



**Village of Port Chester  
Industrial Development Agency**  
Village Hall Conference Room

**Agenda: Wednesday, November 9, 2022**

Time: 6:30pm

Village Hall Conference Room

- 1. IDA Roll Call**
- 2. Financial Due Diligence Report on 2SM Application**
  - a. Ms. Rachel Selsky - Camoin Associates
- 3. Chairman's Remarks**
  - a. A review of the NYS Comptroller's Office Examination of the Poughkeepsie IDA with a focus on monitoring projects (page 8)
- 4. Approval of Minutes**
  - a. October 12, 2022
- 5. AD Report**
  - a. AD Summary and General Updates
  - b. Approved and Executed AD Contract
  - c. Website FAQ draft review
- 6. New Business**
  - a. Application from 140-150 Westchester Avenue  
PCIDA - 150 Westchester Avenue Application  
Initial Project Resolution
  - b. Update status of recent presentations and other prospective applicants  
229 Willett Avenue
  - c. 2SM  
PCIDA 2SM Application Revised pp 9,10 & 14  
2SM Assemblage TOR Tax Roll 2022  
2SM Assemblage TOR AV  
2SM Mitigation Fees Per SEQRA Findings Statement

2SM Schoolchild Mitigation Formula Developer Worksheet

2SM As Built Appraisal

2SM UTEP Project Scoring Table

2SM 15 Year PILOT CBA Draft

2SM 20 Year PILOT CBA Draft

- d. Governance Committee recommendation to ratify certain PCIDA policies

**7. Old Business**

- a. Update status of recent benefit awards  
Hudson assignment agreement closed November 1st  
Hudson request by letter for a closing extension  
Hudson Extension Request  
108 Gateway LLC closed on October 28th

**8. IT Director Report**

- a. Summary report and software update

**9. Treasurer's Report**

- a. Approval of Invoices  
b. Agency Financial Snapshot  
c. Investments Update  
Investment policy update to accommodate NYCLASS  
Banking Resolution for investments

**10. Adjournment**

- a. Next Meeting December 14, 2022

**How to Follow the PCIDA**

The meeting will be:

- Streamed on [PCTV](#)
- Broadcast over local cable system public access channels
  - Channel 43 FIOS
  - Channel 75 Optimum

Past meetings are [archived for streaming](#).

For more information on the PCIDA, visit the [website](#).