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

HELD: February 11, 2026

TIME AND PLACE:
A regular meeting of the Port Chester Local Development Corporation was convened on Wednesday, February 11, 2026, in the Village Hall Conference Room, 222 Grace Church Street, at 8:40 pm.

Roll Call

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

Also present were CFO Mr. Siligato and Acting Secretary Ms. Cimino. In attendance remotely were Administrative Director Mr. Steers, Planning Director Mr. Cutler and Justin Miller & Julie Marshall from Harris Beach.

Minutes

Minutes for the meeting on December 10, 2025, were accepted without objection

	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			

Annual Organizational Meeting Resolution

Chairman Taylor stated that the LDC was required to appoint Governance and Audit & Finance Committee members and asked the Board to appoint the following Board members to the respective committees:

Audit & Finance Committee:

Daniel Brakewood - Chair
John Hiensch
Hon. George Ford
James Taylor

Governance Committee:

Hon. Sylvia Dundon - Chair
Frank Ferrera
Richard O'Connell
James Taylor

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

Authorization of Filing of PARIS Reports

Chairman Taylor stated hat the LDC was required to file PARIS Reports from 2019 and forward and asked the Board for authorization to do so. He commented that this was a requirement even though the LDC had been dormant during those years, the Board still was required to complete the reports.

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

AD Report

Chairman Taylor asked Mr. Steers to report on the work he has been doing with respect to determining projects for the LDC to be involved with. Mr. Steers stated he was working with the Chamber of Commerce and the LDC goal was to connect prospective employees with local employers. He elaborated on the work that the Carver Center was doing well, and he is working with them to identify funding gaps. Chairman Taylor stated that they also had conversations about assisting nonprofits with renovating their spaces while assisting existing tenants while they renovate. He stated that Mr. Steers had created a draft application that he would like to work with the Audit & Finance Committee on that it is generic enough to cover most of the funding requests.

PLANNING DIRECTOR REPORT
Chairman Taylor asked Mr. Cutler to review his draft report. Mr. Cutler stated that many of the potential ideas were deemed to not be available by Mr. Miller, LDC Council. He stated that the displacement strategies would be a good project to start with.

SECRETARY REPORT
Chairman Taylor asked Ms. Cimino to provide an update on the LDC website**.** Ms. Cimino stated that the website was built and that she was waiting for the remaining committees and policies to be updated. She stated that the website had the capability for a fillable form to be created that could be used as an online application as long as there wasn't a legal signature component to the application.

Action Items

- **MOTION TO APPROVE INVOICES FOR DECEMBER AND JANUARY - $10,484.00**
  - **WITHOUT OBJECTION**

	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			

- **MOTION TO ADJOURN**

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

The meeting was adjourned at 9:15 pm.

Respectfully,
Rosalind Cimino
Acting Secretary