Strategic Investment Plan, with interface from the selected DRI consulting firm and from the Local Planning Committee, which will be spearheaded by Mayor Rainey. Collectively, this core team will facilitate the implementation of DRI funding. The City has demonstrated incredible ability to manage concurrent projects while keeping them on time and within budget. Over the last several years, Peekskill has completed over \$40M and currently manages several million in public projects. Many of these were funded by partnering with NYS through ESD, DOS, NYSEDA, DEC, OPRHP, HTF, EFC, DOT and HCR, and a significant number of grants have been successfully completed and closed out. If selected, Peekskill will make DRI projects city priorities and allocate the necessary staff and resources to successful implementation.

9) Other

Peekskill's past performance, present initiatives, and future visions align with MHREDC goals, evidenced by investment and job growth in the food & beverage cluster; tourism to entertainment and recreational venues; and extensive improvements to public infrastructure. Additional reasons why Peekskill is ready for DRI funding include:

- **Fiscal Health:** The financial position of the City continues to improve every year, providing economic stability, positive operating results and an increase in fund balances. In 2017, Moody's Investors Service confirmed the City's Bond Rating at A1 with a Positive Outlook, citing the City's solid management and conservative budgeting practices. In 2017 the City again was recognized by the Government Finance Officers Association with a 'Certificate of Achievement for Excellence in Financial Reporting' for the issuance of a Comprehensive Annual Financial Report (CAFR). The CAFR provides for full disclosure and transparency of financial data, allowing users of our financial statements to make informed decisions of the City's fiscal position. In 2019 the City's bond rating was raised to A-a3, the first upgrade in 12 years. The City's assessment role has achieved 4 years of steady growth. The City is well-positioned fiscally to support a significant influx of public dollars and private investments.
- **Shared Services, Governmental Partnerships:** Peekskill maintains several inter-municipal agreements (IMA) with surrounding communities, including the Town of Cortlandt's shared ambulance services and the Village of Buchanan's back-up police and fire assistance. The new Central Firehouse contains a fire training center that is shared with other communities, eliminating significant costs for duplicate training facilities. Peekskill is coordinating with the Village of Buchanan and Westchester County to complete the waterfront trail's final connection to Lents Cove Park in Buchanan. Peekskill and Cortlandt teamed up to participate in a regional Sea Level Rise Workshop conducted by the Nature Conservancy in support of a regional approach to sustainable planning.
- **Regional Impact:** With the impending closing of nearby Indian Point in 2021, it is vital to think and act regionally. Peekskill, Cortlandt and the Village of Buchanan are sharing services and ideas for fiscally sound solutions in anticipation of reduced resources. The loss of Entergy's tax revenues to the Hendrick Hudson School District will affect nearly 227 public school aged children and 357 property owners living in the south end of Peekskill. The City receives substantial philanthropic funding from Entergy for quality of life events. The Holiday Inn Express and other businesses that rely on discretionary and visitor spending from Indian Point will need to replace those lost revenues. Peekskill and its neighbors would greatly benefit from an influx of public funds to leverage private capital and to spur economic development. New infrastructure and community enhancements will pave the way for investors to develop underutilized property for job creation. Former Indian Point employees will take advantage of training and new job opportunities that are created through business development in Peekskill. Economic spinoffs will 'spread the wealth' to Cortlandt, Buchanan, and the Hendrick Hudson and Peekskill School Districts. DRI funding would positively replenish lost economic activity, create venues for job training, and create businesses that will fill the gap for the region.

With a proven track record in managing public funding, attracting and retaining private investment, engaging in community collaboration, and gaining buy-in from legislative bodies, the City of Peekskill is ready to advance to the next level of revitalization, growth, and achievement for the betterment of the entire Hudson Valley Region. An infusion of \$10M from New York State will jumpstart community-envisioned projects that are focused on equity, environmental sustainability, inclusiveness, and innovation. DRI funding will build upon our momentum and establish Peekskill as *the place* for residents, businesses, visitors, and patrons to come and explore. 'Take a Peek.....Discover Peekskill!' is emblematic of our current achievements and our bright future. It's Peekskill's time to be transformed into the ultimate model city in which to live, work and raise a family.

PEEKSKILL'S TARGET AREA

J. Youngblood

Downtown (CBD)



Central Avenue Link
(1/3 mi.)



Lower South Street

Fleischmann Pier

Waterfront (TOD)
(1/4 mi to Central Ave.)



Peekskill Bay