



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

**Agenda: Wednesday, May 14, 2025
Time: 6:30pm Village Hall Conference Room**

- 1. IDA Roll Call**
- 2. Approval of Minutes**
 - a. Regular meeting April 16, 2025
 - b. Public Hearing for 80 Main Street Members, LLC, May 12, 2025
- 3. Presentation - Small Lots, Big Impact**
 - a. Dan Bsharat of Hudson Hill Partners on refurbishing select downtown properties and the investment rationale
- 4. Old Business**
 - a. 229 Willett Avenue (80 Main Street Members, LLC - Stagg Group) due diligence conclusion
Cost Benefit Analysis and increased UTEP Appendix B Scoring Table (AD Report)
Project Authorizing Resolution
 - b. 30 Broad Report update
report on the second inspection from Loweke Brill (AD Report)
Chairman's memo on the status of the project
 - c. 28 Pearl Street Development, LLC (St. Katherine Group) ownership structure update
 - d. 2SM Development, LLC (Hyperion Development) reanalysis of approved project
Agency letter of support
Updated application
Initial Project Resolution

- e. Abendroth Green (27-45 North Main Street - Hudson, Inc) due diligence conclusion
Update on additional benefit possibilities
Further Deviation Analysis - Victoria Storrs of Storrs Associates

5. New Business

- a. Assignment request from G&S Port Chester Unit 2B, LLC (Port and Main) to Port Chester Acquisition, LLC ([KABR Group](#))
 - TOR Assessor 2024 final Tax roll extract
 - G&S Assignment request to KABR
 - G&S to KABR IDA Submission Letter
 - G&S Agreement of Sale for Port & Main to KABR
 - Assignment Authorizing Resolution

6. Benchmarking Study update and discussion

- a. Progress Update
- b. Board members to return Study questionnaire

7. LDC services and fee sharing agreement discussion

- a. Jim Taylor, Chairman PC Local Development Corporation

8. Chairman's Remarks

- a. The Class A Office market has fully recovered from the pandemic

9. AD Report

- a. AD Report

10. Planning Director Report

- a. Planning Director Report
- b. Village DIG Branding and Marketing RFP award
- c. Pending Village Waterfront Activation RFP
- d. Trends in apartment sizes

11. IT Director Report

- a. IT Director Report

12. Treasurer's Report

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

- c. Budget Transfers/Amendments

13. Adjournment

- a. Next regularly scheduled Board meeting - June 11, 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](#).