



**Village of Port Chester
Industrial Development Agency
222 Grace Church Street
Room 205
Port Chester, NY 10573**

Agenda: Tuesday, July 8, 2025

Time: 6:40PM Village Hall Conference Room

Immediately following the IDA Governance Committee Meeting

- 1. IDA Roll Call**
- 2. Approval of Minutes**
 - a. Regular Meeting May 14 and June 11, 2025
 - b. Public Hearing for 2SM, July 1, 2025
- 3. Old Business**
 - a. 2SM Development, LLC (Hyperion Development) re-analysis of approved project
Due diligence review including CBAs
Project Authorizing Resolution
- 4. Chairman's Remarks**
 - a. A refresher on the PCIDA Committees, Governance and Audit & Finance
 - b. Chairman's report to BOT and Village Staff
- 5. AD Report**
 - a. PARIS report progress for August meeting delivery
 - b. 30 Broad Development update
- 6. Planning Director Report**
 - a. Planning Director Report
- 7. IT Director Report**
 - a. IT Director Report

8. Treasurer's Report

- a. Approval of Invoices
- b. Agency Financial Snapshot
- c. Audit update and advice of Audit & Finance Committee meeting
- d. Budget Transfer for YE 25 05 31

9. Adjournment

- a. Next regularly scheduled Board meeting August 13, 2025
- b. Audit & Finance Committee to meet in early August in a separately recorded meeting

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](#).