



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

Agenda: Wednesday, May 8, 2024

Time: 6:30PM

Conference Room

222 Grace Church Street

Port Chester, NY 10573

- 1. IDA Roll Call**
- 2. Chairman's Remarks**
 - a. Westchester Crossing Public Hearing
- 3. Approval of Minutes**
 - a. April 10, 2024
- 4. Presentations - Westchester Crossing application (Boston Post Road Owner)**
 - a. Economic and Fiscal Impact
Rachel Selsky - Camoin Associates
 - b. Financial Assistance Analysis on all application components: (Master PILOT, Residential 1, Residential 2, Senior Living, Hotel)
Victoria Storrs, Storrs Associates
May 7 Storrs Associates Report - Westchester Crossing Master PILOT
Memo May 7 - Westchester Crossing Deviation PILOTs
Westchester Crossing Summary Report - Storrs Associates
- 5. Westchester Crossing Due Diligence Review and Discussion**
 - a. Town of Rye Assessed Values and As Built Appraisals
 - b. UTEP Appendix B review and discussion of project community benefits
 - c. Mitigations Overview
 - d. Board discussion on the merits of the application

6. AD Report

- a. AD Report
- b. AECOM Economic Development Market Analysis updated scope of work
- c. Project Monitoring update
- d. Port Chester Schoolchild Mitigation Study Update
- e. Westchester County Downtown Improvement Grant report

7. IT Director Report

- a. IT Director Report

8. Treasurer's Report

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

9. Adjournment

- a. Possible public hearing on the Westchester Crossing Application May 29th at the Town of Rye Courthouse, to be discussed at this meeting
- b. Next regularly scheduled Board meeting June 12, 2024

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](#).