



**Village of Port Chester
Industrial Development Agency
222 Grace Church Street
Port Chester New York 10573**

Agenda: Wednesday, August 19, 2026

Time: 7:00pm Village Hall Conference Room

Time approximate after the conclusion of the semi-annual:

PCIDA Audit & Finance Committee Meeting

PCLDC Audit & Finance Committee Meeting

PCIDA Governance Committee Meeting

A board meeting of the PC Local Development Corporation will immediately follow adjournment

- 1. IDA Roll Call**
- 2. Approval of Minutes**
 - a. July 8 and July 22, 2026 Board meetings
 - b. August 13, 2026 Public Hearing
- 3. FY 2025-26 Financial Audit Presentation, Drescher & Malecki, via WebEx**
 - a. Draft Audit
 - b. Report of the Audit & Finance Committee regarding the Audit
- 4. Presentation of PARIS filings**
 - a. AD, CFO and Acting Secretary with Julie Marshall of Harris Beach
- 5. Resolution**
 - a. Approval of Audited Financial Statements and PARIS filings
- 6. Embassy Application Due Diligence Conclusion**
 - a. Due Diligence Review and Update
 - Parking Study - Greg Cutler
 - Appendix B Update - Chris Steers
 - Revised CBAs
 - Grow America Addendum report and memo - Mr. John Gerber to present
 - Project Authorizing Resolution

- 7. Presentation - AMS Acquisitions on possible acquisition of Senior Living Pad at Westchester Crossing - Mr. Ryan Sutherland**
 - a. Presentation
- 8. AD Report**
 - a. AD Report
- 9. Counsel Report - Justin Miller**
 - a. Projects update - 108 Gateway and Southport Mews
 - b. RFP
- 10. Chairman's Remarks**
 - a. Thank you to Station Lofts
 - b. Comprehensive Plan Advisory Committee outreach to the PCIDA
- 11. Planning Director Report**
 - a. Planning Director Report
- 12. IT Director Report**
 - a. IT Director Report
- 13. Treasurer's Report**
 - a. Approval of Invoices
 - b. Agency Financial Snapshot
 - c. Budget Amendment for FY 2025-26 - reclassification of LDC closing fee share
- 14. Executive Session - discussion of staff employment contract terms and compensation**
- 15. Adjournment**
 - a. Next Regularly scheduled Board meeting, September 9, 2026
Annual Reorg

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](#).