

MINUTES OF THE MEETING OF THE VILLAGE OF PORT CHESTER LOCAL DEVELOPMENT CORPORATION

HELD: August 13, 2025

TIME AND PLACE:

A regular meeting of the Port Chester Local Development Corporation was convened on Wednesday, August 13, 2025, in the Village Hall Conference Room, 222 Grace Church Street, at 8:50 pm.

Roll Call

Chair James Taylor waived the roll call. The following members were present: Sylvia Dundon, George Ford, Frank Ferrara, Dan Brakewood and Richard O'Connell.

Minutes

Minutes for the meeting on June 11, 2025, were accepted without objection.

Action Items

▪ **MOTION TO ADOPT THE VIDEOCONFERENCING REMOTE PARTICIPATION POLICY**

	Motion	Second	Aye	Nay	Abstain	Absent
Hon. Sylvia Dundon			X			
Hon. George Ford			X			
Dan Brakewood			X			
Frank Ferrara			X			
John Hiensch						X
Richard O'Connell			X			
James Taylor			X			

DISCUSSION OF POTENTIAL OPTIONS FOR INITIAL PCLDC PROGRAMS

Chairman Taylor explained that the focus of the discussion would be potential ideas for initial projects for the LDC and stated that Mr. Cutler was working on more aspirational home runs. He categorized the ideas into two buckets: the first is working with existing County and State workforce development programs and the second is working with local non-profits to develop programs for Port Chester businesses and residents as New Rochelle has done. He stated that these efforts would enable the LDC to be proactive and help residents benefit from development in the Village. He acknowledged that these initial efforts may help 10-20 people and not hundreds.

Chairman Taylor stated that there are things an LDC can do to mitigate the development impacts to existing residents that an IDA cannot do. He asked Mr. Steers to describe some potential programs managed by Westchester County's Office of Economic Development. Chairman Taylor stated that the challenge is to get Port Chester residents to take advantage of opportunities now that will allow them to be able to afford to live in the new apartments in Port Chester. He asked the Board to think about this over the next few weeks.

Mr. Taylor then gave examples of local initiatives, including training for construction jobs, commercial tenant improvement grants, and marketing programs such as a welcome package for new residents. He said that he and Mr. Steers would come back with more ideas and costs at their October meeting.

Chairman Taylor concluded by saying that the challenge is getting Port Chester residents to take advantage of workforce development programs now to avoid potential gentrification and displacement.

▪ **MOTION TO APPROVE INVOICES FOR JUNE AND JULY 2025**

	Motion	Second	Aye	Nay	Abstain	Absent
Hon. Sylvia Dundon		X	X			
Hon. George Ford	X		X			
Dan Brakewood			X			
Frank Ferrara			X			
John Hiensch						X
Richard O'Connell			X			
James Taylor			X			

▪ **MOTION TO ADJOURN**

	Motion	Second	Aye	Nay	Abstain	Absent
Hon. Sylvia Dundon			X			
Hon. George Ford			X			
Dan Brakewood		X	X			
Frank Ferrara	X		X			
John Hiensch						X
Richard O'Connell			X			
James Taylor			X			

The meeting was adjourned at 9:11 pm.

Respectfully,
Rosalind Cimino
 Acting Secretary

Potential Options for Initial PCLDC Contributions to Port Chester Economic Development Efforts

- Participate in Westchester County Workforce Development Programs
- Work with Local Non-Profits to Develop Programs for Port Chester Businesses and Residents

