MINUTES OF THE MEETING OF THE VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY

HELD: May 5, 2015

TIME AND PLACE: 6:30 P.M., Village Hall, Conference Room, 222 Grace Church Street, Port Chester, New York

A regular meeting of the Village of Port Chester Industrial Development Agency was convened on Tuesday May 5, 2015 at 6:30 p.m. at 222 Grace Church Street, Port Chester, New York 10573.

Roll Call

The meeting was called to order by Chairman Frank Ferrara. On the motion of Board member Richard Cuddy, which was seconded by Board Member John Hiensch the meeting was called to order with the following Board members being present: Richard Cuddy, John Hiensch, Neil Pagano, and James Taylor. Board member Daniel Brakewood was present after the opening vote.

ROLL CALL

MEMBER	MOTION	SECOND	YES	NO	ABSTAIN
BRAKEWOOD			Absent for vote		
CUDDY	X		X		
FERRARA			X		
HIENSCH		X	X		
PILLA			Absent		
TAYLOR			X		
PAGANO			X		

Also in attendance were, Administrative Director Christopher Steers, Board Counsel for Justin Miller, Treasurer Leonie Douglas, Planning Director Christopher Gomez, Planner, Jesica Youngblood and Acting Board Secretary Constance Phillips.

In addition, Professor John Nolan of Pace Law School was in attendance.

Chairman's Remarks

At this point Chairman Ferrara started the meeting by saying that we are in session with a quorum but would like to give a few members additional time to arrive. At his point Chairman Ferrara turned the meeting over to Treasurer Leonie Douglas for the Treasurers Report.

Treasurer's Report

Treasurer Leonie Douglas gave an overview of the current budget, invoices and escrow reports.

Port Chester Industrial Development Agency
Cash Analysis & Net Asset
As of April 30, 2015

Cash on Hand			$ 385,960.50	
Prepaid Expenses			$ 3,000.00	
Cash on Hand & Net Asset @ 4/1/15				$ 388,960.50
Deposits/ Interest Received during April 2015				
			$ -	
JP Morgan Chase	Interest Earned April 2015		$ 5.83	
TD Bank	Interest Earned April 2015		11.88	
Total Revenues/Interest				$ 17.71
Expenses				
Constance Phillips	Secretary-April	$ (400.00)		
Leonie Douglas	Fin Officer-March	$ (500.00)		
Christopher Steers	Administrative Director-March	$ (1,500.00)		
National Council for CD	Technical Srv. Rendered	$ (5,000.00)		
	Checks Paid during April 2015		$ (7,400.00)	
	Total Checks Paid			$ (7,400.00)
Net Asset @ 4/30/15				$ 381,578.21
Reconciliation of Bank Accounts & Net Asset				
JPMorgan Chase at 4/1/15			$ 241,422.48	
Deposits			$ -	
Interest Earned - April			$ 5.83	
Checks Written - April			$ (7,400.00)	
Total JPMorgan Chase at 4/30/15				$ 234,028.31
TD Bank at 4/1/15			$ 144,538.02	
Interest Earned - April			$ 11.88	
TD Bank at 4/30/15				$ 144,549.90
Total Bank Balance at 4/30/15				$ 378,578.21
Prepaid Expenses (1 year's rent prepaid)				$ 3,000.00
Total Net Asset at 4/30/15				**$ 381,578.21**

Prepared by PCIDA Financial Officer

Date Prepared: 05/05/2015 02:21 PM
Report Date: 05/05/2015
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VILLAGE OF PORT CHESTER

General Ledger Report

Fiscal Year: 2014 Period From: 6 To: 5 Trans. Date From: To:

GLR0105 1.0
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Prepared By: LDOUGLAS

