

**Tompkins County Industrial Development Agency
Annual Accomplishment and Operations Report
2020**

The following information is intended to outline the basic operations and accomplishments of the Tompkins County Industrial Development Agency (TCIDA). TCIDA received administrative support from Tompkins County Area Development, Inc. d/b/a Ithaca Area Economic Development (IAED), a separate not-for-profit economic development agency. TCIDA receives attorney services from Harris Beach, PLLC and audit services from Insero & Company LLP as part of the Tompkins County Audit.

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Policies and Procedures - 2020

During 2020, the TCIDA adopted the following policies copies of which are enclosed in this report:

TCIDA Enhanced Energy Incentive Policy

TCIDA Workforce Housing Policy

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Enhanced Energy Incentive Policy

Adopted: March 11, 2020

Applicants for the Enhanced Energy Incentive must meet the eligible project criteria as defined in the Tompkins County Industrial Development Agency Uniform Tax Exemption Policy. Additionally, applicant projects must meet one of the following eligibility criteria:

- New construction,
- Additions 1,000 square feet or larger,
- A major renovation, in which over 75% of the space in a building is being renovated and in which two or more of the following major energy components are being substantially renovated: heating, lighting, and envelope.

Applicants shall comply with the requirements of the Ithaca Energy Code Supplement at the January 1, 2025 level. The Ithaca Energy Code Supplement offers two compliance paths for new building construction that result in projects that produce significantly less greenhouse gas emissions than New York State Building Code requires. The "Easy Path" emphasizes energy improvements that also reduce construction cost, as well as electrification of building energy systems. This is a point system; a building must meet a minimum of 12 points at the January 1, 2025 level. The second method of compliance is a "Whole Building Path" that allows more flexibility in building design. Buildings using the Whole Building Path must comply with any one of several recognized third party green building standards and use energy modeling to show compliance.

Building modeling shall follow ASHRAE Standard 90.1-2013 or the Energy Rating Index (ERI) method per the IECC residential energy requirements (latest edition used in New York State), with the exception that, for the baseline building, space heating shall be a gas boiler (for ASHRAE 90.1-2013 projects) or gas forced air (for ERI projects), and hot water heating shall be natural gas. Carbon emissions factors shall be per EPA eGRID 2018 (for electricity, use the "total output emission rates" column, use "NYUP" factor for CO₂e).

Participants are encouraged to use NYSERDA new construction programs, such as the Commercial New Construction Program (CNC), multifamily new construction program (low-rise or high-rise), to obtain additional NYSERDA incentives including payment of some or all of energy consultant fees as well as construction incentives, and to take advantage of energy modeling and technical consulting provided by these programs. Please note that the energy modeling required for the TCIDA incentives is identical to that required for the NYSERDA programs, with the exception of:

- a. Baseline building fuel use shall be natural gas for space heating and hot water.
- b. Additional calculation of carbon emissions and savings for total modeled baseline and design building energy use (see Compliance Report).

Applicants for the Enhanced Energy Incentive after January 1, 2024 must comply with requirements of the Ithaca Green Building Policy at the January 1, 2030 level (net-zero and fossil-fuel free).

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Enhanced Energy Incentive Levels

Enhanced Energy Small Project (<\$2 million assessment increase)

Standard		CIITAP Financial Need	
Year	Abatement	Year	Abatement
1	100%	1	100%
2	100%	2	100%
3	100%	3	100%
4	100%	4	100%
5	85%	5	90%
6	70%	6	81%
7	55%	7	71%
		8	62%
		9	52%
		10	43%

Enhanced Energy Large Non-Residential Project (>\$2 million assessment increase)

Standard		CIITAP Financial Need	
Year	Abatement	Year	Abatement
1	100%	1	100%
2	100%	2	100%
3	100%	3	100%
4	90%	4	90%
5	70%	5	81%
6	50%	6	71%
7	30%	7	62%
		8	52%
		9	43%
		10	33%

Enhanced Energy Large Multi-Family Project (>\$2 million assessment increase)

Standard		CIITAP Financial Need	
Year	Abatement	Year	Abatement
1	100%	1	100%
2	100%	2	100%
3	80%	3	90%
4	65%	4	80%
5	50%	5	70%
6	35%	6	60%
7	20%	7	60%
		8	50%
		9	40%
		10	30%

Compliance

A design professional licensed in New York State (Professional Engineer or Registered Architect) shall sign and stamp the Compliance Report.

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Energy Incentives Compliance Report

I am a licensed design professional in New York State and I affirm that the design of _____ (building address) conforms to the requirements of the Tompkins County IDA Enhanced Energy Incentives Policy.

Check one:

_____ Whole Building Carbon Reduction Method

Projected energy use and carbon emissions:

	Baseline Building	Design Building
Electricity use (kWh/year), after renewable energy is subtracted		
Gas use (therms/year)		
Other energy use (MMBTU/year) Fuel: _____		
Greenhouse Gas Emissions (lb CO2/year)		

Projected reduction in greenhouse gas emissions: _____ %
(Minimum 80% until 12/31/2024, minimum 100% on or after 1/1/2025).

Energy software: _____ Please attach reports of inputs and outputs.

Or:

_____ Easy Path (Point Method). List points achieved (minimum 12): e.g. EE1 (3), EE2 (1), etc.
(See Ithaca Energy Code Supplement for definitions). This option can only be used until 12/31/2024.

