



**Village of Port Chester
Industrial Development Agency
222 Grace Church Street, Room 204
Port Chester, NY 10573**

Agenda: Wednesday, August 9, 2023

Time: 6:30pm

Village Hall Conference Room

- 1. IDA Roll Call**
- 2. FY 2022-23 Financial Audit Presentation**
 - a. Drescher & Malecki, Via WebEx
- 3. Presentation of Reasonableness Report on the Hines Station Lofts Project**
 - a. National Development Corporation - Mr. Kevin Gremse
- 4. Presentation of PARIS Filings**
 - a. AD, CFO and Acting Secretary with Julie Marshall of Harris Beach available to discuss
- 5. Chairman's Remarks**
 - a. CoStar Group Rent Growth Report for 2Q23
- 6. Approval of Minutes**
 - a. July 12, 2023
- 7. AD Report**
 - a. AD Report
 - Final Report - 2021 Economic Impact of NYS IDAs -NYSEDC
 - b. Project Monitoring RFP Discussion
- 8. Old Business**
 - a. Hines Station Lofts due diligence conclusion - discussion
Review of due diligence documentation
67 New Broad Street 2023 TOR tentative tax roll AV

PCIDA Application- The Station Lofts at Port Chester - amended pages
23.8.1

Station Lofts 15 and 20 year CBA DRAFT

TOR as built Station Lofts

UTEF Project Scoring Table from Staff- Station Lofts

9. Resolutions

- a. Annual Audit and PARIS 2023

10. IT Director Report

- a. IT Director Report

11. Treasurer's Report

- a. Approval of Invoices
- b. Agency Financial Snapshot

12. Adjournment

- a. Next Meeting, September 13, 2023

13. Executive Session

- a. The financial history of particular people or corporations or matters leading to the appointment of particular people

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](#).