Overview

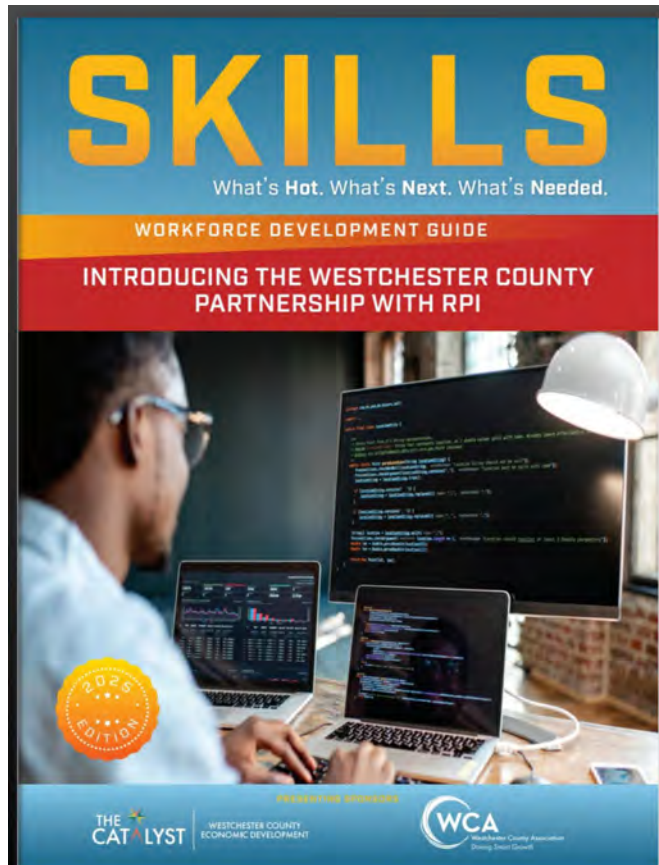
Local Development Corporations (LDCs) in New York are non-profit entities created by local governments to promote economic development and revitalization. They act as a vehicle for local governments to engage in economic development activities, often with greater flexibility than traditional government structures. LDCs can receive public property, participate in public-private partnerships, and provide financial assistance to businesses and non-profits.

Example LDC Activities:

- Redevelopment of underutilized properties.
- Promotion of tourism and recreation.
- Assistance in workforce training programs.
- Applying for and securing State and Federal grants for local projects
- Establishing and administering local grant and loan programs, including business loan programs, building façades grants programs, and other community benefit programs

County and State Workforce Programs

The Westchester County Office of Economic Development offers a suite of skills training programs to help cultivate a talent pipeline for Westchester's employers.



The Westchester-Putnam Career Center Network is made up of four Career Centers located in White Plains, Mount Vernon, Peekskill and Carmel staffed by Westchester County, Putnam County, and New York State Department of Labor employees to provide free state-of-the-art technology, training, resources, and services to youth, adults, and employers. The Network also includes partner agencies who work in cooperation to provide expanded services.



<https://www.westchesterputnamonestop.com/>



FIND YOUR NEXT HIRE AT:



WESTCHESTER Diverse Abilities JOB FAIR

JOIN US FOR AN EXCITING OPPORTUNITY TO:

MEET JOB SEEKERS OF
ALL ABILITIES WHO ARE
READY, WILLING, ABLE
AND EXCITED TO WORK

SCHEDULE ONE-ON-ONE
MEETINGS WITH
QUALIFIED CANDIDATES

MEET HUNDREDS OF
JOB SEEKERS AT THE
OPEN HOUSE

APRIL 17, 2025
10 AM – 1 PM
WESTCHESTER
COUNTY CENTER

REGISTER:
rb.gy/5q5q3z



If you have questions,
please reach out to Shari Rosen Ascher at
sascher@westchestercountyny.gov or 914-995-2907



YOU'RE INVITED

Entering and Re-entering
the Workforce –
The First Step Towards
a New Career

October 16, 2025
9AM - 12PM



Free for both
exhibitors and
attendees



bit.ly/3GqoC3d

Join us for an event bringing
together job seekers looking
for new challenges with
employers who are looking to
invest in their future.

The Little Theater
Westchester County Center
198 Central Avenue,
White Plains

QUESTIONS? CONTACT:

Shari Rosen Ascher
sascher@westchestercountyny.gov



Healthcare Talent Pipeline Program (HTPP) Information Session

The HTPP program is sponsored by Westchester County and offers the following healthcare trainings to eligible participants for free:

- Clinical Medical Assistant
- Certified Nursing Assistant
- ECG & Plebotomy Technician
- Medical Administrative Assistant

Eligible individuals are able to apply for the program at the information session.

