



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

Agenda: Wednesday, March 19, 2025

**Time: 6:30 Rye Town Court Room
350 North Main Street
Port Chester, NY 10573**

- 1. IDA Roll Call**
- 2. Approval of Minutes**
 - a. Regular meetings December 11, 2024, January 8 and February 12, 2025
 - b. Public Hearings for Broad PC Owner and Irving Owner, both March 10, 2025
- 3. Presentation - Loewke Brill - Q4 Project Monitor Updates**
 - a. Presentation
- 4. Old Business**
 - a. Broad PC Owner LLC (131 Irving Ave f/k/a 44 Broad St) Application due diligence conclusion
CBA
Project Authorizing Resolution
 - b. Irving Owner, LLC (155 Irving Ave) Application due diligence conclusion
CBA
Project Authorizing Resolution
 - c. Application from 80 Main Street Members LLC (Stagg Group) for a project at 229 Willett Avenue
Initial Project Resolution

- d. Update on Hudson Hill Partners proposed PCIDA presentation
- e. VM Speaker Series - Walkable Village presentation - March 27th Senior Center 6pm

5. Westchester Crossing (United Hospital Property) revised application review

- a. Reasonableness report presented by Victoria Storrs of Storrs Associates
- b. Due diligence
TOR Assessor's report, Appendix B Benchmark tables

6. Abendroth Green (27-45 North Main Street) revised application review

- a. Reasonableness report presented by Victoria Storrs of Storrs Associates
- b. TOR Assessor's Report
- c. Updated Initial Project Resolution

7. IDA/LDC fee sharing update

8. Chairman's Remarks

- a. A look at the national rental market

9. AD Report

- a. AD Report
- b. 2025-2026 Budget presentation

10. Planning Director Report

- a. Planning Director Report
- b. Building and Lot Plan Approvals

11. IT Director Report

- a. IT Director Report

12. Treasurer's Report

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

13. Adjournment

- a. Next regularly scheduled Board meeting April 9, 2025 - request to move to April 16

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](#).