Total points: _____ (minimum 12)

Signature

Date

Print Name

Company

Address

Phone

Email

Professional Stamp

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Workforce Housing Policy

Adopted: December 9, 2020

The Tompkins County IDA supports the development of workforce housing. In addition to meeting any other requirements as set forth in the TCIDA Uniform Tax Exemption Policy, all multi-family rental housing project applicants will be subject to the Workforce Housing Policy as follows:

Applicants will be required to make a one-time payment to the Tompkins County Community Housing Development Fund. Payment will be made at time of closing.

The payment amount will be \$5,000 multiplied by the total unit count and is due and payable at time of closing. This payment amount is based on a calculation of \$25,000 per 20% of the total units in lieu of providing 20% of the units on-site as affordable units.

The payment is not required if the project applicant will set aside a minimum of 20% of the units available for households earning 80% or less of area median income and is subject to a regulatory agreement by a local, state or federal agency for compliance for a period of at least 20 years.

In the event that a proposed project consists of more than one parcel of real property owned by different corporate entities, the Tompkins County IDA will consider and determine whether to treat the development as a single project for purposes of calculating the 20% affordable total unit requirement. The criteria in making such a determination shall include whether:

- (1) The real properties involved are contiguous;
- (2) The real properties are, or were, considered for municipal site plan approval or SEQR determination as a single project;
- (3) The improvements to be made to the real properties will be constructed simultaneously or in sequence, without a significant gap in time between completion and commencement;
- (4) The improvements to be made to the real properties are the product of a coordinated design with common design elements;
- (5) The real properties are financed through a common set of principal investors;
and
- (6) The purpose of maintaining separate corporate ownership of the real property is related to regulatory eligibility or financing requirements for affordable housing.

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Prior to submitting an application, it is recommended that a developer request a decision from the Tompkins County IDA on this determination to allow appropriate project planning.

In general, the TCIDA delivers incentives to multi-family residential housing projects in the following areas:

- City of Ithaca's Downtown Density District
- The redevelopment of a Brownfield site that is registered as a DEC inactive hazardous waste site
- Lansing Town Center Incentive Zone

The Community Housing Development Fund is a joint effort of Tompkins County, the City of Ithaca, and Cornell University and helps communities and organizations throughout Tompkins County respond to the diverse affordable housing needs of its residents. The benefits of supporting the Community Housing Development Fund include:

- Flexible funding for any type of affordable housing (rental and for sale units) at a mix of income levels
- The fund supports workforce housing countywide
- The fund has a proven track record
- Applicants generally leverage State and Federal funds to produce far more units per local subsidy provided than the TCIDA ever could.

This policy will be reviewed at least annually.

Major Accomplishments – 2020

During 2020, four projects received final approval by the TCIDA as follows:

City Harbor, LLC

The project plans include building a multi family waterfront community overlooking Cayuga Lake's Inlet. The mix of residential, commercial, retail and waterfront uses will allow the waterfront area to be occupied at all times of day throughout the year. The developer is designing a system to use effluent from the nearby waste water treatment facility to further reduce carbon emissions and is planning to meet the 2024 requirements of the City's new green building code.

Carpenter Park

The project is made up of a community medical center, an affordable housing project and a mixed-use (residential and commercial) building.

Arnot Ithaca 2, LLC (430-444 W State Street)

The project is proposing a five-story mixed-use building that will include 129 housing units, 4,900 sf of commercial space and 49 parking spaces.

The Ithacan (Green Street Development Partners, LLC)

The project includes a 14-story building with 200 housing units and replacement of three levels of the attached parking garage. 10% of the housing units will be leased at 80% AMI.

The TCIDA also created the **TCIDA Emergency COVID-19 Grant Program** to support childcare facilities with grants up to \$10,000 for the purpose of acquiring personal protective equipment or installing fixtures necessary to prevent the spread of novel coronavirus (COVID-19).

During 2020, nine grants were made to childcare facilities totaling \$75,196.

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	2020 Budget Approved 10/11/19	2020 Budget Amended 11/11/20
Starting Balance	\$ 965,770	\$ 727,151
INCOME		
Fees	\$ 654,000	\$ 407,071
Interest	\$ 400	\$ 675
Total	<u>\$ 654,400</u>	<u>\$ 407,746</u>
EXPENSES		
Administration	\$ 444,829	\$ 444,829
COVID Grants		\$ 100,000
Attorney Fees	\$ 8,000	
Misc. Studies	\$ 20,000	\$ 9,860
Audit	\$ 7,500	\$ 7,500
Total	<u>\$ 480,329</u>	<u>\$ 562,189</u>
Projected Ending Balance	\$ 1,139,841	\$ 572,708

**Tompkins County Industrial Development Agency
2020 Board of Directors**

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* - annual appointment
* * - two year term ends 12/31/20
* * * - two year term ends 12/31/21
* = member of Finance/Audit Committee
= member of Governance Committee
@ = member of Housing Committee

Comments on Operations

Currently the TCIDA does not have any real property. Any information on outstanding bonds or notes for current TCIDA projects are reported in its Annual Financial Report. There is no compensation schedule, as TCIDA does not have any employees. Administrative management is provided by TCAD (d/b/a Ithaca Area Economic Development).

The County Comptroller maintains the IDA funds and the Administrative Director reports quarterly on financials to the Board. Administrative fees are paid via check or wire transfer.