Account No. / Document No.	Description / Vendor Name / Remarks	Period	Jnl Cat Code	Trans Jnl No.	Trans Date	Debit	Credit	Balance
003.0003.0080	G & S ESCROW ACCOUNT			Beginning Balance - - - -				(25,001.01)
	06/2014 INT EARNED - CHASE G&S ESCROW A/C 6116 - 06/2014 INT EARNED - CHASE G&S ESCROW AC 6116	6	JE	81579	06/30/2014		2.05	(25,003.06)
	07/2014 INT EARNED - CHASE G&S ESCROW A/C 6116 - 07/2014 INT EARNED - CHASE G&S ESCROW AC 6116	7	JE	81656	07/31/2014		2.12	(25,005.18)
14151358	HARRIS BEACH, PLLC - G&S PROJECT GENERAL MATTERS - 5/8/14 & 7/30/14	8	AP	7638326364	08/20/2014	2,529.99		(22,475.19)
	G&S ESCROW REPLENISHMENT	8	RR	85293	08/27/2014		2,526.93	(25,002.12)
	08/2014 INT EARNED - CHASE G&S ESCROW A/C 6116 - 08/2014 INT EARNED - CHASE G&S ESCROW AC 6116	8	JE	81657	08/29/2014		2.12	(25,004.24)
	09/2014 INT EARNED - CHASE G&S ESCROW A/C 6116 - 09/2014 INT EARNED - CHASE G&S ESCROW AC 6116	9	JE	81737	09/30/2014		2.05	(25,006.29)
	10/2014 INT EARNED - CHASE G&S ESCROW A/C 6116 - 10/2014 INT EARNED - CHASE G&S ESCROW AC 6116	10	JE	81777	10/31/2014		2.12	(25,008.41)
	11/2014 INT EARNED - CHASE G&S ESCROW A/C 6116 - 11/2014 INT EARNED - CHASE G&S ESCROW AC 6116	11	JE	81817	11/28/2014		2.05	(25,010.46)
14153298	WATKINS & WATKINS, L.L.P. - SERVICES RENDERED FOR PC MARINA AND G&S INVESTORS 1/22-7/1/14	12	AP	7638328612	12/31/2014	10,260.77		(14,749.69)
	12/2014 INT EARNED - CHASE G&S ESCROW A/C 6116 - 12/2014 INT EARNED - CHASE G&S ESCROW AC 6116	12	JE	81889	12/31/2014		2.12	(14,751.81)
	01/2015 INT EARNED - CHASE G&S ESCROW A/C 6116 - 01/2015 INT EARNED - CHASE G&S ESCROW AC 6116	1	JE	81935	01/30/2015		0.75	(14,752.56)
	02/2015 INT EARNED - CHASE G&S ESCROW A/C 6116 - 02/2015 INT EARNED - CHASE G&S ESCROW AC 6116	2	JE	82003	02/27/2015		0.56	(14,753.12)
14154688	MANG INSUR. AGENCY LLC - US 1 INTERSECTION PROJECT TRANSPORTATION BOND	3	AP	7638330167	03/18/2015	2,763.00		(11,990.12)
	G&S ESCROW REPLENISHMENT - G&S ESCROW REPLENISHMENT & PURDY AVE ESCROW REPLENISHMENT BY G & S	3	JE	82031	03/24/2015		13,215.44	(25,205.56)
	03/2015 INT EARNED - CHASE G&S ESCROW A/C 6116 - 03/2015 INT EARNED - CHASE G&S ESCROW AC 6116	3	JE	82037	03/31/2015		0.76	(25,206.32)
	RCV'D FROM G&S TO REPLENISH ESCROW - WATKINS	4	RR	86576	04/08/2015		10,250.31	(35,456.63)
14155311	WATKINS & WATKINS, L.L.P. - SERVICES RENDERED FOR PC MARINA AND G & S INVESTORS 10/03/14-11/13/14	4	AP	7638330906	04/29/2015	205.00		(35,251.63)
		****		Ending Balance - - - -		15,758.76	26,009.38	(35,251.63)
		Balance Sheet Grand Total:				15,758.76	26,009.38	(35,251.63)
		Revenue /Expense Grand Total:				*0.00*	*0.00*	*0.00*

(G & S Escrow Account)

Treasurer Leonie Douglas explained to the Board that the balance reflects a replenishment payment made by G&S. An amount of $10,250.31 was received in April which was in addition to the $25,000.00 required to maintain the account. G&S indicated that the amount is for a December bill for Watkins & Watkins. However this an overpayment to the account because that particular bill was already paid. (they transferred money to pay the bill and they also sent us a check to pay the same bill). Ms. Douglas said she did verify that Watkins and Watkins had been paid and there is nothing forthcoming right now.

