



**Village of Port Chester  
Industrial Development Agency  
222 Grace Church Street Room 205  
Port Chester, NY 10573**

**Agenda: Tuesday, September 10, 2024  
Time: 6:30pm Village Hall Conference Room**

- 1. IDA Roll Call**
- 2. Chairman's Remarks**
  - a. Thanks all around
  - b. ABO Website letter memo
- 3. Approval of Minutes**
  - a. July 10, 2024
  - b. August 14, 2024
- 4. Presentation - Port Chester Schoolchild Mitigation Study**
  - a. Tina Lund - Urbanomics
- 5. Presentation - Titanium Realty preapplication on Village approved projects**
  - a. [Titanium Realty](#) 155 Irving Avenue
  - b. [Titanium Realty](#) 157 Westchester Avenue
- 6. Presentation - 28 Pearl Street due diligence reasonableness report**
  - a. Victoria Storrs, Storrs Associates, by remote
- 7. Old Business**
  - a. Review of due diligence on 28 Pearl Street application  
Reasonableness Report, TOR Current and As Built Appraisals, UTEP  
Appendix B Scoring, Mitigations  
Discussion on Scheduling a Public Hearing on the Application  
Amendment of 28 Pearl Street Application

- 8. AD Report**
  - a. AD Report
  - b. Workforce Development - Soulful Synergy, LLC
  - c. AECOM Economic Development Market Analysis Strategies update
  - d. Abendroth Green Update
  - e. 30 Broad update
  
- 9. PCLDC roadmap presentation and discussion**
  - a. PCLDC Chaiman Jim Taylor
  
- 10. Annual Agency Reorganization**
  - a. Resolution - Election of officers, committees, reapproval of Agency policies, and 5 year budget projections
  
- 11. Planning Director Report**
  - a. Planning Director Report
  
- 12. IT Director Report**
  - a. IT Director Report
  
- 13. Treasurer's Report**
  - a. Approval of Invoices
  - b. Agency Financial Snapshot
  
- 14. Executive Session**
  - a. the financial history of particular people or corporations or matters leading to the appointment of particular people
  
- 15. Adjournment**
  - a. Possible Public Hearing on the 28 Pearl Street Application October 2, 2024 at the TOR Courthouse, 6:30pm
  - b. Next regularly scheduled Board meeting October 9, 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](#).