



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

**Agenda: Wednesday, February 12, 2025
Time: 6:40pm Village Hall Conference Room**

- 1. IDA Roll Call**
- 2. Approval of Minutes**
 - a. December 11, 2024
 - b. January 8, 2025
- 3. Presentation - Stagg Group - Mr. Mark Stagg and Ms. Kathleen Bradshaw - on a project at 229 Willett Avenue**
 - a. Presentation
- 4. Presentation Abendroth Green - Mr. Ernesto Padron (Hudson, Inc)**
 - a. On a previously approved project at 27-45 North Main Street
 - b. Revised Application
 - c. Initial Project Resolution
- 5. Presentation - Westchester Crossing - Messrs. Larry Rose, Chris Gibaldi (Rose Associates)**
 - a. Details of approved site plan amendment at the Village Board of Trustees
 - b. Initial Project Resolution
- 6. Presentation Grow America reasonableness report - Mr. Kevin Gremse**
 - a. Irving Owner, LLC - 155 Irving Avenue (Titanium Realty)
- 7. Presentation - Camoin Reasonableness report - Ms. Rachael Selsky**
 - a. Broad PC Owner, LLC - 131 Irving Avenue (formerly 44 Broad Street) (Artemis Realty)

8. Old Business

- a. Due Diligence on 155 Irving Application
TOR Assessor's report, Appendix B and benchmark tables, Cost Benefit Analysis
Amended application budget page for approval
- b. Due Diligence on 131 Irving Application
TOR Assessor's report, Appendix B and benchmark tables, Cost Benefit Analysis
- c. Project Benchmark proposal from Srorrs Associates
- d. Fee sharing agreement with the Port Chester Local Development Corporation

9. Village Manager's Memo

- a. The Village contracts for a walkability study and invitation to a subsequent speaking engagement Thursday evening, March 27th in the Senior Center

10. Chairman's Remarks

- a. Further information on the strengthening of the prime office market
- b. Foretold Predictive Analytics - Magellan Case Study follow up
- c. Foretold Predictive Analytics - Report on Westchester County Housing Trends
- d. Summary of RM Friedland report on Housing Growth in Westchester
- e. 16 North Main Street still seeking a tenant
- f. Hudson Hills partners restoring downtown properties

11. AD Report

- a. AD Report
- b. ABO Update

12. Planning Director Report

- a. Planning Director Report
- b. Village RFP for Branding and Marketing Services
- c. Update on 30 Broad Street
- d. Introduction of 229 Willett Avenue

13. IT Director Report

- a. IT Director Report

14. Treasurer's Report

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

15. Adjournment

- a. Next regularly scheduled Board meeting March 12, 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](#).