

Tompkins County Industrial Development Agency

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Housing Committee Meeting Minutes

December 9, 2025 11:00 AM

TC Legislative Chamber

121 E Court Street

Ithaca NY 14850

Present: Greg Mezey, Ducson Nguyen, (TCIDA/TCDC Board), David West (TC Planning), Nels Bohn (IURA), Kellea Bauda, Ina Arthur (IAED)

Excused: Jerry Dietz

Guest: Theresa Alt

Greg Mezey called the meeting to order at 11:01 am.

Housing Demand Study

David West reported that the \$50,000 CBDG grant approval announcement should be coming out soon. This portion of the funding for the housing strategy/study will be used for the affordable component. The \$75,000 contributed by the TCIDA will be used for the market rate portion.

It was suggested that a contract between the TCIDA and County Planning Department be set up so the funds can be transferred to the County Planning Department. This will be done January 2026. Once funding is transferred, County Planning will handle the consultant RFP process.

Nels Bohn made a motion to approve setting up a contract between the TCIDA and Tompkins County Planning Department to transfer the donated funds from the TCIDA to County Planning. Ducson Nguyen seconded the motion. The motion was approved 4-0-1 (Dietz absent).

Discussion was held regarding the RFP Selection Committee and a Steering Committee that will oversee the strategy process. It was also pointed out that the Assessment Department should be involved so that data points are included in the study that can be tracked by assessment.

County Planning and IAED Staff will work together on these items.

Theresa Alt offered a comment. She suggested that for future housing projects at the IDA, the developers track record should be considered as well as the validity of the financial need.

IDA Housing incentives for other parts of the County were discussed. Perhaps an incentive structure for the whole county could be developed.

Next steps are:

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- Set up of contract between TCIDA and County Planning
- RFP candidate list development
- RFP selection committee set up
- Steering committee set up

Future Housing Committee meetings were discussed. Two meetings were set up for early 2026. February 23, 2026 11:00 am and March 23, 2026 11 am.

The meeting was adjourned at 12:20 pm.