



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

**Agenda: Wednesday, April 16, 2025  
Time: 6:30pm Senior Community Center**

- 1. IDA Roll Call**
- 2. Chairman's Remarks**
  - a. Board changes on the PCIDA
- 3. Approval of Minutes**
  - a. Regular meetings February 12, 2025 and March 19, 2025
  - b. Public Hearing for BPR Owner, April 3, 2025
- 4. Old Business**
  - a. Westchester Crossing (Boston Post Road Owner) due diligence conclusion  
Cost Benefit Analysis  
Planning Director report on recent project two bedroom apartment unit sizes  
Project Authorizing Resolution
  - b. 229 Willett Avenue (80 Main Street Members, LLC - Stagg Group)  
Reasonableness presentation - John Gerber of Grow America  
Appendix B report and benchmark, TOR As Built
  - c. Abendroth Green (27-45 North Main Street - Hudson, Inc)  
Deviation analysis - Victoria Storrs of Storrs Group  
Additional benefit possibilities
- 5. AD Report**
  - a. AD Report
  - b. 30 Broad Report
  - c. Workforce Development in New Rochelle

- 6. Planning Director Report**
  - a. Planning Director Report
  - b. Walkable Village presentation Jeff Speck
- 7. IT Director Report**
  - a. IT Director Report
- 8. Treasurer's Report**
  - a. Approval of Invoices
  - b. Agency Financial Snapshot
- 9. Filling Vacancies on Agency Committees**
- 10. Executive Session to receive advice of counsel**
- 11. Adjournment**
  - a. Next regularly scheduled Board meeting May 14, 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](#).