

Tompkins County Industrial Development Agency

Administration provided by Ithaca Area Economic Development

**TOMPKINS COUNTY INDUSTRIAL DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
Wednesday, April 10, 2024 • 2:00 – 4:00 PM**

**Legislative Chambers
Governor Daniel D. Tompkins Building
121 E. Court Street, Ithaca NY**

THIS MEETING WILL BE LIVESTREAMED
Link to live stream channel: <https://tinyurl.com/weo3tkk>

AGENDA

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| 1. CALL TO ORDER | |
| 2. PRIVILEGE OF THE FLOOR | |
| 3. ADDITIONS TO AGENDA | Page |
| 4. INFORMATIONAL | |
| Fund Balance Memo (see TCDC Agenda for materials) | |
| 5. BUSINESS | |
| 6. CHAIR'S REPORT | |
| 7. STAFF REPORT | |
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| 8. MINUTES - APPROVAL | |
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| 9. ADJOURNMENT | |

IDA Project Status - March 2024

Project Name	IDA Final Approval	Documents Closed	Current Status
City Harbor	6/10/20	Project Agreement signed 8/31/21	on hold
Carpenter Park Mixed Use	11/11/20	Closed on 12/28/21	Est. Start Spring 2024
Asteri Ithaca (Apartments)	2/10/21	Closed on 6/30/21	under construction
Asteri Conference	2/10/21	Closed on 6/28/21	under construction
BVSHF III Ithaca (401 E State)	6/9/21	Closed on 12/29/21, amended 6/8/22 and 5/10/23	on hold
NSF Enfield Solar Site 1, 2, 3	8/11/21	Closed on 3/21/22	under construction
Knickerbocker Bed Company	12/8/21	Closed on 12/23/21	under construction
Hillside Paradise (Sunbeam Candles)	6/8/22	Withdrawn	n/a
Cliff Street Retreat	11/9/22	Has not closed	on hold
GPA Management (The Dean)	11/9/22	Closed 3/1/23	under construction
121 - 125 Lake Street (The Breeze)	3/8/23	Closed 12/7/23 STE, MRTE only	in process
602 W Buffalo Street (The Citizen)	7/12/23	Has not closed	on hold
510 W State Street (The Stately) (PILOT only)	8/9/23	Has not closed	on hold
Conifer Realty, LLC (PILOT extension only)	11/8/23	in process	n/a
Carrowmoor Solar	1/10/24	Closed on 2/29/24	Est. Start YE 2024
132 Cherry Clinton (The Hive)	Final approval never given		

TCIDA Local Labor Waivers

*New since 24 03
13 mtg.*

PROJECT NAME	APPLICANT				REVIEW	
	Name	Affiliation	Reason	Notes	Approved	Admin/Board
The Dean	Emily Zehr	Purcell Construction	Lack of qualified local bids or available workers	Flooring: Invited 4 firms, 2 bids, none local; do not have local contact or list.	2/27/24	Admin

**Tompkins County Industrial Development Agency
Board of Directors Meeting DRAFT Minutes
March 13, 2024 2:00 – 4:00 PM
TC Legislative Chambers
121 E. Court Street
Ithaca NY 14850**

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

Excused: Ducson Nguyen

Admin: Heather McDaniel, Ina Arthur, Kellea Bauda (IAED), Russ Gaenzle (Harris Beach), Lorrie Scarrott (TC Finance)

Guests: Evan Cleveland (Insero & Co.)

CALL TO ORDER

Rich John called meeting to order at 2:20 pm.

PRIVILEGE OF THE FLOOR – None

ADDITIONS TO THE AGENDA – None

BUSINESS

2023 TCIDA Annual Audit – Approval

John Guttridge made a motion to approve the 2023 TCIDA annual audit upon the recommendation of the finance and audit committee pending submission of the final employment numbers. Deborah Dawson seconded the motion. The motion was approved 6-0.

It was noted that if employment numbers from the remaining projects are not reported, those projects will be considered delinquent in their reporting and the board will be asked to consider termination of the project's incentives.

2023 Audit Data PARIS Input Authorization

John Guttridge made a motion to authorize staff to input the 2023 audit data into the NYS PARIS system. Anne Koreman seconded the motion. The motion was approved 6-0.

CHAIRS REPORT – None

STAFF REPORT

The most recent local labor waiver report was presented. An HVAC installer waiver for The Dean was administratively approved. Todd Bruer asked to see the bid list. John Guttridge asked that in the future the waiver report be included in the agenda packet.

The 4Q 2023 financial report was reviewed. The funds in support of the Wayfinding initiative have begun to be expended. Efforts will be made to recoup the attorney fees associated with one of the projects.

Heather McDaniel commented that a funding request memo in support of feasibility study work was received from a consortium that includes John Guttridge, Gary Ferguson and Mack Travis. This request will be reviewed at a future meeting of the board.

MINUTES

Jeff Gorsky made a motion to approve the Board minutes from the January 10, 2024 meeting. Todd Bruer seconded the motion. The motion as approved 6-0.

The meeting adjourned at 2:36 pm.