



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

Minutes: Wednesday, January 8, 2025

Time: 6:35pm Village Hall Conference Room

Directly following the Governance Committee Meeting

1. IDA Roll Call

Motion: Motion to Open Meeting

Initiated: Juliana Alzate

Seconded: Daniel Brakewood

Yes: John Hiensch, Frank Ferrara, Richard OConnell, John Allen, Juliana Alzate, Daniel Brakewood

No: None

Abstain: None

Absent: James Taylor

2. Approval of Minutes

a. December 11, 2024

b. January 7, 2025 Public Hearing on North Pearl Holdings LLC application

Motion: Motion to Approve Minutes With Changes - North Pearl Holdings LLC Public Hearing

Initiated: Richard OConnell

Seconded: Juliana Alzate

Yes: John Hiensch, Frank Ferrara, Richard OConnell, John Allen, Juliana Alzate, Daniel Brakewood

No: None

Abstain: None

Absent: James Taylor

3. Presentation - AECOM Economic Development Strategies for Port Chester

a. Mr. Chris Brewer and Ms. Sarah Murphy

4. Old Business

a. North Pearl Holdings Application due diligence completion

Project Authorizing Resolution

Motion: Motion - Project Authorizing Resolution - North Pearl Holdings, LLC

Initiated: Juliana Alzate

Seconded: John Hiensch

Yes: John Hiensch, Frank Ferrara, Richard OConnell, John Allen, Juliana Alzate,
Daniel Brakewood

No: None

Abstain: None

Absent: James Taylor

b. Application from Titanium for a project at 155 Irving Avenue

Initial Project Resolution

Motion: Motion - Initial Project Resolution-155 Irving Avenue - Irving Owner, LLC

Initiated: Richard OConnell

Seconded: Daniel Brakewood

Yes: John Hiensch, Frank Ferrara, Richard OConnell, John Allen, Juliana Alzate,
Daniel Brakewood

No: None

Abstain: None

Absent: James Taylor

Presentation

c. Application from Broad PC Owner LLC for a project at 44 Broad Street to
be know as 131 Irving Avenue

Initial Project Resolution

Motion: Motion - Project Authorizing Resolution - 44 Broad Street - Broad PC Owners,
LLC

Initiated: Juliana Alzate

Seconded: Richard OConnell

Yes: John Hiensch, Frank Ferrara, Richard OConnell, John Allen, Juliana Alzate,
Daniel Brakewood

No: None

Abstain: None

Absent: James Taylor

Presentation

d. Draft Application changes for adoption

Motion: Motion to Adopt New IDA Application With Changes

Initiated: Richard OConnell

Seconded: Juliana Alzate

Yes: John Hiensch, Frank Ferrara, Richard OConnell, John Allen, Juliana Alzate,
Daniel Brakewood

No: None

Abstain: None

Absent: James Taylor

- e. Abendroth Green - 27-45 North Main Street (Hudson) update

5. New Business

- a. PCIDA Draft Code of Ethics and Conflicts of Interest Policy

Motion: Motion to Adopt a Code Of Ethics & Conflicts of Interest Policy as Amended

Initiated: John Hiensch

Seconded: John Allen

Yes: John Hiensch, Frank Ferrara, Richard OConnell, John Allen, Juliana Alzate,
Daniel Brakewood

No: None

Abstain: None

Absent: James Taylor

6. Chairman's Remarks

- a. The changing nature of remote work and strengthening of the prime office market
- b. Update on Station Lofts at 67 New Broad Street
- c. Foretold Predictive Analytics - Magellan Case Study

7. AD Report

- a. AD Report
- b. Potential scope of work regarding the investment environment

Motion: Motion to Endorse Storrs Associates Proposal for an Investment Report

Initiated: John Hiensch

Seconded: Juliana Alzate

Yes: John Hiensch, Frank Ferrara, Richard OConnell, Juliana Alzate, Daniel
Brakewood

No: None

Abstain: None

Stepped Away: John Allen

Absent: James Taylor

- c. Loewke Brill suggestions for local hire

8. Planning Director Report

- a. Planning Director Report

9. IT Director Report

- a. IT Director Report

10. Treasurer's Report

- a. Approval of Invoices

Motion: Motion to Approve Monthly Invoices

Initiated: John Hiensch

Seconded: Juliana Alzate

Yes: John Hiensch, Frank Ferrara, Richard OConnell, John Allen, Juliana Alzate,
Daniel Brakewood

No: None

Abstain: None

Absent: James Taylor

- b. Agency Financial Snapshot

11. Adjournment

Motion: Motion to Adjourn

Initiated: Daniel Brakewood

Seconded: John Allen

Yes: John Hiensch, Frank Ferrara, Richard OConnell, John Allen, Juliana Alzate,
Daniel Brakewood

No: None

Abstain: None

Absent: James Taylor

- a. Next regularly scheduled Board meeting February 12, 2025
- b. Governance Committee meeting February 12, 2025 to discuss Budget due in March