



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

Agenda: Wednesday, April 16, 2025

Time: 6:30pm Senior Community Center

- 1. IDA Roll Call**
- 2. Chairman's Remarks**
 - a. Board changes on the PCIDA
- 3. Approval of Minutes**
 - a. Regular meetings February 12, 2025 and March 19, 2025
 - b. Public Hearing for BPR Owner, April 3, 2025
- 4. Old Business**
 - a. Westchester Crossing (Boston Post Road Owner) due diligence conclusion
Cost Benefit Analysis
Planning Director report on recent project two bedroom apartment unit sizes
Project Authorizing Resolution
 - b. 229 Willett Avenue (80 Main Street Members, LLC - Stagg Group)
Reasonableness presentation - John Gerber of Grow America
Appendix B report and benchmark, TOR As Built
 - c. Abendroth Green (27-45 North Main Street - Hudson, Inc)
Deviation analysis - Victoria Storrs of Storrs Group
Additional benefit possibilities
- 5. AD Report**
 - a. AD Report
 - b. 30 Broad Report
Annual Reporting Form YE2024

- c. Workforce Development in New Rochelle
- 6. Planning Director Report**
 - a. Planning Director Report
 - b. Walkable Village presentation Jeff Speck
- 7. IT Director Report**
 - a. IT Director Report
- 8. Treasurer's Report**
 - a. Approval of Invoices
 - b. Agency Financial Snapshot
- 9. Filling Vacancies on Agency Committees**
- 10. Executive Session to receive advice of counsel**
- 11. Adjournment**
 - a. Next regularly scheduled Board meeting May 14, 2025

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](#).