

**Tompkins County Industrial Development Agency
Board of Directors Meeting Approved Minutes
April 10, 2014
TC Legislative Offices
121 E. Court Street, Ithaca, NY**

Present: Martha Robertson, Grace Chiang, Nathan Shinagawa, Jim Dennis, Will Burbank, Larry Baum, Rick Snyder

Excused: Svante Myrick

Staff Present: Michael Stamm, Ina Arthur (recording), Mariette Geldenhuys

Guests Present: Alex Deyhim, Rebecca Schindler (Advanced Design Consulting USA), Mike Talarski (IBEW 124), Brian Noteboom, Stacey Black (Carpenters 277), David Hill (Ithaca Journal), David Lubin (Unchained Properties)

CALL TO ORDER The meeting was called to order at 4:05 PM

ADDITIONS TO THE AGENDA - NONE

PRIVILEGE OF THE FLOOR

Mike Talarski spoke regarding investors.

Brian Noteboom addressed the Board to let them know of that Broome County has approved using “local” labor on projects. Local is defined as within 60 miles of Broome County. The Rochester area has done something similar.

BUSINESS

Acceptance of 2013 TCIDA/TCDC Audit

Mr. Baum reported that the Audit Committee has reviewed the draft 2013 Audit with the auditor. Ni irregularities were found and a clean opinion was issued. Mr. Dennis agreed and mentioned that a note commenting on the Board’s non-compliance with PAAA Board independence guidelines continues to appear in the audit. This note has been made since 2008.

Will Burbank moved to accept the 2013 TCIDA Draft Audit. Martha Robertson seconded the motion. The motion passed.

Mr. Baum thanked the administrative staff for their work on the audit.

Advanced Design Consulting USA Application

Mr. Stamm introduced the project by stating that TCAD has had a long relationship with the Lansing company. They have grown for many years without assistance from outside sources. The company is trying to expand and have applied for the standard IDA abatements: 7 year PILOT, partial mortgage recording tax abatement, and sales tax abatements. The company pays good wages and offers benefits to employees.

Mr. Deyhim thanked the board for considering the application. The company has been in existence for 17 years in the Lansing area. They design and build scientific instruments with most of their customers being overseas. In order to continue to get contracts they need to expand their facility by 20,000 sf.

Mr. Baum asked from where their employees are recruited. Mr. Deyhim stated that all are recruited locally, from high school grads to PhDs.

Ms. Robertson encouraged the company to reach out to more women applicants. She also encouraged the company to continue paying a living wage.

Mr. Baum asked how many employees are international. Mr. Deyhim commented that hiring locally is very important to them as all are considered “family” and key to the success of the company. Sometimes it is hard to recruit employees as they are one of four companies in the world that build this equipment.

Mr. Burbank commented that this is an exciting project and that he will support it. He would encourage the company to continue supporting a living wage and to work on diversifying its workforce.

Mr. Baum commented that this is the type of company we want in this community and need to encourage to continue. The Board should not put undo pressure and conditions on who they employ and what they pay.

Ms. Robertson suggested that the company meet with the Workforce Investment Board Executive Director to learn about diversifying.

Larry Baum made a motion to move the project to public hearing. Martha Robertson seconded the motion. The motion passed.

Ms. Geldenhuys asked who the building owner was. Mr. Deyhim commented that it is owned by Advanced Design Consulting USA.

Emerson Recapture Interest Discussion

This is a continuation of the discussion that began at the March Board meeting regarding use of the remaining recaptured interest from the Emerson Power Transmission project.

Mr. Stamm stated that there is a grey area in the law with respect to the interest income that was retained by the IDA from the recaptured funds from the Emerson Power Transmission project. He suggested passing a resolution to give back the funds to the taxing authorities if they are requested. The IDA/LDC fund balance is large enough to still support the developer of the Emerson property.

Mr. Baum stated that he supports this but would require that the taxing jurisdictions ask for the funds first. Ms. Robertson stated that she feels this is an appropriate resolution and asked that the taxing authorities be informed of this.

Will Burbank moved to authorize distribution of the remaining interest funds recaptured from the Emerson Power Transmission project to each of the taxing jurisdictions should they request them. Martha Robertson seconded the motion. The motion was approved.

Emerson Redevelopment Project Request

Ms. Robertson recused herself from discussion due to a conflict.

David Lubin, developer of the Emerson property, gave a brief overview of what he hopes to do with this project. It will be a mixed use project (housing, offices, manufacturing and some incubator space). There will also be a lot of green space and parks. He is currently working on environmental impact studies and traffic studies.

Mr. Stamm stated that redevelopment of this site is the highest priority project that we have been working on for a few years. Redevelopment would be smart growth as it already has infrastructure and parking needs met. TCAD has helped the developer access funding from NYS for this planning phase.

Will Burbank moved to approve supporting the Emerson Redevelopment project developer by granting the requested funds of \$84,522.50. Larry Baum seconded the motion. The motion was approved.

STAFF REPORT

Mr. Stamm reported that he has been in Albany to meet with the deputy comptroller regarding the comptroller's office's report on NYS IDAs. Usually the report is not a good one and the NYSEDC and other IDAs are trying to come up with a better way to gather information from IDA projects and to report on all the good work that they do.

MINUTES

Martha Robertson moved to approve the minutes from the March 13, 2014 Board meeting. Grace Chiang seconded the motion. The motion passed.

The meeting adjourned at 4:50 PM