



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

Agenda: Wednesday, December 11, 2024
Time: 6:30pm Village Hall Conference Room

- 1. IDA Roll Call**
- 2. Approval of Minutes**
 - a. November 13, 2024
- 3. Presentation - Grow America Reasonableness report - Mr. Kevin Gremse**
 - a. North Pearl Holdings Grow America reasonableness report - 157 Westchester Ave. (Titanium Realty)
- 4. Old Business**
 - a. North Pearl Holdings Application due diligence discussion
Grow America reasonableness report
Town of Rye Assessor As Built Appraisal and current assessments
UTEP Appendix B and benchmark tables
Draft Cost Benefit Analysis
Possible Public Hearing on the application January 2, 2025 at the Senior Center
 - b. Abendroth Green - 27-45 North Main Street (Hudson)
Short term Project Extension Resolution
 - c. Draft Application changes to accommodate Project Monitoring, Accela Software, LDC
 - d. G&S LADA Termination
BOT Resolution Approving LADA Termination - G&S
VPC and PCIDA - G&S Satisfaction and Discharge of LADA
G&S Resolution Authorizing Termination of LADA
- 5. Chairman's Remarks**

- a. Upper middle class 2-bedroom apartments see flagging demand - another data point
 - b. Modular Building persists
 - c. The challenges for Local Hire
- 6. Discussion - Project Monitor Loewke Brill memo on Regional IDA labor practices**
- a. Regional IDA labor practices
- 7. AD Report**
- a. AD Report
 - b. AECOM public webinar event summary and next steps
 - c. ABO response letter
 - d. Potential scope of work regarding the investment environment
 - e. PCIDA meeting with Port Chester School District
 - f. Storrs Associates Analysis options
- 8. Planning Director Report**
- a. Planning Director Report
 - b. Update on Westchester Crossing amended site plan application
- 9. IT Director Report**
- a. IT Director Report
- 10. Treasurer's Report**
- a. Approval of Invoices
 - b. Agency Financial Snapshot
 - c. Agency Financial Snapshot - Pg. 2
- 11. Executive Session**
- a. matters leading to the appointment of particular people
- 12. Adjournment**
- a. Next regularly scheduled Board meeting January 8, 2025
 - b. Governance Committee meeting January 8, 2025

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](#).