

**Tompkins County Industrial Development Agency
Board of Directors Meeting Final Minutes
February 5, 2020
2:30 PM
Tompkins County Legislative Offices
121 E. Court Street, Ithaca, NY**

Present: Rich John, Jennifer Tavares, Martha Robertson, Laura Lewis, Mike Sigler, John Guttridge, Leslyn McBean-Clairborne

Staff Present: Heather McDaniel, Ina Arthur (TCAD), Russ Gaenzle (Harris Beach)

Guests: Jason Crane, Costa Lambrou, Nick Lambrou, Elizabeth Ambrose (City Harbor, LLC)

CALL TO ORDER

Rich John called the meeting of the **Tompkins County Industrial Development Agency** to order at 2:30 pm.

PRIVILEGE OF THE FLOOR

Alex Hyland – IBEW Local – Mr. Hyland spoke about the IDA’s local labor policy. He would like to see the policy updated to include the requirement for projects to pay prevailing wage for construction workers.

Jean McPheeters – Ms. McPheeters spoke in favor of the City Harbor, LLC project. She referred to her work on the water front trail when she was the president of the Tompkins County Chamber of Commerce. The City Harbor project will fit into the existing water front trail and increases the opportunity to develop the waterfront and increase the City’s tax base.

Paul Fairbanks – Friends of Newman – Mr. Fairbanks spoke in favor of the City Harbor project. He represents the Friends of the Newman golf course that is adjacent to the project. He has been working with the developers, as the project will impact the ninth hole and existing clubhouse. His experience with the developers has been very positive.

Todd Bruer – Business Manager of Ithaca Building Trades Council – Mr. Bruer spoke in favor of a local labor policy that employs people who live locally and also encourages support of local vendors.

ADDITIONS TO THE AGENDA

None.

NEW BUSINESS

City Harbor, LLC - Application

Heather McDaniel introduced the City Harbor, LLC project. It is set next to the City of Ithaca's golf course on the Cayuga Lake Inlet and is within walking distance of the Ithaca Farmer's Market. The project embraces the City's draft waterfront plan vision to promote the Newman district as a residential/recreational district. The project encompasses 4.35 acres and will provide ninety-six housing units in two buildings. Project amenities include a restaurant and commercial space. The project will create substantial publicly accessible open spaces on the waterfront. The applicant is requesting the proposed new enhanced energy incentive for larger multi-family projects and will commit to meeting the 2024 requirements of the City of Ithaca Stretch code. The proposed incentive is a deviation from the IDA's standard policies.

Elizabeth Ambrose gave an overview of the project. They are partnering with local developer Edger Enterprises of Elmira. The owner group has experience building in the area and are members of the local community. This is a challenging development site – there is a need to raise the land up by 12 inches and pilings need to be driven down to 100 feet. They are planning on using an effluent energy recovery system. The project will also have non-income generating public spaces.

Nick Lambrou commented that just as the downtown projects of the early 2000s spurred development in the City center; this is the start of development on the waterfront.

Jason Crane commented that this is a transformational project with public benefits.

Board members asked questions about the project as follows:

- How many of the willow trees will remain? Two will stay and one will be removed
- On page 12 of the application, the box for a facility for the aging is checked. Is this correct? No, this was checked in error and the application will be corrected.
- Will there be accessible units? There will be elevators in the buildings and the units will be built using "universal design."
- The use of local labor when possible during construction and paying a living wage to permanent employees was discussed.
- Who will own and operate the boat slips? There will be 7-10 slips for transient boats and the rest will be rebuilt and rented.
- What kind of units will there be and what will be the price points? The units will be market rate apartments – 1 and 2 bedrooms. The one-bedroom units will rent for up to \$2,000/month and the two bedroom units will rent starting at \$2,000/month and more.
- The public spaces were identified on the map.
- The two bus stops were identified on the map.

Martha Robertson and Leslyn McBean Clairborne commented that they hoped that the rental prices could be lower. They are, however, happy about the public amenities.

John Guttridge commented that the incentives being asked for are not a subsidy. This is a very expensive project that would not happen if there were no abatements. The new taxes that the project will put on the tax rolls will help all tax payers.

John Guttridge moved to accept the project application as complete and to send the project to a public hearing. Mike Sigler seconded the motion.

Jennifer Tavares highlighted that the public space is for all in the community thus making this a high value investment for all to enjoy.

Mike Sigler commented that the use of effluent recover in terms of energy and heat transfer is very interesting.

Leslyn McBean Clairborne commented that she would like to make sure that they use local labor.

A vote was called on the motion. The motion was approved 7-0.

OLD BUSINESS

Arrowhead – Progress Report

Heather McDaniel reported that the project developer has requested a modification of the approvals at the Village of Lansing to allow the units to be for sale rather than for rent. The Village has inquired as to whether this modification would jeopardize the IDA incentive. This discussion will include financial information and could potentially include information pertaining to future litigation. It will be considered under executive session. John Guttridge suggest they move forward with the meeting in progress and go into executive session at the end of the meeting to consider this point of business.

CHAIRS REPORT

Rich John brought up the topic of “what is a substantial change” that would require a new public hearing for an existing project. Laura Lewis commented that this came up when she was reading the minutes about changes to the Harold Square project.

Russ Gaenzle stated there is no rule as to the amount of square foot change that would trigger the need for a new public hearing. Public hearing notices give general functional descriptions. He does not know of any other IDA that has a policy on this topic. Other triggers should be a change to the financials (dollar amount or percentage of change).

John Guttridge commented that while a public hearing might not be needed, he would like a policy that the Board should be notified if the finances do change.

Russ Gaenzle stated that something can be added to the application that requires a developer to notify the board if they are changing the square footage or usage or number of housing units.

STAFF REPORT

The fourth quarter 2019 financial report was presented. This is a snap shot. If the fund balance is over \$600,000 then a report is made to the HED Committee as to possible uses of the amount over \$600,000. The Finance and Audit committee did discuss the use of the fund balance at its December 2019 and January 2020 meetings.

Heather McDaniel invited the Board members to a presentation by the Orange County IDA regarding the business accelerators that have been created to increase job opportunities and promote new business formation.

APPROVAL OF MEETING MINUTES

Martha Robertson moved to approve the December 11, 2019 TCIDA Board minutes. Leslyn McBean Clairborne seconded the motion. The motion was approved 7-0.

The meeting was recessed until 4:15 pm

EXECUTIVE SESSION

Laura Lewis moved to take the meeting into executive session to discuss a matter that involves financial information of a corporation and information that could potentially lead to future litigation. John Guttridge seconded the motion. The motion was approved 7-0.

ADJOURNMENT

The meeting was adjourned at 4:30 PM

The minutes were approved at the March 11, 2020 Board meeting.