



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

Agenda: Wednesday, July 8, 2026
Time: 6:30pm Village Hall Conference Room

- 1. IDA Roll Call**
- 2. Chairman's Remarks**
 - a. The passing of Lou Larizza
- 3. Approval of Minutes**
 - a. May 13, 2026
 - b. June 10, 2026
- 4. Village Manager Presentation**
 - a. Public Infrastructure projects for PCIDA consideration
- 5. Enhancement of 131 Irving Avenue aka 44 Broad St capital stack**
 - a. Assignment request letter
 - b. Updated org chart and previous org chart for comparison
 - c. Project Agreement (for reference)
 - d. Assignment Authorizing Resolution
- 6. AD Report**
 - a. AD Report
 - b. Update on Titanium projects
 - c. Update on Embassy application due diligence status
 - d. AMS Acquisitions exploring the Senior Living pad at Westchester Crossing
- 7. Planning Director Report**
 - a. Planning Director Report

- b. Update on project Mitigation Fees

8. IT Director Report

- a. IT Director Report
- b. Benchmarking tool release and request for August meeting input

9. Treasurer's Report

- a. Approval of Invoices
- b. Agency Financial Snapshot
- c. Resolutions — Supplemental and D&O insurance, and AudioEye ADA Compliance Tool
Associated Budget amendments

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

- a. Draft resolution
- b. Counsel memo from May posted for Board review

11. Adjournment

- a. Next Regularly scheduled Board meeting, August 19, 2026
Annual Audit and PARIS filings

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](#).