

**Tompkins County Industrial Development Agency
Board of Directors Meeting Final Minutes
February 8, 2023 – 2:30 – 4:00 PM
TC Legislative Chambers
121 E. Court Street
Ithaca NY 14850**

Present: Rich John, Jeff Gorsky, John Guttridge, Todd Bruer, Deborah Dawson, Anne Koreman, Ducson Nguyen

Guests: David Lubin – remote (L Enterprises), Vicky Tyler Brous, Brian Murray – remote, (Shift Capital), Nenna Lynch (Xylem), Todd Fox, Laura Mattos – remote (Visum Development Group)

Staff: Heather McDaniel, Ina Arthur (IAED), Stephen Maier, Russ Gaenzle - remote (Harris Beach)

CALL TO ORDER

Rich John called meeting to order at 2:33 pm.

PRIVILEGE OF THE FLOOR

Margaret Fabrizio – City of Ithaca

I have lived and paid taxes in the City of Ithaca for 40 years. I am opposed to The Breeze project, which if approved, will receive over \$5M in tax exemptions. This is a market rate housing project that will be fully leased once it is completed. What we need is more middle-income housing.

Mike Sigler – Town of Lansing

I would like to encourage the board members to consider helping out small businesses when they continue the TCIDA/TCDC fund balance discussions. Perhaps the board would consider a grant program to small businesses similar to the program set up in Syracuse that is granting funds to small businesses out of the ARPA money they have received.

ADDITIONS TO THE AGENDA – None

BUSINESS

121 – 125 Lake Street, LLC (The Breeze) – Application

Heather McDaniel introduced the project along with Todd Fox and Laura Mattos of Visum Development Group. This project is located on the historic Ithaca Gun factory site. The project will begin with the cleanup of a brownfield site that has been contaminated for years. The cleanup piece of the development adds an additional \$3M to the project. After the cleanup, the developer will start the construction of a 104,575 sf residential building with 77 units and approximately 4,000 sf of amenity space. There will be ground level parking for 77 car spots and EV charging stations.

The project is eligible under the Community Investment Incentive Tax Abatement Program (CIITAP). The applicant meets the financial need for the 10-year CIITAP incentive schedule. The project will be contributing \$385,000 to the Community Housing Development Fund to support affordable housing development. The

project will create 100 temporary construction jobs during the construction phase and pay \$3.5M in new property taxes over the 10 year financial need PILOT time frame.

Ms. McDaniel requested that the board accept the application as complete and move the application/project to a public hearing.

John Guttridge stated that he feels this is a great project and fits the IDA's CIITAP policy. He asked if the overlook mentioned in the application is a permanent easement and if the CHFD payment would be made at the project closing.

Todd Fox commented that yes the overlook is a permanent easement and that they will construct and maintain the overlook. He also stated that the housing payment would be paid at closing.

Jeff Gorsky asked about the cost of construction of the overlook and bridge. This will be approximately \$300,000. Mr. Gorsky also asked about the amount of time the cleanup would take. It is estimated that the cleanup will take 60 days.

Deborah Dawson asked about the Ithaca Gun factory chimney that remains on the property. The chimney is still owned by the City of Ithaca and the City is still working on what they will do with it.

Rich John asked about the confidence in the cleanup time. He also commented that he is happy that the viewshed issues have been resolved. Clarifying questions as to the location of the parking were asked.

Anne Koreman asked if there would be a possibility of increasing the number of EV charging stations from 2. The 2 stations will serve 4 cars and there is room for growth.

Ducson Nguyen commented that the City of Ithaca did pass the easement in January 2023.

Todd Bruer agreed that this is a nice project.

John Guttridge made a motion to accept the 121-125 Lake Street, LLC application and to move the project to a public hearing. Ducson Nguyen seconded the motion. The motion was approved 7-0.

SouthWorks Economic Impact Presentation

Vicky Taylor Brous (Shift Capital) and Nenna Lynch (Xylem) presented an overview of the SouthWorks Economic Impact. The projected 10-year time line and master plan were presented.

The redevelopment of the former Emerson Morse Chain site will be accomplished using a Whole Neighborhood approach. This will include:

- Adaptive reuse of buildings and an effort to reconnect the site to the community
- 900 mixed income housing units with the majority for rent
- An innovative ecosystem that will include incubator space for businesses
- Workforce Development – pulling in local partners

The project's economic impact is being developed by a consultant group out of Philadelphia that is analyzing the direct costs – (purchases of materials and labor costs), indirect costs (2nd hand buying by suppliers) and induced impacts (spending money in the County by those working on the project such as eating at restaurants).

This information along with job creation during the construction phase and resulting permanent jobs were presented to the board.

Questions were asked:

- When do you estimate the project will be fully up and running/occupied? It is estimated that it will be 10 years but this is market dependent.
- With the amount of unused office space already on the market, why are you building more? The office space is not the usual office worker space (e.g. attorney, accountant) but is office space that is tied to manufacturing.

John Guttridge commented that the site remediation costs will be great. He also commented that they projects tie into the Gateway trail will bring the whole community together – allowing one to go from Trumansburg to Brooktondale with only one street crossing.

Todd Bruer asked for inducements to encourage the use of local vendors.

Appointment of Administrative Director

John Guttridge made a motion to appoint Heather McDaniel as the Administrative Director for the Tompkins County Industrial Development Agency. Deborah Dawson seconded the motion. The motion was approved 7-0.

Election of Officers (Vice Chair, Secretary/Treasurer) and Appointment of Committee members (Governance, Finance & Audit, Housing)

2023 Officers:

- Chair – Rich John as designated by the TC Legislature
- Vice Chair – Jeff Gorsky
- Secretary/Treasurer – John Guttridge

2023 Committee appointments

- Governance – Rich John, Deborah Dawson, Ducson Nguyen
- Finance & Audit – Rich John, Jeff Gorsky, John Guttridge
- Housing – John Guttridge, Anne Koreman, Ducson Nguyen, Nels Bohn (IURA), Jennifer Kusznir (City of Ithaca)

John Guttridge made a motion to approve the 2023 TCIDA Board Officers and committee appointments as presented (Governance, Finance & Audit, Housing). Deborah Dawson seconded the motion.

Rich John asked to add Todd Bruer to the Finance & Audit Committee. This amendment was seen as friendly. The motion was approved 7-0.

CHAIRS REPORT - none

STAFF REPORT

Heather McDaniel presented the 4Q 2022 financial report. She also reported that the Finance & Audit Committee met with Insero & Co to begin the 2022 annual audit work. The final draft audit will be brought to the March 8th IDA meeting for review and approval.

The IDA Housing committee will be reviewing the housing policy at a future meeting.

There is a tour on February 16, 2023 for the Southworks project and a tour of Library Place on February 17, 2023.

New legislation that applies to IDAs

- Notification of All Taxing Jurisdictions (ATJs) of a project's PILOT agreement expiration two years prior to expiration or upon termination.
- Notification of ATJs of a challenge of a project's assessment
- Notification of ATJs of a project's public hearing to now also include the school board of education clerk
- Notification of ATJs of a project that deviates from the IDA's UTEP to now also include the school board of education clerk
- Notification of ATJs of a project inducement resolution

NYS Prevailing wage legislation changes will be added to the project application. All changes to the application will be reviewed by the governance committee prior to coming to the board for final approval.

MINUTES

Jeff Gorsky made a motion to approve the minutes from both the special and regular board meetings of December 14, 2022. Todd Bruer seconded the motion. The motion was approved 7-0.

The meeting adjourned at 4:09 pm.

Minutes were approved 3/8/23