



**Village of Port Chester  
Industrial Development Agency  
222 Grace Church Street, Room 204  
Port Chester, NY 10573**

**Agenda: Wednesday, August 9, 2023**

**Time: 6:30pm**

**Village Hall Conference Room**

- 1. IDA Roll Call**
- 2. FY 2022-23 Financial Audit Presentation**
  - a. Drescher & Malecki, Via WebEx
- 3. Presentation of Reasonableness Report on the Hines Station Lofts Project**
  - a. National Development Corporation - Mr. Kevin Gremse
- 4. Presentation of PARIS Filings**
  - a. AD, CFO and Acting Secretary with Julie Marshall of Harris Beach available to discuss
- 5. Chairman's Remarks**
  - a. CoStar Group Rent Growth Report for 2Q23
- 6. Approval of Minutes**
  - a. July 12, 2023
- 7. AD Report**
  - a. AD Report
    - Final Report - 2021 Economic Impact of NYS IDAs -NYSEDC
  - b. Project Monitoring RFP Discussion
- 8. Old Business**
  - a. Hines Station Lofts due diligence conclusion - discussion  
Review of due diligence documentation  
67 New Broad Street 2023 TOR tentative tax roll AV

PCIDA Application- The Station Lofts at Port Chester - amended pages  
23.8.1

Station Lofts 15 and 20 year CBA DRAFT

TOR as built Station Lofts

UTEF Project Scoring Table from Staff- Station Lofts

**9. Resolutions**

- a. Annual Audit and PARIS 2023

**10. IT Director Report**

- a. IT Director Report

**11. Treasurer's Report**

- a. Approval of Invoices
- b. Agency Financial Snapshot

**12. Adjournment**

- a. Next Meeting, September 13, 2023

**13. Executive Session**

- a. The financial history of particular people or corporations or matters leading to the appointment of particular people

**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](#).