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VILLAGE OF PORT CHESTER

General Ledger Report

Fiscal Year: 2014 Period From: 6 To: 5 Trans. Date From: To:

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Prepared By: LDOUGLAS

Account No. / Document No.	Description / Vendor Name / Remarks	Period	Jnl Cat Code	Trans Jnl No.	Trans Date	Debit	Credit	Balance
003.0003.0093	G & S PURDY AVE CLEAN-UP			Beginning Balance - - - -				(22,162.84)
	PURDY AVE ESCROW REPLENISHMENT - G&S ESCROW REPLENISHMENT & PURDY AVE ESCROW REPLENISHMENT BY G & S	3	JE	82031	03/24/2015		7,837.16	(30,000.00)
		****		Ending Balance - - - -		0.00	7,837.16	(30,000.00)
		Balance Sheet Grand Total:				0.00	7,837.16	(30,000.00)
		Revenue /Expense Grand Total:				*0.00*	*0.00*	*0.00*

(G & S Purdy Avenue Clean Up)

Invoices

Christopher Steers	$1,500.00
Leonie Douglas	$ 500.00
Constance Phillips	$ 200.00
WB Mason	$ 77.00

On the motion of Board member James Taylor, which was seconded by Vice Chairman Neil Pagano the invoices were approved.

ROLL CALL

MEMBER	MOTION	SECOND	YES	NO	ABSTAIN
BRAKEWOOD			Absent for vote		
CUDDY			X		
HIENSCH			X		
PAGANO		X	X		
PILLA			X		
TAYLOR	X		X		
FERRARA			X		

Minutes

Chairman Ferrara told the Board members that the minutes were done a little bit differently this month because they incorporate notes that he took during the Strategic Planning Session. Chairman Ferrara also told the Board that his notes are not necessarily in chronological order. The notes are arranged together by subject. Board member James Taylor said that while Chairman Ferrara's notes were very helpful, he suggested that only the transcript portion of the notes be posted to the website. Board Counsel Justin Miller said if the matter was discussed in an open forum, perhaps an attachment could be provided. Board member James Taylor said the intent is not to hide anything, copies will certainly be available if anyone should request them and the recording will be on the website. The format, having the attachment included might be a little confusing for anyone who was not at the meeting.

On the motion of Board member Neil Pagano, which was seconded by Board member Richard Cuddy, the minutes of the April meeting and Chairman's notes were approved. It was also decided that the minutes would be published on the website without the Chairman's notes.

ROLL CALL

MEMBER	MOTION	SECOND	YES	NO	ABSTAIN
BRAKEWOOD			Absent for vote		
CUDDY		X	X		
HIENSCH			X		
PAGANO	X		X		
PILLA			X		
TAYLOR			X		
FERRARA			X		

Old Business

Chairman Ferrara told the Board that AGD North Pearl still has not closed. They are doing work at the site, (clearing the lot) and have paid the density bonus. In communication with David Mann, Chairman Ferrara was told that what they are doing now doesn't require a substantial amount of purchases that qualify for Sales Tax Exemption.

