



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

Agenda: Wednesday, December 14, 2022

Time: 6:30pm

Village Hall Conference Room

- 1. IDA Roll Call**
- 2. Presentation on a project at 28-34 Pearl Street**
 - a. [Saxum RE](#) - Mr Brett Rubin and [St Katherine Group](#) Mr. Nick Williams
28-34 Pearl Street Assemblage TOR
Presentation to the IDA
- 3. Financial Due Diligence report and discussion on 140-150 Westchester Avenue**
 - a. Ms. Victoria Storrs - Storrs Associates
15 Year PILOT Template CBA Draft
20 Year PILOT Template CBA Draft
15 Year Report
20 Year Report
UTEP Appendix B Scoring Table
 - b. Displacement Assistance Letter
 - c. C – TOR As Built Appraisal
- 4. Chairman's Remarks**
 - a. Keeping up to date with the PCIDA
- 5. Approval of Minutes**
 - a. November 9, 2022
 - b. November 30, 2022 2SM Public Hearing
- 6. AD Report**
 - a. AD Report
16-18 North Main St. AD Report Supplemental

16-18 North Main St. - Cost-Benefit Analysis

16-18 North Main St. - PRIW Assistance Proposal

16-18 North Main St. - Assessor Report

- b. GAP Analysis RFP review and discussion
- c. Schoolchild Mitigation RFP review and discussion

7. New Business

- a. 2SMS Due Diligence Conclusion
Project Authorizing Resolution
- b. Update status of recent presentations and other prospective applicants

8. Old Business

- a. PCIDA policy updates as recommended by the Governance Committee
Draft Code of Ethics Policy
Draft Investment Policy
Draft Procurement Policy
Draft Property Disposition Policy
Draft Travel Policy
Draft Whistleblower Policy
- b. Update status of recent benefit awards

9. IT Director Report

- a. IT Director Report
- b. Presentation on Accela process software and Camoin information dashboard
- c. Cybersecurity insurance

10. Treasurer's Report

- a. Approval of Invoices
- b. Agency Financial Snapshot
- c. Investments update - NYClass

11. Adjournment

- a. Next meeting January 11, 2023

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](#).

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