DATE: Thursday May 15

TIME: 5:30 PM - 6:30 PM

LOCATION: SUNY Westchester Ossining
22 Rockledge Ave.
Ossining, NY 10562

Registration required. To register text "healthcare training" to (914) 918-5525 or complete the form in the QR code below.



The Healthcare Talent Pipeline Program funded by Westchester County will recruit 380 job seekers and employees who will be trained by Westchester Community College and SWBOCES for certified nursing assistants, medical assistant and medical administrative assistant jobs. Participants will also receive computer training from STEM Alliance and job readiness and service excellence training from Leadership Learning Group. The Westchester-Putnam Workforce Development Board, Nonprofit Westchester and other nonprofits will assist with recruitment and support services. The employer partners include Northwell Health, WMCHHealth, Summit Health, and White Plains Hospital. As of February 2025, 275 participants have been trained and 200 graduates have already been placed with more than 30 healthcare providers.



Bringing Digital Navigator Services to Westchester County Residents

Connect Westchester is a [Westchester County](#) digital equity initiative that is led primarily by The STEM Alliance in partnership with [Westchester County Association](#) to provide local digital equity and inclusion services to those in need across Westchester County.

The STEM Alliance trains and deploys a Digital Navigator Corps to assess residents' digital resource needs so that we can provide them with a device, internet assistance and/or basic tech education.



Connect Westchester is a Westchester County digital equity initiative that is led primarily by The STEM Alliance in partnership with Westchester County Association



Device ownership (not loanership) is critical to tech adoption needed for fluency and workforce skills.



CONNECT WESTCHESTER DEVICE NEEDS

88% Need a device

58% No device in the home

CLIENTS SERVED TO DATE



704

clients received 15 hours of tech education



829

chromebooks distributed

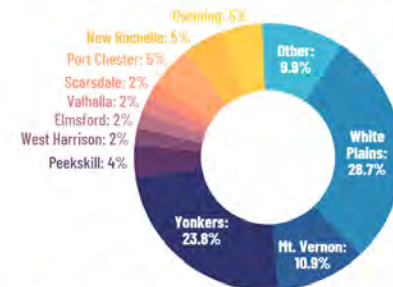


331

clients received assistance with free or low-cost internet

DATA AS OF MAY 12, 2025

78% OF WESTCHESTER'S MUNICIPALITIES ARE REPRESENTED BY THE CLIENTS WE SERVE



Other locations include:

Ardsley
Armonk
Bedford Hills
Bedford
Briarcliff Manor
Bronxville
Cortlandt Manor
Croton Falls
Croton-on-Hudson
Dobbs Ferry
Eastchester
Greenburgh
Harrison
Hartsdale
Hastings-on-Hudson
Katonah
Larchmont
Mamaroneck
Mount Kisco
Mt. Vernon
North White Plains
White Plains
Pelham Manor
Pelham
Pleasantville
Sleepy Hollow
Tarrytown
Thornwood
Tuckahoe
Yorktown Heights



“
I am beyond grateful for the opportunity to be a part of this program. I am able to look for a new job, help my children with their homework as well as many other things. This program has been a blessing. Thank you so much!
- Diana, Age 37

WORKFORCE & ECONOMIC IMPACT TO DATE



74%
Better manage money & personal finances



78%
Save money



71%
Improve workforce skills



60%
Start a new business or market a pre-existing one



78%
Improved ability to find reliable medical information online

www.theSTEMalliance.org/connect-westchester

Pathways to Apprenticeship, Inc.(P2A) trains and prepares individuals to move into union apprenticeships where they will be sent out to work and receive free training in an “earn - while - learn” model. Additionally, P2A mentors individuals from low-income communities — including the formerly incarcerated, individuals on public assistance and residents living in public housing — to succeed in the intensive five-week all-day training program.

This program is envisioned as a pathway to family-sustaining, middle-class careers for graduates. P2A, working with the Westchester and Putnam County Building Trades, serves as a link between community organizations that assist low-income communities and the building trades industry.



