



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

Minutes: Wednesday, July 22, 2026

Time: 6:30pm Village Hall Conference Room

1. IDA Roll Call

Motion: Motion to Open Meeting

Initiated: George Ford

Seconded: James Taylor

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

No: None

Abstain: None

Absent: Daniel Brakewood

2. Approval of Minutes

a. May 13, 2026

Motion: Motion to Approve Minutes - May 13, 2026

Initiated: James Taylor

Seconded: Sylvia Dundon

Yes: John Hiensch, Richard OConnell, James Taylor, Sylvia Dundon, Francis (Frank)
Ferrara

No: None

Abstain: George Ford

Absent: Daniel Brakewood

b. June 10, 2026

Motion: Motion to Approve Minutes - June 10, 2026

Initiated: James Taylor

Seconded: Sylvia Dundon

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

No: None

Abstain: John Hiensch, George Ford

Absent: Daniel Brakewood

3. Report on Station Lofts project at 67 New Broad Street (Hines)

- a. Grant Jaber and staff

4. Presentation - Reasonableness Report for assistance on Embassy Equity Partners LLC application

- a. John Gerber, Grow America

5. Embassy Equity Partners LLC Due Diligence

- a. TOR Assessor As Built Appraisal
- b. TOR Assessor 2026 Tentative Assessment Roll extract of assembled properties
- c. UTEP Appendix B exercise
- d. Draft UTEP Section 7 deviation CBA

6. Treasurer's Report

- a. Approval of Invoices

Motion: Motion to Approve Monthly Invoices

Initiated: James Taylor

Seconded: John Hiensch

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

No: None

Abstain: None

Absent: Daniel Brakewood

7. Proposed Executive Session

- a. The financial history and/or credit of a particular corporation

8. Adjournment

Motion: Motion to Adjourn

Initiated: George Ford

Seconded: Sylvia Dundon

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

No: None

Abstain: None

Absent: Daniel Brakewood

- a. Audit & Finance Committee Special Meeting, August 13, 2026
- b. Next Regularly Scheduled Board Meeting, August 19, 2026
Annual Audit and PARIS filings