New Business

Chairman Ferrara said that tonight they were supposed to discuss the Administrative Director's contract. He said that he would like to discuss it when Mr. Steers is present, (Mr. Steers was not in the room at the time) and the expiration date is the end of May. While looking at his contract Chairman Ferrara said he would like to also look at the way the Board is structured for governance. The Board has an unusual situation because the Board must meet in July and August and it is difficult to get a quorum in those months. August we meet because of our peculiar year end where we discuss the audit and financials, PARIS Report etc. and July is our annual reorganization. Chairman Ferrara suggested moving the date of the annual reorganization to the September meeting and extending the Administrative

Director's contract to coincide with that date. This would be beneficial because whenever there is a change in leadership, the process would be more orderly governance process. After a brief discussion the Board was in favor of changing the annual reorg to September and the expiration of the Administrative Director contract to the end of October. All officers and subcommittee members will be extended for another 60 days. Treasurer Leonie Douglas told the Board that the auditors will be here in July and provide a report in August. Chairman Ferrara reminded the Board of a previous conversation he had with the auditors indicating that the audit report must be provided on a timely basis.

When Administrative Director Chris Steers entered the meeting, the matter was summarized and Mr. Steers was asked for feedback regarding his contract. Mr. Steers said that he was looking for a 360 of sorts wherein the Board members could provide feedback on what he was doing well, not so well, and/or the direction he should be moving in. Mr. Steers said that a lot of the things that he has been working on are currently in a holding pattern until completion of the Strategic planning process. He said he has some ideas about the direction he believes the Board should be moving in however it may not be the direction the Board wants to go. Mr. Steers said that he thinks that the Board should build up its bank before going out soliciting individual who may need our services, particularly targeting sales tax exemption and mortgage tax relief and, we could build a bank and then use the money to do something else in the future. The Board as a whole may not be on the same page with respect to that strategy?? As far as the administrative aspect of things Mr. Steers said he feels he has been doing all of the things he has been expected to do. There is also a lot of behind the scene activities that help everything to flow nicely. Mr. Steers said he had a meeting with Chairman Ferrara and they went over the list of duties sand asked questions and received feedback on the tasks. One of the current tasks underway is document retention both digitally and in the IDA File room located in the Planning Department.

The discussion was opened for Board members to give feedback on Mr. Steers' performance and the extension of his contract. Board members unanimously gave positive feedback with regard to Mr. Steer's performance.

On the motion of Board member Richard Cuddy, which was seconded by Vice Chairman Neil Pagano, the Administrative Director's contract was extended from May 31, 2015 to October 31, 2015

ROLL CALL

MEMBER	MOTION	SECOND	YES	NO	ABSTAIN
BRAKEWOOD			X		
CUDDY	X		X		
HIENSCH			X		
PAGANO		X	X		
PILLA			X		
TAYLOR			X		
FERRARA			X		

On the motion of Board member John Hiensch, which was seconded by Board member Richard Cuddy, the annual reorganization date along with all of the sub committees, was extended 60 days from July 2015 to September 2015.

ROLL CALL

MEMBER	MOTION	SECOND	YES	NO	ABSTAIN
BRAKEWOOD			X		
CUDDY		X	X		
HIENSCH	X		X		
PAGANO			X		
PILLA			X		
TAYLOR			X		
FERRARA			X		

Chairman Ferrara extended a welcome to the newest member of the Board, Dan Brakewood. Mr. Brakewood was provided with a welcome notebook and san Economic Development Handbook that was provided by Harris Beach.

Chairman Ferrara said that they had taken care of everything on the agenda and it was time to go into part two of the strategic planning session. Chairman Ferrara said that in review everything that was said last month is pretty much in the notes that the Board received with the minutes. The most important part of it is the meeting of the mind section where we agreed that we would be most effective if we avoid politics and political decisions. We will leave building to the BOT and the IDA will address obstacles, specifically transportation obstacles and parking. The Board's focus will not necessarily be limited to that but can start with that for the time being. The Board can use its power to leverage its assets and income to apply for grants and use the full power of its authority.