Union Apprenticeship/ Training Programs

Contact these unions for more information about local apprenticeships and training opportunities.

BOILERMAKERS LOCAL 5
Floral Park, NY
516.326.2500
Thomas Ryan, Bus. Mgr./Sec./Treas.
www.boilermakerslocal5.com

**BRICKLAYERS & ALLIED
CRAFTWORKERS LOCAL 1**
Long Island City, NY
Jack Argila, Pres.
718.392.0525
www.bricklayersandalliedcraftworkerslocal1ny.org

CARPENTERS LOCAL 279
Rock Tavern, NY
845.567.1810
William D'Attore, Training Coord.
wdattore@nasctf.org
www.carpenterslocalunion279.org

**ELECTRICAL WORKERS IBEW
LOCAL 3**
White Plains, NY
914.948.3800
Daniel Mecca, Dir.
dmecca@jibe1.com
www.jibe1.org

**ELECTRICAL WORKERS IBEW
LOCAL 363**
Harriman, NY
845.783.3500
William Edwards, Training Dir.
wedwards@ibewlu363.org
www.ibewlu363.org

INSULATORS LOCAL 91
Briarcliff Manor, NY
914.788.0500
Thomas LeCount, Bus. Mgr.
aw191@insulators.org
www.insulators91.com

**IRON WORKERS LOCAL 40
STRUCTURAL**
New York, NY
877.361.4040
Kevin Scally, Dir.
info@nycironworkers.org
www.ironworkers40.org

IRON WORKERS LOCAL 417
Wallkill, NY
845.566.8417
Michael Dunn, Pres.
doddunn417@gmail.com
www.ironworkers417.org

**IRON WORKERS LOCAL 580
ORNAMENTAL**
New York, NY
212.734.1224
Richard Falasca, Education Dir.
lw580jac@aol.com
www.ironworkers580.org

LABORERS LOCAL 17 LECET
Newburgh, NY
845.565.2737
Wayne Mackey, Training Admin.
lu17mack@optonline.net
www.liunalocal17.com

LABORERS LOCAL 60
Hawthorne, NY
914.769.0300
Mike Cruz, Apprenticeship Coord.
mikecruz@local60funds.com
www.liunalocal60.com

LABORERS LOCAL 235
Elmsford, NY
914.592.3020
Ralph Merritt, Bus. Mgr.
rjm@local235.org

LABORERS LOCAL 754
Chestnut Ridge, NY
845.425.5073
Stephen Reich, Bus. Mgr.
sreich@local754.com
www.local754.com

METALLIC LATHERS LOCAL 46
New York, NY
212.737.0500
learningcenter46@gmail.com
www.ml46.org

OPERATING ENGINEERS LOCAL 137
Briarcliff Manor, NY
914.739.8259
Dave Ryan, Training Dir.
dave@iuoe137.com
www.iuoe137.com

OPERATING ENGINEERS LOCAL 825
Springfield, NJ
973.671.6900
William Vacarro, VP/Training Dir.
wwacarro@825funds.org
www.iuoe825.org

**PAINTERS & ALLIED TRADES
DISTRICT COUNCIL 9, LOCAL 155**
Wappingers Falls, NY
845.473.0564
www.dc9.net

**PLUMBERS & STEAMFITTERS
LOCAL 21**
Peekskill, NY
914.737.2166
Michael Sweeney, Coord.
msweeney@uanet.org
www.local21union.com

ROOFERS LOCAL 8
Long Island City, NY
718.361.0145
Thaddaeus Judd, Apprentice Instr.
thaddaeus@roofers8.org
www.roofers8.org

**SHEET METAL WORKERS
LOCAL 38**
Brewster, NY
845.278.6868
Joe Esposito, Dir. of Training
jesposito@smart38.org
www.smart38.org

TEAMSTERS LOCAL 456
Elmsford, NY
914.592.9500
Denise June, Training Dir.
denise@teamsterslocal456funds.com
www.teamsterslocal456.com

Local LDC Examples

BUILD YOUR FUTURE WITH NEW ROCHELLE FORWARD

START DATE
April 14, 2025

DURATION
6 Week Program

LOCATION
173 Huguenot St,
Suite 210
New Rochelle, NY
10801



FREE CONSTRUCTION TRAINING

Are you ready to take advantage of the booming opportunities in New Rochelle?
New Rochelle Forward is a training program designed to help YOU succeed!

