



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

Agenda: Wednesday, January 8, 2025

Time: 6:35pm Village Hall Conference Room

Directly following the Governance Committee Meeting

- 1. IDA Roll Call**
- 2. Approval of Minutes**
 - a. December 11, 2024
 - b. January 7, 2025 Public Hearing on North Pearl Holdings LLC application
- 3. Presentation - AECOM Economic Development Strategies for Port Chester**
 - a. Mr. Chris Brewer and Ms. Sarah Murphy
- 4. Old Business**
 - a. North Pearl Holdings Application due diligence completion
Project Authorizing Resolution
 - b. Application from Titanium for a project at 155 Irving Avenue
Initial Project Resolution
Presentation
 - c. Application from Broad PC Owner LLC for a project at 44 Broad Street to be know as 131 Irving Avenue
Initial Project Resolution
Presentation
 - d. Draft Application changes for adoption
 - e. Abendroth Green - 27-45 North Main Street (Hudson) update
- 5. New Business**
 - a. PCIDA Draft Code of Ethics and Conflicts of Interest Policy
- 6. Chairman's Remarks**

- a. The changing nature of remote work and strengthening of the prime office market
- b. Update on Station Lofts at 67 New Broad Street
- c. Foretold Predictive Analytics - Magellan Case Study

7. AD Report

- a. AD Report
- b. Potential scope of work regarding the investment environment
- c. Loewke Brill suggestions for local hire

8. Planning Director Report

- a. Planning Director Report

9. IT Director Report

- a. IT Director Report

10. Treasurer's Report

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

11. Adjournment

- a. Next regularly scheduled Board meeting February 12, 2025
- b. Governance Committee meeting February 12, 2025 to discuss Budget due in March

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](#).