Chairman Ferrara informed new Board member Daniel Brakewood that there is an ABO fiduciary statement that members must sign. Mr. Ferrara reminded the Board members that the statement asserts that the Board members primary responsibility is to basically act in the best interest of the authority in its dealings with the public. The policy reaffirms the duties of each of the Board members. In addition Chairman Ferrara along with Board Counsel Justin Miller have been discussing how in narrowing the Boards focus it might be a good time to revisit the mission statement. Chairman Ferrara and Counsel Justin Miller have been working with the mission statement to include some of the words that are necessary and are getting to the point that they would like to publish something for the Board for comment at the next meeting and potential adoption. Chairman Ferrara said it would probably be a good idea for everyone to sign the fiduciary obligation along with Mr. Brakewood.

Chairman Ferrara asked the Board if they had any questions or comments about what transpired at last month's meeting. Vice Chairman Neil Pagano said that it might be a good idea for Chairman Ferrara to do a brief recap and alluded that the Meeting of the Minds section of the comments pretty much captures everything. At this point Chairman Ferrara turned the meeting over to Administrative Director Christopher Steers.

Mr. Steers began by saying last month we focused on the moving obstacles, leveraging what we can do as the IDA, transportation issues, parking etc. Mr. Steers said what needs to happen this evening is to bat around those ideas some more and think about how those strategies can be turned into something that is sound and implementable.

Chris Gomez Planning Director prepared a visual presentation which was from a regional context based on Mr. Steers and Mr. Nolan's comments about our ability to leverage funds, the municipal center, Fox Island, The Waterfront, and United Hospital etc. and how it dovetails with the existing comprehensive plan. A power point presentation was given by Mr. Gomez' which included the following key items

STRATEGIC PLAN OPPORTUNITY AREA

1. Downtown – Transit Oriented Development
2. Municipal Center
3. Fox Island
4. Waterfront
5. United Hospital Site

OPPORTUNITY AREAS
Transit Oriented Development
STRENGTHS

- PCH Metro North Station
    - Access to county/regional transit jobs
- Walkable downtown
- Mix of land uses
- Allows for appropriate density/growth
    - FAR, LAPDU bonus options
- Utilizes existing infrastructure

FUTURE CONSIDERATIONS

- Business Improvement District

OPPORTUNITY AREAS

- Municipal Center

STRENGTHS

- Combined Village operations
    - Village Departments, State Offices, Town of Rye Assessor
    - Village Police
- Retail, commercial opportunities
- Provision of downtown parking structure
- Energy-efficient building
- Economic development catalyst

OPPORTUNITY AREAS
Fox Island

STRENGTHS

- Waterfront views
    - Long Island Sound
- Rezoning to DW Downtown Waterfront District
    - Allow for mix of uses
- Massive redevelopment opportunity
    - Underutilized parcels
- Opportunity for place-making project

OPPORTUNITY AREAS
United Hospital Site
STRENGTHS

- Rezoning to PMU Planned Mixed Use District
    - Allow for mix of uses
- Massive redevelopment opportunity
    - Underutilized parcels
- Opportunity for place-making project
- Strategic location for region and beyond
- Overlay district potential/Public benefit
- Bus Rapid Transit

OPPORTUNITY AREAS
Waterfront

STRENGTHS

- Close proximity to Main Street
- Economic development catalyst
- Redevelopment potential (Marina lot, Coney's lot)
- Seasonal and transient dockage
- Easy access to Long Island Sound, great vistas

REGIONAL CONTEXT

New York Metropolitan Transportation Council (NYMTC

- Goals Identified in the Transportation Improvement Plan, Westchester County
    - Improve the Regional Economy
    - Provide a convenient and flexible transportation system within the region
        - Road
        - Rail
- Priority Projects
    - Tappan Zee Bridge

New York Regional Economic Development Council

- Mid-Hudson Opportunity Agenda
    - "Economic Engine"
    - Connect people to jobs
    - Revitalize distressed communities
    - Improve key, regional infrastructure to make the region more business-ready
    - Embrace inter-regional partnerships that leverage cross-region resources
    - Promote waterfront development in order to enhance tourism, recreation, and trade

