

**Tompkins County Industrial Development Agency
Board of Directors Meeting DRAFT Minutes
December 8, 2016
Tompkins County Legislative Offices
121 E. Court Street, Ithaca, NY**

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

Staff Present: Michael Stamm, Heather McDaniel, Ina Arthur (recording)

Guests Present: Rick Snyder (TC Finance), Jay Franklin (TC Assessment), Richard Chun (Delaware River Solar), Rich Winter (Delaware River Solar)

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

None.

BUSINESS

2017 Final Budget Approval

Ms. McDaniel presented the final 2017 Budget – this includes a revised starting balance based on income from 2016 and other revisions as the final TCAD request and project carryover is now available. The administrative support for TCAD includes \$25,000 for support of the Business Energy Navigator Program. This will be a three year pilot position in the County’s Planning Department with support from the County and possibly the Park Foundation.

Ms. Tavares asked about the increase in the administrative support and how it might impact other sources of income that support economic development in general and TCAD specifically. Mr. Stamm stated that the TCIDA support matches the Investor income level while the County’s support of TCAD from 2014 to 2018 is an amount mandated by a legislative resolution.

Jim Dennis moved to approve the 2017 Final TCIDA Budget. Rich John seconded the motion. The motion was approved 6-0.

Community Solar Presentation

Ms. McDaniel gave a presentation on community shared solar, NYS Real Property Tax Law 487 and how other communities are offering PILOTs to assist projects. The states where

community solar projects are really taking off are those that offer the most incentives and who offer lengthy property tax exemptions and/or abatements. NYS law provides for a 15 year exemption from property taxes while the life of solar PV projects is usually 25 years. The gap after 15 years creates financial uncertainty. Only one community solar project has been developed in New York State. The IDA could create a policy that would help to reduce the uncertainty over tax payments, encourage more solar development, and provide a uniform formula for shared solar tax payments throughout the county

The board would like to hear more about this and would entertain a proposed policy. It was suggested that staff check in with any efforts the County is currently involved with as it relates to the subject.

Energy Efficiency Incentive Update

Ms. McDaniel reported that the subcommittee reviewing the energy efficiency incentive proposal met with Ian Shapiro and worked out a list that a developer could use in order to qualify for the increased incentive. This list is being reviewed by actual developers. The subcommittee may meet one more time and then a policy will be presented to the full board.

STAFF REPORT

Ms. McDaniel reported that she met with the City Centre project developers and City Staff for the pre-CIITAP meeting. The project is being well received at the City, and will likely submit a full IDA application after the first of the year.

The Marriott hotel will host a ribbon cutting ceremony Monday, December 12th at 2:00 PM

The Cayuga Power Plant PILOT negotiations are ongoing – there is a meeting with the company representatives to discuss a second County proposal set for Monday December 12th.

MINUTES

Jim Dennis moved to approve the October 13, 2016, Board minutes. Svante Myrick seconded the motion. The motion was approved 6-0.

The meeting was adjourned at 5:30 pm.