

**Tompkins County Industrial Development Agency
Board of Directors Meeting Final Minutes
March 11, 2020
2:30 PM
Tompkins County Legislative Offices
121 E. Court Street, Ithaca, NY**

Present: Rich John, Jennifer Tavares (arrived at 2:50 PM), Martha Robertson, Laura Lewis, Mike Sigler, John Guttridge

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

Guests: Anne Koreman (TC Legislature), Rick Snyder (TC Finance), Kathy May (TCAD)

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

None.

ADDITIONS TO THE AGENDA

NY Dryden II – Amendment to Lease and Leaseback Documents to correct the property description.

Russ Gaenzle of Harris Beach explained that the Lease and Leaseback documents for this project need to be amended to correct the property description. An easement to allow a road to access NY Dryden I was approved thought the property of NY Dryden II. The property description needs to be corrected to reflect this change.

John Guttridge moved to approve the amendment to the Lease and Leaseback documents for NY Dryden II. Laura Lewis seconded the motion. The motion was approved 5-0.

NEW BUSINESS

Rich John welcomed Anne Koremen who will be joining the TCIDA Board upon her appointment by the Tompkins County Legislature in April.

Appointment of Administrative Director

Martha Robertson moved to appoint Heather McDaniel as the Administrative Director of the Tompkins County Industrial Development Agency. Laura Lewis seconded the motion. The motion was approved 5-0.

Appointment of 2020 Board Officers

Laura Lewis moved to approve the appointment of the 2020 Board Officers as follows: Rich John as Chair, Martha Robertson as Vice Chair, and Jennifer Tavares as Secretary/Treasurer. John Guttridge seconded the motion. The motion was approved 5-0.

Appointment of 2020 Committees

John Guttridge moved to approve the 2020 Finance & Audit, Housing and Governance Committees with same membership as 2019. Martha Robertson seconded the motion. The motion was approved 5-0.

Approval of 2019 Audit

Mike Sigler moved to approve the 2019 TCIDA Audit upon the recommendation of the Finance and Audit Committee. Martha Robertson seconded the motion. The motion was approved 5-0.

Approval of Audit Information Input into PARIS

John Guttridge moved to approve the input of the 2019 TCIDA Audit information into the online PARIS system. Martha Robertson seconded the motion. The motion was approved 5-0.

Energy Policy – Approval

Heather McDaniel presented the TCIDA Enhanced Energy Incentive Policy. The policy recommendations are based on the work done by Taitem Engineering. Compliance is based on the Ithaca Energy Code Supplement at the January 1, 2025 level. Project applying for this incentive after January 1, 2025 must comply with requirements of the Ithaca Green Building Policy at the 2030 level. John Guttridge asked that the date for complying with the 2030 levels to be changed to an earlier date so as to avoid different standards in the same year. This date was changed from January 1, 2025 to January 1, 2024.

This policy is tied to the City of Ithaca's Energy Code and Green Building Policy so that any changes to those policies will be reflected in this policy. The IDA policy requires projects to comply to a higher level than the current City policy.

The IDA UTEP will require any housing project to use air source heat pumps

Jennifer Tavares joined the meeting.

John Guttridge moved to approve the Enhanced Energy Incentive Policy. Martha Robertson seconded the motion. The motion was approved 5-0-1 (Jennifer Tavares abstained as she did not benefit from the full discussion.)

TCIDA UTEP Policy – Update to reflect Energy Policy

Laura Lewis moved to approve the update to the TCIDA Uniform Tax Exemption Policy (UTE) to reflect the Enhanced Energy Incentive Policy. Mike Sigler seconded the motion. The motion was approved 6-0.

OLD BUSINESS

None.

CHAIRS REPORT

Rich John reported that a public hearing for the City Harbor project was held on February 27, 2020. He also reported that the Arrowhead project discussions are ongoing.

STAFF REPORT

Heather McDaniel reported that she has met with Anne Koreman to orient her to the TCIDA and TCDC Board.

Heather McDaniel also gave a brief update on a presentation on the Orange County IDA Accelerator work. The accelerators are community based and industry driven and focus on developing jobs and companies.

APPROVAL OF MEETING MINUTES

Martha Robertson moved to approved the minutes from the February 5, 2020 Board meeting. Mike Sigler seconded the motion. The motion was approved 6-0.

ADJOURNMENT

The meeting was adjourned at 3:10 PM

The minutes were approved at the April 8, 2020 Board meeting