

**Tompkins County Industrial Development Agency
Board of Directors Meeting Final Minutes
January 10, 2024 2:00 – 4:00 PM
TC Legislative Chambers
121 E. Court Street
Ithaca NY 14850**

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

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

Guests: Ryan McCune (remote) (Nexamp)

CALL TO ORDER

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

It was noted that under the TCIDA Public Meeting Videoconference Policy, Todd Bruer and Anne Koreman do not count towards a quorum and only Todd Bruer is eligible to vote on motions.

PRIVILEGE OF THE FLOOR – None

ADDITIONS TO THE AGENDA

John Guttridge requested that an executive session be added to the agenda to discuss a potential real estate issue.

BUSINESS

Carrowmoor Solar, LLC – Final Approval

John Guttridge made a motion to approval the Carrowmoor Solar, LLC application and authorizing resolution. Deborah Dawson seconded the motion.

Rich John noted the concern about fire that was raised at the public hearing. Ryan McCune commented that currently the application does not contain a battery storage facility component which is often the source of possible fires at solar facilities.

It was noted that the Town of Ithaca code inspector works with the local fire department when issuing a building permit and any fire risks were addressed.

A vote was taken on the motion. The motion was approved 6-0.

TCIDA/IAED 2024 Memorandum of Understanding – Approval

John Guttridge made a motion to approve the TCIDA/IAED 2024 Memorandum of Understanding. Jeff Gorsky seconded the motion.

The red-line and clean version were reviewed.

A vote was taken on the motion. The motion was approved 6-0.

CHAIRS REPORT – None

STAFF REPORT

Heather McDaniel presented the workforce housing policy metrics. She noted that Arnot Ithaca 2 recently made their first payment of three (\$215,000) to the Community Housing Development Fund. There are number of housing projects in the pipeline, but many are on hold due to financial issues. The cost of borrowing plays a large part in this.

MINUTES

Deborah Dawson made a motion to approve the Board minutes from the December 13, 2023 meeting. Ducson Nguyen seconded the motion. The motion as approved 6-0.

The meeting was recessed in order to consider the TCDC Agenda and then the meeting was resumed.

EXECUTIVE SESSION

John Guttridge made a motion to take the meeting into executive session to discuss a potential real estate development project. Deborah Dawson seconded the motion. The motion was approved 6-0.

The meeting adjourned at 4:00 pm.

Minutes were approved at 3/13/24 board meeting.