URBAN HANDY PERSON

Soulful Synergy's signature curriculum, consisting of lectures and hands-on learning in four key areas of construction:

- Worksite Safety, Linear Measurements, Framing & Insulation
- Drywall, Taping, Compound & Sanding
- Paint & Finish
- Furniture & Appliances

INDUSTRY CERTIFICATIONS

- ✓ OSHA 30
- ✓ Site Safety
- ✓ Flagger
- ✓ Supported Scaffold

SCAN CODE BELOW



WWW.IDEALLYNEWROCHELLE.COM/FORWARD



New Rochelle Forward is a program presented by the City of New Rochelle in partnership with Soulful Synergy. This local and minority-focused vocational training program designed to build the capacity of individuals to effectively compete for the opportunities created by the unprecedented development boom in the City.

Through this program we will provide certification courses, hands-on training, career readiness, case management and job placement services to community members at a training facility at 173 Huguenot St. We will also work with a network of partners to provide supportive services to our participants.



Soulful Synergy's Green Construction Training Program

BUILDING SKILLS FOR A GREENER FUTURE

Hands-on experience in weatherization skills

This is your chance to break into Green Construction—one of New York's fastest-growing fields!

In just six weeks, this **free** weatherization training program—funded by the New York Power Authority (NYPA)—gives you hands-on experience, certifications employers want, and one-on-one support to qualify for a rewarding job.

No degree. No experience. No problem.

WHAT TO EXPECT

- Hands-On Skills in Green Construction
- Industry-Recognized Certifications (OSHA 30, SST, BPI, GPRO)
- Career Services and Job Placement Support
- Real Opportunities in Fast-Growing Fields

QUESTIONS?

Contact Amira Rachouh at: training@soulfulsynergy.org
For more information
Visit: <https://soulfulsynergy.org/soulful-synergys-green-construction-training/>

PROGRAM DETAILS

Location: New Rochelle, NY
Schedule: 30 hours/week (Mon-Fri)
Starts: August 2025
Cost: Free for accepted participants
Applicants must be 18+ and undergo an interview



APPLY NOW!

<http://bit.ly/3IgDUrY>



EMAIL US
NRF@soulfulsynergy.org

**NEW ROCHELLE
FORWARD**





In May 2025, the City of New Rochelle has awarded \$1.12 million to the first eight recipients of its \$2.25 million **Retail Tenant Improvement Fund**, a major initiative to support space upgrades, renovations, and buildouts as part of the city's broader downtown revitalization.

Over 70 applications were submitted. Awards, ranging from \$40,000 to \$250,000, were approved in under six months. The awardees must provide a 50% match for the grants.

The awarded businesses reflect a diverse mix of new and established ventures, including an escape room experience, a medical spa, several restaurants and a boutique cannabis retail and consumption dispensary café. The Lincoln Park Conservancy History & Cultural Center improvements include a podcast studio and modern furnishings to promote Black history and heritage.



Show your pride in Larchmont with this custom-designed tote! For your daily shopping or schlepping and makes a fun gift bag!

Support our local business community through the purchase of this re-usable cotton tote bag! Proceeds go toward programs that support our local businesses.

Tote bags are \$5 each. Click "register" to purchase online.

Online purchases can be delivered within Larchmont or picked up locally.



Attention New 06820 Homeowners



On behalf of the Chamber and our generous members, a Darien Welcome Tote full of useful items, gifts, coupons & helpful info is available to welcome you to 06820! #HomeSweetHome

Thank you to Darien's real estate agents and their firm's managers for making this program possible!