



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

Minutes: 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

Motion: Motion to Approve Minutes — Tabled Until September Meeting

Initiated: None

Seconded: None

Yes: None

No: None

Abstain: None

Absent: George Ford

- b. August 13, 2026 Public Hearing

Motion: Motion to Approve Minutes - August 13, 2026 Embassy Equity Partners Public Hearing

Initiated: James Taylor

Seconded: Richard OConnell

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

No: None

Abstain: None

Absent: George Ford

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

Motion: Motion to Approve Audited Financial Statements and PARIS Filings

Initiated: Daniel Brakewood

Seconded: James Taylor

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

No: None

Abstain: None

Absent: George Ford

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

Motion: Motion - Project Authorizing Resolution - Embassy Equity Partners, LLC

Initiated: Daniel Brakewood

Seconded: Richard OConnell

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

No: None

Abstain: None

Absent: George Ford

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

Motion: Motion to Approve Monthly Invoices — August 2026

Initiated: James Taylor

Seconded: Daniel Brakewood

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

No: None

Abstain: None

Absent: George Ford

- b. Agency Financial Snapshot

- c. Budget Amendment for FY 2025-26 - reclassification of LDC closing fee share

Motion: Motion to Approve Budget Amendment for FY 2025-2026

Initiated: John Hiensch

Seconded: James Taylor

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

No: None

Abstain: None

Absent: George Ford

14. Executive Session - discussion of staff employment contract terms and compensation

Motion: Motion to Enter into Executive Session

Initiated: James Taylor
Seconded: Daniel Brakewood

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

No: None

Abstain: None

Absent: George Ford

Motion: Motion to End Executive Session - Without Objection

Initiated: None

Seconded: None

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

No: None

Abstain: None

Absent: George Ford

15. Adjournment

Motion: Motion to Adjourn - Without Objection

Initiated: None

Seconded: None

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

No: None

Abstain: None

Absent: George Ford

- a. Next Regularly scheduled Board meeting, September 9, 2026
Annual Reorg