Mid-Hudson Sustainable Development Plan

- Developing a sustainable future building upon the region's strengths
    - A diverse natural environment
    - A vibrant **economy**
    - Strong **transportation** accessibility and connectivity
    - Exceptional **quality of life**
    - Existing cities, villages, and denser hamlet centers: provide **engines of economic growth** (cost-effective job centers, reduce car dependency, reduce environmental pressure)

FUNDING OPPORTUNITIES

- New York State Main Street Grant Program
- CDBG Funding
- Urban Initiatives Program
- Empire State Development Grant Funds
- Local Waterfront Revitalization Program
- Excelsior Jobs Program
- New York State Cleaner Greener

COMPREHENSIVE PLAN OBJECTIVES

Primary Goals

- The Plan identifies goals, policies, and guidelines for the immediate and long-range protection, enhancement, growth, and development
- Maintenance and enhancement of residential neighborhoods
- Revitalization of commercial areas and the waterfront
- Strengthening of industrial areas
- Improvement of transportation and infrastructure facilities
- Opportunities for new development.

Implementation

- Streamlining Planning Approvals Process
    - Project Proposal Form
    - Zoning Compliance
    - Engineering Threshold Checklist
    - Site plan classification
    - Development Review Committee
    - SEQRA Review
    - Digital submission procedure
    - Updated fee schedule
    - Updated use definitions
- Additional zoning map/text amendments
- Subdivision regulations
- **Waterfront reactivation, marina improvements**
- **LWRP Grant (Bulkhead) - $225,420**
- **Property conditions study**
- **School children mitigation study**
- **Overlay Districts**
    - Southern Gateway Mixed Use
    - Byram Riverfront
- Escrow management, consultant management
- Planning Commission Workshops
- Inter-departmental technical assistance
    - GIS data management

Comprehensive Plan Implementation Committee (CPIC)

- Goals of the Comprehensive Plan:
    - Improve walking and biking infrastructure

- Protect environmentally sensitive areas
- Improve parks and explore expanding the park system
- Protect and preserve historic character of downtown
- Sustain and strengthen arts community
- Improve condition and appearance of commercial areas

Port Chester's 150th Anniversary

- 2018
  Goals and objectives
  - Streetscape Improvements
  - Area Branding
  - Placemaking
  - Historic Preservation
  - Greenspace
  - Economic development
  - Infrastructure

  Volunteer committee from:
  - Planning
  - Beautification
  - Waterfront
  - Citizens

  Etc.

LOCAL MARKET TRENDS

TOD – mixed use development
medical office
light industry
fitness & wellnes
brewpub - gastropub

After Mr. Gomez' presentation the meeting was turned over to Professor Nolan.

Professor Nolan said that he looked back at his notes from some of the earlier discussions (dated early January) and the idea at the beginning was to determine if is it possible to bring IDA forward with some type of consensus around the mission/goals and responsibilities and tools needed to accomplish those goals. Professor Nolan said he was impressed with last months meeting, the discussions were very robust and when he received the Chairman's notes and read the last line "*the entire room is animated at the above and in broad agreement that this is an excellent avenue forward*", so all we have left to do is to confirm that this is an excellent path forward because the Board really did discuss a lot at the last meeting. Since that Time Justin Chris and Frank have had discussions about the meeting

and realize that there are a lot of different approaches that IDA's can take to conduct business. Professor Nolan said what he thinks came out of the discussion was this is not a political body, this is not a policy setting body, and the Board of Trustees is decides the zoning and it adopted the Comprehensive Plan. The Comprehensive Plan has goals and objectives and has a lot of detail. The BOT adopts the zoning ordinances and changes the zoning ordinances and the Planning Commission decides what conditions should be imposed. There are some negotiations around bonus densities, zoning and how much cash should be put on the table by the developers and where that cash should go and those are all decisions that are not driven by the IDA in general. Those decisions are brought to the table when the developers come here. IDA's get pretty much involved and get proactive and work with the developer to determine what type of Financial assistance can be given to the developer and then leaves it up to the developer to go back to the BOT and get the zoning that is needed and back the IDA for the financing that is needed. What was concluded at the last meeting was that you don't want to be that kind of Board; you want to be a Board that lets the BOT and the Planning Commission do its work, make decisions about growth and development and then look at where you might help if needed. Professor Nolan said he thought it was a great transition to have Chris give you his horizontal lines about what the market is asking of the Village, what the Villages policies are generating and where there's some development that's coming on line, which is the fruit of the Comprehensive Plan.

