



Village of Port Chester Industrial Development Agency

222 Grace Church Street, Port Chester, New York 10573

Minutes: Wednesday, November 10, 2021

Time: Immediately following a Public Hearing at 6:30 PM

Village Hall Conference Room, 222 Grace Church St., Port Chester, NY

1. IDA Roll Call

The PCIDA meeting was called to order at 6:30 p.m. by Chairman Frank Ferrara. On the motion of Board member Richard Cuddy, which was seconded by Board member Jim Taylor, the meeting was called to order with the following additional Board members being present: Daniel Brakewood (via WebEx), Mike Brescio, and Richard O'Connell.

Also in attendance was Administrative Director Christopher Steers, Board Counsel Justin Miller (via WebEx), Treasurer Anthony Siligato, Acting Planning Director Curt Lavalla and Acting Board Secretary Rosalind Cimino.

Motion: Open Meeting

Initiated: Richard Cuddy

Seconded: James Taylor

Yes: Michael Brescio, Richard Cuddy, Frank Ferrara, Daniel Brakewood, Richard O'Connell, James Taylor

No: None

Abstain: None

Absent: John Hiensch

2. Chairman's Remarks

Chairman Ferrara noted that the Board had made substantial efforts over the last several months in shaping the amendment to the Uniform Tax Exemption Policy (UTEP). It has been undertaken to ensure the IDA obtains sufficient benefit when granting a 20 year PILOT, to eliminate having to determine when a mixed use project is commercial as opposed to residential, and help provide a better road map to the public and the investment community, for which it is designed. He wanted to take a step back at the start of the meeting to thank the Board, Staff, and the received public input for helping to create a better policy document.

3. Approval of Minutes

- a. Approval of Minutes for 9/08/21

4. AD Report

Given Board and public input Administrative Director Christopher Steers

submitted a revised UTEP Appendix and described the revision process. The Board discussed the merits of the changes and how helpful the revisions were in determining whether to issue a 15 or 20 year PILOT. The Board discussed scenarios where the revised scoring would be applicable and how. And it decided to increase point values for Category 9 on Economic Impacts and to remove the Labor section, because of the inability to monitor

- a. AD Report

5. New Business

Tarry Lighthouse and Port Chester Holdings I Due Diligence

Chairman Ferrara commented that with due diligence completed for both outstanding applications he had reserved the Senior Community Center for Public Hearings on November 30th and December 2nd. He asked to Board to decide on whether to issue a 15 or 20 year PILOT for each applicant. After discussion, the Board decided to approve a 15 year PILOT for consideration on the Port Chester Holdings application and a 20 year PILOT on the Tarry Lighthouse application for the purposes of the Public Hearings. Port Chester Holdings will go first on November 30th and Tarry Lighthouse on December 2nd.

6. Resolutions

- a. UTEP Amendment Draft Resolution

Approval of the UTEP Amendment

The Board decided to adopt Mr. Steers' version of Appendix B Scoring with the changes as described. The balance of the UTEP was adopted in full. On the motion of Board member Richard Cuddy, seconded by Board Member Mike Brescio, the UTEP Amendment was adopted.

Motion: Accept Resolution as Amended

Initiated: Richard Cuddy

Seconded: Michael Brescio

Yes: Michael Brescio, Richard Cuddy, Frank Ferrara, Daniel Brakewood, Richard OConnell, James Taylor

No: None

Abstain: None

Absent: John Hiensch

UTEP Appendix B Draft Exercises

7. IT Director Report

- a. IT Director Report

IT Director Rosalind Cimino Rosalind Cimino stated that she had been reviewing the ABO guidance and existing IDA websites around the state and asked

for input from the Board as to navigation changes that would create easier access to IDA documents and be in compliance with ABO requirements. The Board gave direction as to which site layout they preferred. She also updated the Board on a new Agenda Management system that she was working on the that would streamline voting and Minutes creation and demoed a neighboring municipality who was using the system.

8. Treasurer's Report

- a. IDA Financial Snapshot
- b. PCIDA Invoices - November 2021

Treasurer Anthony Siligato provided the Board with a review of the monthly invoices:

Approval of Invoices

Rosalind Cimino

Anthony Siligato

Christopher Steers

Harris Beach – Gen Corporate Matters

Connie Phillips

Motion: Approve Invoices

Initiated: Richard Cuddy

Seconded: James Taylor

Yes: Michael Brescio, Richard Cuddy, Frank Ferrara, Daniel Brakewood, Richard OConnell, James Taylor

No: None

Abstain: None

Absent: John Hiensch

9. Planning

- a. Planning Director Report to IDA - November
- b. Letter of November 8, 2021

10. Adjournment

Motion: Adjourn

Initiated: Richard Cuddy

Seconded: Michael Brescio

Yes: Michael Brescio, Richard Cuddy, Frank Ferrara, Daniel Brakewood, Richard OConnell, James Taylor

No: None

Abstain: None

Absent: John Hiensch