



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

Minutes: Wednesday, June 10, 2026

Time: 6:30pm Village Hall Conference Room

1. IDA Roll Call

Motion: Motion to Open Meeting

Initiated: James Taylor

Seconded: None

Yes: Richard OConnell, James Taylor, Sylvia Dundon, George Ford, Francis (Frank) Ferrara

No: None

Abstain: None

Absent: John Hiensch, Daniel Brakewood

2. Approval of Minutes

a. May 13, 2026

Tabled until the July meeting.

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

Motion: Motion to Approve Monthly Invoices

Initiated: James Taylor

Seconded: Richard OConnell

Yes: Richard OConnell, James Taylor, Sylvia Dundon, George Ford, Francis (Frank) Ferrara

No: None

Abstain: None

Absent: John Hiensch, Daniel Brakewood

- 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

Tabled until the July meeting.

10. Adjournment

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

Motion: Motion to Adjourn

Initiated: Sylvia Dundon

Seconded: George Ford

Yes: Richard OConnell, James Taylor, Sylvia Dundon, George Ford, Francis (Frank)

Ferrara

No: None

Abstain: None

Absent: John Hiensch, Daniel Brakewood