What we are here to do is to take a look at what "this" is. Perhaps go over the last page of the Chairman's notes. At the last meeting Board member Jim Taylor reminded us that there are some barriers. We know that there are also some issues around transportation and connectivity. The role of the IDA might be to get ahead of some of those barriers, do a transportation study, and try to think through how to get the kind of connectivity that we've all been talking about. Professor Nolan said that what the Board figured out from its las session. From his perspective it that what agreeable to the Board, that can become your mission, your tools and techniques, you sign your fiduciary statements that's what you're agreeing to carry out, and when projects come to you, there is a clearer perspective on what you are doing. A starting point might be to look at the Chairman's comments on page 7 and making some decisions on how you might carry out this barrier removal role. The Consolidated Funding Application (CFA) is out we have the priorities of the State's $800,000,000. Looking at the programs that fund transportation studies they do emphasize job growth and economic development tax base increase. They are very much focused on these things and it is hard to get money on an abstract study, you really have to know what you are trying to connect. It is the BOT's responsibility to figure out where the Board wants to grow and where those spots are in the community and if you're going to apply for funding, determine the areas and how that connectivity should look and ways to prevent the congestion. (Parking, how to cut down on vehicle trips, etc.)

Chairman Ferrara said that CFA transportation studies are difficult as a standalone, what if it were linked to other things in the Village, Retail D, United Hospital etc.? Planning Director Chris Gomez said there are ways that the study can be linked to development in the Village, the staff would look through the application and look at ways to link the transportation study.

A major area of concern expressed by Board Members is the traffic on Abendroth Avenue. The traffic from Mill Street onto Abendroth Avenue to Westchester Avenue at Waterfront Place at Costco is horrendous. The Costco shopping area is a major source of congestion and the traffic travels right past Retail D. A brief informal discussion was held talking about the various traffic concerns along Abendroth Avenue

Board member James Taylor suggested that we use some of the G&S money that we have now to fund the initial study. Recognizing that it cannot be a generic study, the Board has identified 5 sites, we do an RFP for a consultant to study Fox Island, United Hospital, Downtown, to tell us when they are most congested during the day, what are the physical constraints to widening the roads, etc.

Professor Nolan suggested that we instruct staff to come back at the next meeting with a program to expend up to a dollar amount of money to do exactly what you are talking about. Either in the context of a connected study of a CFA program once the analyzation is complete or the generic standalone traffic study. The consultant should look at the comprehensive plan and look at what the BOT has approved and is likely to approve and be sure the study is focused on those things that are going to happen because that is where the jobs are going to be. A recommendation could be then made as to whether to spend money short term or use the money as leverage to a CFA transportation/traffic study. July 31st is the submission deadline for the CFA.

On the motion of Board Member James Taylor, which was seconded by Board Member Dennis Pilla IDA would provide support for the CFA process via the Planning Department for the removal of development impediments

ROLL CALL

MEMBER	MOTION	SECOND	YES	NO	ABSTAIN
BRAKEWOOD			X		
CUDDY			X		
HIENSCH			X		
PAGANO			X		
PILLA		X	X		
TAYLOR	X		X		
FERRARA			X		

Adjournment

On the motion of Board member James Taylor, which was seconded by Board member Dennis Pilla, the meeting was adjourned.

ROLL CALL

MEMBER	MOTION	SECOND	YES	NO	ABSTAIN
BRAKEWOOD			X		
CUDDY			X		
HIENSCH			X		
PAGANO			X		
PILLA		X	X		
TAYLOR	X		X		
FERRARA			X		

Respectfully submitted,
Constance R. Phillips