**Tompkins County Industrial Development Agency**
**Board of Directors Meeting Final Minutes**
**November 12, 2025 2:00 – 4:00 PM**
**TC Legislative Chambers**
**121 E. Court Street**
**Ithaca, NY 14850**

**Present:** Rich John, Jeff Gorsky, Ducson Nguyen, Deborah Dawson, Todd Bruer, Jerry Dietz

Excused: Greg Mezey

**Admin:** Kellea Bauda, Ina Arthur (IAED), Russ Gaenzle (Harris Beach Murtha, PLLC)

**Guests:** Chet Feldmann (Distributed Sun), Amber Hall (PureSky Energy), Ian Moskal (remote), Zoe Yang (Lydian Energy), Rob Panaskki (Young and Summer)

**CALL TO ORDER**

Rich John called the meeting to order at 2:01 pm.

**PRIVILEGE OF THE FLOOR**

**Theresa Alt**

Two matters.

ONE. I have been following the City of Ithaca's Budget discussion. Ducson Nguyen has been there and voting. Nobody else in this room is paying attention. The City's property tax income is so inadequate that the Budget process has been heartbreaking, a series of no-win decisions. Yet you blithely abate City taxes, based on some very mistaken assumptions.

TWO. Last week an *Ithaca Times* article told about a report from Cornell's State Policy Advocacy Clinic that questions the legality of what IDAs are doing all over the state and here in Tompkins County. The *Times* reporter has not been very long in New York State and has no background. He fell for everything Rich John said. I have followed the IDA for a decade, with Rich John chairing for the last several years. John believes that without IDA subsidy nothing would be built. Nonsense! What I see is one developer gives up and another immediately steps in. The Gun factory site. Frost Travis sat on it for many years, gave up; Todd Fox stepped in and the building is about to open. City Centre is thriving where another developer with a worse plan withdrew upon hearing that it would be voted down.

The problem that I see is that your staff fail to adequately research the finances of applicants. Some have lots of money and don't need more. Some have way too little. Applications are simply believed. When a highly qualified citizen presents his voluntary research, he is ignored. I will now refer to 401 East State Street. I congratulate those of you who had the courage to vote down their latest request for more money. I can tell you that they have not stopped building. Likely they never needed that first subsidy.

**Zachary Winn (remote)**

Thank you very much. I emailed someone from the IDA news article and a legal filing from the Downtown Ithaca Development Agency regarding a lawsuit against Asteri, excuse me, Vicino Group New York. A few other entities are involved. I'm curious if you folks are familiar with this lawsuit. I imagine you might be or might have been already. And if you believe that the promises made by the Vicino Group at a previous meeting are being lived up to. I've had occasion to be in the building when visiting someone and I can tell you there are, you know, still obstructions in the common stairwells, feces, syringes. The conference center itself seems to be hemorrhaging about $100,000 a month approximately. And I'm just wondering if it might be time to start re-examining the tax abatement as a way to motivate Vicino to be a better steward to its property and to its tenants. I know this issue has been kind of percolating in the background for quite some time now and quite a long discussion was devoted to it at a previous meeting. I would just like to know if there have been any developments and again if you believe the Vicino is living up to its promises and your expectations for managing the building.

**ADDITIONS TO THE AGENDA**

An Executive Session will be added at the end of the meeting.

**BUSINESS**

Caroline Solar – Final Approval

Kellea Bauda reported that the public hearings for the four applications were held on November 6, 2025 in the Town of Caroline. Information from a comment from Town Supervisor, Mark Whitmer was clarified in that an amount quoted was for all four projects.

The interconnection cost breakdown was reviewed to show that the cost per Wac is .34/Wac versus the usual .10/Wac. It was also noted that the improvements to the interconnection lines will benefit other customers and future projects. This information shows the need for the reduction and deviation from $4,200/mw to $3,900/mw in the PILOT agreements.

**Deborah Dawson made a motion to approve the authorizing resolution for 076 Solar, LLC I (Caroline Solar I). Jeff Gorsky seconded the motion. The motion was approved (6-0-1 Mezey absent).**

**Jerry Dietz made a motion to approve the authorizing resolution for 076 Solar, LLC II (Caroline Solar II). Jeff Gorsky seconded the motion. The motion was approved (6-0-1 Mezey absent).**

**Deborah Dawson made a motion to approve the authorizing resolution for 076 Solar, LLC III (Caroline Solar III). Jeff Gorsky seconded the motion. The motion was approved (6-0-1 Mezey absent).**

**Jerry Dietz made a motion to approve the authorizing resolution for 076 Solar, LLC IV (Caroline Solar IV). Jeff Gorsky seconded the motion. The motion was approved (6-0-1 Mezey absent).**

Yellow Barn Solar – Discussion

Rich John reported that an “all in number” has been agreed upon by the Towns of Lansing and Groton and the Developer. This information will be discussed during executive session.

Rich John discussed how the IDA could help the two towns with future economic development.

Prompt Payment Memo

Russ Gaenzle briefly reviewed the prompt payment memo that was developed by his labor team. While the current IDA legal documents require projects to follow all applicable laws, more specific language can be added to future documents that spell out following the prompt payment act.

2026 Memorandum of Agreement with IAED

The 2026 MOA with IAED very similar to the 2025 document with the dates and dollar amount updated.

**Todd Bruer made a motion to approve the 2026 memorandum of Agreement with IAED. Deborah Dawson seconded the motion. The motion was approved (6-0-1 Mezey absent).**

**CHAIR'S REPORT** - None

**STAFF REPORT**

Kellea Bauda presented the 3Q 2025 Financial Report as well as the monthly labor report.

Upcoming TCIDA committee meetings: Governance 11/20/25 3 pm; Housing 12/2/25 11:00 am; Finance and Audit 12/9/25 9:00 am.

**MINUTES**

**Todd Bruer made a motion to approve the October 8, 2025 TCIDA Board minutes. Deborah Dawson seconded the motion. The motion was approved (6-0-1 Mezey absent).**

The meeting was recessed at 2:38 pm.

The meeting was reconvened at 3:19 pm

**Deborah Dawson made a motion to take the meeting into executive session to consider financial information relating to a project. Jerry Dietz seconded the motion. The motion was approved (6-0-1 Mezey absent).**

The meeting was adjourned at 3:49 pm.

Action/Follow Up Items

- Updates as needed – ICSD School Board Representative Resolution
- Updates as needed – Proposed State legislation prohibiting IDA's from abating school taxes

**Minutes were approved December 10, 2025.**