

**Tompkins County Industrial Development Agency
Board of Directors Meeting Final Minutes
October 12 2017
4:00 PM
Tompkins County Legislative Offices
121 E. Court Street, Ithaca, NY**

Present: Jim Dennis, Jennifer Tavares, Rich John, Svante Myrick, Will Burbank, Grace Chiang, Martha Robertson

Staff Present: Heather McDaniel, Ina Arthur, Mariette Geldenhuys

Guests: Rick Snyder (TC Finance)

CALL TO ORDER

Jim Dennis called the meeting of the **Tompkins County Industrial Development Agency** to order at 4:15 pm.

PRIVILEGE OF THE FLOOR

Sherri Kortius - Tax payments and the affordable housing shortage are big problems. City Centre and Harolds Square do not help anyone but the wealthy. These projects should have section 8 housing in them.

Amanda Kirchgessner – I am pro solar and will have to trust your judgment on this one but that is hard to do when all you see are dollar signs and the bottom line. I went to the homeless workshop. 1/3 people at homeless shelter have jobs but cannot afford their rent. That strikes me as a concern. They are looking for apartments – there are a lot to rent but just not in the range these people can afford. The discrepancy here is the type of units being built. The vacancy rate in luxury apartments is the same as the homeless rate. Tax dollars won't mean much if the project developers go bankrupt if there are not people to rent their units. It is hard to live in Ithaca. There are not enough young people to fill the jobs, but if they can't live here they will go somewhere else. There are so many who have left. Until you consider the needs of working people and being pro development no progress will be made here.

Stephanie Heslop – The IDA mission should consider people's needs that are not being met. The \$22/hr. base salary from the jobs report is great but who checks those numbers? There are educated people who are working multiple jobs just to make ends meet.

Rich John thanked all for sharing their views. He agrees we need more affordable housing. It is a hard issue to deal with but the County is working on it. He highlighted the INHS project on Hancock Street that the IDA supported. We do need to do more. However it is the high-end luxury apartments that the banks are financing.

Martha Robertson commented on the INHS project in Trumansburg that is getting a lot of local opposition. Those who are pro-affordable housing should go to the public hearing regarding that project and speaking there in favor of the project. It is in the Village of Trumansburg at 100 Whig Street and begins at 7pm.

BUSINESS

2018 Draft Budget Approval

Martha Robertson moved to approve the 2018 Draft Budget. Grace Chiang seconded the motion. The motion was approved 6-0.

Mission Statement – Review and Approval

(Svante Myrick joined the meeting.)

Ms. McDaniel presented the draft TCIDA Mission statement that has been edited to incorporate comments from the last meeting. It reads:

The Tompkins County Industrial Development Agency delivers economic incentives to business and industry to diversify and strengthen Tompkins County's tax base and enhance community vitality, by supporting job creation, business and industrial development, and community revitalization. We strive to develop the local economy in an organized, sustainable and environmentally beneficial manner.

Ms. Robertson stated that she liked the current version.

Mr. Burbank asked if this effort was to try and adjust the mission to what the IDA is currently doing. Yes.

Mr. Dennis commented that other IDA mission statements mostly reflect the legislation. This mission statement is well thought out and reflects what the TCIDA does and aspires to.

Mr. Tavares stated that these changes to the mission statement can help the IDA be more open to future options.

Mr. Burbank commented that he would like to see "quality jobs" in the statement.

Ms. McDaniel stated that there are different kinds of jobs supported by different projects; community development projects focus on downtown revitalization and density while economic development projects bring in the higher paying "quality" jobs.

Ms. Robertson asked about including language that addresses solar and green energy enhancements.

Ms. McDaniel pointed out that the statement does include "sustainable" and "environmentally beneficial" in the mission. The mission statement is meant to be broad while there are specific policies that address concerns such as solar and green energy.

Rich John moved to approve the TCIDA Mission Statement as presented. Svante Myrick seconded the motion. The motion was approve 7-0.

Off-Site Commercial Solar Policy – Review and Approval

Martha Robertson move to approve the Off-Site Commercial Solar Policy. Jennifer Tavares seconded the motion.

“off-site” was defined as the user is not on site next to the solar panels (e.g. the panels are not on the users house or building.)

Mr. Tavares asked about wholesale vs. retail. Ms. McDaniel commented that the VDER model is wholesale but she did not differentiate in the policy on purpose.

Ms. Robertson asked about the annual payment range being less than earlier in the year. Ms. McDaniel stated that it has to do with the revenue model and how things have rapidly changed in NYS.

It was noted that special district taxes are not eligible under the PILOT.

2MW and the length of the PILOT was discussed. Ms. McDaniel commented that if a project can provide a justification to deviate from the policy the IDA can consider that.

The motion was put to a vote. The motion was approved 7-0.

STAFF REPORT

Ms. McDaniel gave an update on the Arrowhead project. She has met with both the IDA attorney and the bond counsel attorney who helped to draft the original PIF documents for this project. There is language in the closing documents related to delivering the entire project, which includes the housing project so that we can make the argument that the project has not been delivered as approved. The IDA did approve transferring the lease and leaseback agreement to the new owner of the BJs parcel last year. That may need to be completed first and then the Board can move forward on enforcement actions regarding the project not being delivered as approved. The Board was in agreement to move forward with this plan. The Board asked that bond counsel oversee this process.

APPROVAL OF MEETING MINUTES

Will Burbank moved to approve the minutes from the September 14, 2017 Board meeting. Grace Chiang seconded the motion. The motion was approved 6-0-1 with Martha Robertson abstaining.

The meeting was adjourned at 5:10 PM. **Minutes were approved at 11/15/17 meeting.**