

**Tompkins County Industrial Development Agency
Board of Directors Meeting Final Minutes
October 13, 2021 – 2:30 - 4:00 PM**

Via Zoom and LiveStream

Present: Martha Robertson, Jeff Gorsky, John Guttridge, Mike Sigler, Laura Lewis

Guests: William Troy (Attorney for Village of Lansing NY), John Courtney (Superintendent of Public Works, Village of Lansing), Lisa Schleelein (Chair, Village of Lansing Planning Board), Mike Scott Zoning Officer, Village of Lansing),

Staff Present: Heather McDaniel, Ina Arthur (IAED), Russ Gaenzle (Harris Beach), Rick Snyder (TC Finance)

CALL TO ORDER

Martha Robertson called the Tompkins County Industrial Development Agency Board of Directors meeting to order at 2:41 pm.

PRIVILEGE OF THE FLOOR

Laura Lewis read an email she received from Theresa Alt:

Hi Laura,

I have been trying to follow the TCIDA Housing Committee, but it seems not to have met since August 4th. And I don't see any meeting scheduled. Ina Arthur explained to me how the agendas and minutes are to be found at the bottom of the agendas and minutes for the full IDA, but I keep visiting there and finding nothing new.

I thought the Committee still had to reexamine the (inadequate) in-lieu fee for opting out of providing affordable housing in supported projects. That very low fee has been in place for well over a year now. What's happening?

Curious, Theresa

ADDITIONS TO THE AGENDA

Heather McDaniel asked that all agenda items be considered prior to going into executive session.

BUSINESS

2022 Draft TCIDA Budget - Approval

Heather McDaniel presented the draft 2022 TCIDA Budget. Due to administrative fees from project closings in 2021 and 2022 the projected ending balance for 2022 is \$2.8 million.

John Guttridge asked about the Community Housing Development Fund and requested that the board get regular reports on the money going into that fund from TCIDA housing projects.

Jeff Gorsky asked if additional grants could be made similar to the COVID-19 Childcare grants that were made in 2020 and 2021 by the IDA. Heather McDaniel pointed out that the legislation that allowed IDA's to make funds available for loans and grants will expires at the end of 2021.

The board requested that possible uses of the fund balance money be considered at the November board meeting. Russ Gaenzle was asked to prepare a memo for that meeting that outline what uses of IDA fund balance money is authorized by NYS.

Jeff Gorsky made a motion to approve the draft 2022 TCIDA Budget as presented. John Guttridge seconded the motion. The motion was approved 5-0.

CHAIR'S REPORT - None

STAFF REPORT

Heather McDaniel reported that McKinley project (401 E State Street) will be making modifications to its project. She will be reviewing the changes along with the project's pro forma to make sure it still qualifies for incentives. The number of housing units has decreased from 353 to 321 and the height of one of the buildings has been reduced.

John Guttridge made a motion stating the TCIDA Board acknowledges the scope of change of the McKinley project (401 E. State Street) in that the height of one building has been reduced and the number of housing units has changed from 353 to 321. Laura Lewis seconded the motion. The motion was approved 4-0-1 (Jeff Gorsky abstaining).

MINUTES

Laura Lewis made a motion to approve the draft August 11, 2021 TCIDA Board of Directors meeting minutes. Mike Sigler seconded the motion. The motion was approved 5-0.

EXECUTIVE SESSION

John Guttridge made a motion to take the meeting into executive session to discuss possible litigation. Laura Lewis seconded the motion. The motion was approved 5-0.

The meeting came out of executive session.

John Guttridge made a motion authorizing IDA council and staff to work with the Village of Lansing, NY to seek default proceedings against the Arrowhead Ventures project located in the Village of Lansing. Jeff Gorsky seconded the motion. The motion was approved 5 – 0 by roll call vote.

ADJOURNMENT

The meeting was adjourned at 3:58 pm.

Minutes were approved December 8, 2021