



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

Agenda: Wednesday, June 11, 2025

Time: 6:30pm Village Hall Conference Room

Port Chester Local Development Corporation meeting immediately following PCIDA meeting

- 1. IDA Roll Call**
- 2. Approval of Minutes**
 - a. Regular meeting April 16 and May 14 2025
 - b. Public Hearing for Abendroth Green, June 4, 2025
- 3. Old Business**
 - a. 2SM Development, LLC (Hyperion Development) reanalysis of approved project
Reasonableness report from Camoin Associates - Rachel Selsky to present
TOR Aa Built Appraisal update
Proposed public hearing
 - b. Abendroth Green (27-45 North Main Street - Hudson Inc) due diligence conclusion
Due diligence review including CBAs
Project Authorizing Resolution
 - c. PCIDA/PCLDC Services Agreement
Resolution
 - d. Discussion of PCIDA spending initiatives process - Justin Miller and Greg Cutler
- 4. Chairman's Remarks**
 - a. Chamber of Commerce and PCIDA potential next steps - memo
 - b. Retail D review report

- c. The demand for residential fuels office conversions

5. AD Report

- a. AD Report
 - Q2 2025 Loewke Brill Project Monitor reports (Loewke Brill to present remotely)

6. Planning Director Report

- a. Planning Director Report

7. IT Director Report

- a. IT Director Report

8. Treasurer's Report

- a. Approval of Invoices
- b. Agency Financial Snapshot
- c. Auditor Engagement Letter Resolution

9. Adjournment

- a. Next regularly scheduled Board meeting July 9, 2025
- b. Governance Committee meeting to meet

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](#).