

**Tompkins County Industrial Development Agency  
Board of Directors Meeting Final Minutes  
October 11, 2023 – 2:00 – 4:00 PM  
TC Legislative Chambers  
121 E. Court Street  
Ithaca NY 14850**

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

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

**Guests:** Griffen Weigle, Keven Day (Conifer Realty, LLC)

**CALL TO ORDER**

Rich John called meeting to order at 2:10 pm.

**PRIVILEGE OF THE FLOOR**

**Theresa Alt** – 206 Eddy Street

1. Conifer Realty and its building for low-income seniors should get a PILOT.
2. She has issues with wealthy owners/developers and the lack of good public transportation at these apartments.
3. The TCIDA should only support affordable housing projects and projects that create good jobs.

**ADDITIONS TO THE AGENDA**

Heather McDaniel asked that the agenda include an executive session to discuss ongoing litigation and a matter regarding contract negotiations.

**BUSINESS**

Conifer Realty, LLC (200 Conifer Drive) - Application

The application and request for the existing PILOT agreement to be extended for 35 years using the TCIDA affordable housing incentive was presented and discussed.

**John Guttridge made a motion to move the Conifer Realty, LLC application to a public hearing. Anne Koreman seconded the motion. The motion was approved 7-0.**

2024 Draft TCIDA Budget – Approval

**Jeff Gorsky made a motion to approve the 2024 Draft TCIDA Budget. Deborah Dawson seconded the motion. The motion was approved 7-0.**

Action Item: TCIDA/IAED funding history to be presented at the November meeting.

**CHAIRS REPORT** – none

**STAFF REPORT**

Administrative Construction waivers were presented (the Dean).

**COMMITTEE MINUTES**

Clarification was requested as to what the 75% in the local labor policy measures – local workers or contracts. Clarification will be provided.

**MINUTES**

**Deborah Dawson made a motion to approve the minutes of the August 9, 2023 board of directors meeting. Jeff Gorsky seconded the motion. The motion was approved 7-0.**

**EXECUTIVE SESSION**

**John Guttridge made a motion to take the meeting into executive session to discuss pending litigation and contract negotiations. Deborah Dawson seconded the motion. The motion was approved 7-0.**

**Deborah Dawson made a motion to bring the meeting out of executive session. John Guttridge seconded the motion. The motion was approved 7-0.**

The meeting adjourned at 4:00 pm.

**Minutes approved at November 8, 2023 meeting.**