

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

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

Excused: John Guttridge

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

CALL TO ORDER

Rich John called meeting to order at 2:03 pm.

PRIVILEGE OF THE FLOOR

Theresa Alt – 206 Eddy Street

I did not attend the hearing on Conifer. After all, I live in the City of Ithaca, not the Town.

However, Peter Wissoker has shared his comments with me. I appreciate his in-depth analysis of the huge companies involved.

I particularly want to emphasize his question about the jobs involved in maintenance of this housing project. After all, the IDA is supposed to be about good jobs and should be concerned about any jobs that our taxes subsidize.

I also want to echo the need for better publicity about your hearings. It's not just me and Peter. The County Legislature has questioned the adequacy of the *Journal* for informing the public and wants to use online publications that reach more people and aren't behind paywalls. When you list a hearing on your calendar on your own website, why can't you indicate the place of the hearing? Are you forbidden to do more publicity than the legal minimum? I also suggest that you learn how the IURA, the Ithaca Urban Renewal Agency, reaches out for

public input. They really try to get it.

ADDITIONS TO THE AGENDA

Rich John asked that the agenda include an executive session to discuss a matter regarding contract negotiations.

BUSINESS

Conifer Realty, LLC (200 Conifer Drive) – Final Approval

Deborah Dawson made a motion to approve the authorizing resolution granting final approval to the Conifer Realty, LLC application. Anne Koreman seconded the motion. The motion was approved 5-1 (Bruer no).

Construction Labor Policy – Revision Approval

Revisions to the TCIDA Construction Labor Policy were presented to clarify measurements of workers versus hours or wages.

Additional clarifying language regarding waivers were proposed and then adjusted as follows in the last sentence in the first paragraph under “Waivers.”

“Waivers are subcontractor specific; those that receive a waiver still report monthly but are removed from the cumulative total percentage of workers on the project. And the local labor percentage is calculated using the remaining number of workers not subject to the waiver.”

The issue of prompt payment was raised. This is usually addressed by the lien laws of the state and not by the IDA.

Deborah Dawson made a motion to approve the revisions to the TCIDA Construction Labor Policy. Jeff Gorsky seconded the motion. The motion was approved 5-1 (Bruer no).

TCIDA/IAED Funding History - Presentation

Heather McDaniel gave a presentation of the TCIDA/IAED Funding History

CHAIRS REPORT – none

STAFF REPORT

Heather McDaniel reported that she has met with Lorrie Scarrott regarding investing the IDA fund balance in an effort to get a better return than a savings account. Ms. Scarrott suggested using laddered treasury bonds or NYS Class bonds. Staff will come back to the board in January with an updated investment policy and suggestions as to the amount of fund balance to invest.

The Cayuga Park Medical Office Building will be holding an open house Monday, November 13, 2023.

The Library Place project has received its certificate of occupation and will have residents moving in soon.

MINUTES

Todd Bruer made a motion to approve the minutes of the October 11, 2023 board of directors meeting. Jeff Gorsky seconded the motion. The motion was approved 6-0.

EXECUTIVE SESSION

Deborah Dawson made a motion to take the meeting into executive session to discuss contract negotiations. Todd Bruer seconded the motion. The motion was approved 6-0.

The meeting adjourned at 4:00 pm.

Minutes were approved 12/13/23.