



**Village of Port Chester
Industrial Development Agency**
Village Hall Conference Room

Agenda: Wednesday, November 9, 2022

Time: 6:30pm

Village Hall Conference Room

- 1. IDA Roll Call**
- 2. Financial Due Diligence Report on 2SM Application**
 - a. Ms. Rachel Selsky - Camoin Associates
- 3. Chairman's Remarks**
 - a. A review of the NYS Comptroller's Office Examination of the Poughkeepsie IDA with a focus on monitoring projects (page 8)
- 4. Approval of Minutes**
 - a. October 12, 2022
- 5. AD Report**
 - a. AD Summary and General Updates
 - b. Approved and Executed AD Contract
 - c. Website FAQ draft review
- 6. New Business**
 - a. Application from 140-150 Westchester Avenue
 - b. Update status of recent presentations and other prospective applicants
229 Willett Avenue
 - c. 2SM
PCIDA 2SM Application Revised pp 9,10 & 14
2SM Assemblage TOR Tax Roll 2022
2SM Assemblage TOR AV
2SM Mitigation Fees Per SEQRA Findings Statement
2SM Schoolchild Mitigation Formula Developer Worksheet
2SM As Built Appraisal

2SM UTEP Project Scoring Table

2SM 15 Year PILOT CBA Draft

2SM 20 Year PILOT CBA Draft

- d. Governance Committee recommendation to ratify certain PCIDA policies

7. Old Business

- a. Update status of recent benefit awards
Hudson assignment agreement closed November 1st
Hudson request by letter for a closing extension
108 Gateway LLC closed on October 28th

8. IT Director Report

- a. Summary report and software update

9. Treasurer's Report

- a. Approval of Invoices
b. Agency Financial Snapshot
c. Investments Update
Investment policy update to accommodate NYCLASS

10. Adjournment

- a. Next Meeting December 14, 2022

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](#).