



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

**Agenda: Wednesday, June 10, 2026**  
**Time: 6:30pm Village Hall Conference Room**

- 1. IDA Roll Call**
- 2. Approval of Minutes**
  - a. May 13, 2026
- 3. 30 Broad Development update presentation - Dwight Nelson, Basso Capital**
- 4. AD Report**
  - a. AD Report
  - b. 16-18 North Main Street compliance update
  - c. Titanium Projects update (155 Irving Ave (Irving Owner) and 157 Westchester Ave (North Pearl Holding))
  - d. Update on due diligence Embassy Equity Partners application
- 5. Chairman's Remarks**
  - a. NYS Comptroller issues the annual IDA report
  - b. 28 Pearl Groundbreaking  
Wednesday, June 17th at 10am at T&J Restaurant — 10 Pearl St.
  - c. Update on potential PCIDA project at Liberty Square and Westchester Ave underpass
- 6. Planning Director Report**
  - a. Planning Director Report
  - b. Comprehensive Plan Advisory Committee Public Workshop, Wednesday, June 17th at 7pm in the Senior Center
  - c. VoPC Downtown Development Map

**7. IT Director Report**

- a. IT Director Report
- b. Benchmarking software demo

**8. Treasurer's Report**

- a. Approval of Invoices
- b. Agency Financial Snapshot
- c. Insurance update

**9. Resolution to establish a fee for Project Assignments under PCIDA Assignment Policy**

- a. Draft Assignment Policy with Amendment
- b. Resolution amending the Project Recapture, Termination and Assignment Policy

**10. Adjournment**

- a. Next regularly scheduled Board meeting, July 8, 2026

**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](#).