

**Tompkins County Industrial Development Agency  
Board of Directors Meeting Final Minutes  
March 11, 2026  
TC Legislative Chambers  
121 E. Court Street  
Ithaca, NY 14850**

**Present:** Deborah Dawson, Jeff Gorsky, Ducson Nguyen, Jerry Dietz, Shawna Black, Prentice Smith

**Excused:** Greg Mezey

**Guests:** Evan Cleveland (Insero & Co.)

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

**CALL TO ORDER** – Deborah Dawson called meeting to order at 2:08 pm.

**PRIVILEGE OF THE FLOOR** –

**Zack Winn**

Mr. Winn spoke regarding the Asteri Ithaca (apartment) project. He requested that the board reconsider the PILOT agreement with the project.

**Amanda Kirchgessner**

Ms. Kirchgessner spoke against the PILOT transfer request by Ithaca Tech Park as the original intent and purpose of the PILOT for the building (9 Brown Road) has changed. She stated that she feels the new owners can afford and increase in the property taxes based on the legal costs that will be incurred to make the PILOT transfer.

Ms. Kirchgessner also spoke in favor of the sales tax exemption recapture of the overage incurred by Visium.

**ADDITIONS TO THE AGENDA**

An Executive Session will be added to the agenda to discuss 1) the financial and credit history of a particular person or corporation and 2) the potential litigation strategy of a particular entity.

The PILOT Transfer Request Ithaca Tech Park, LLC (9 Brown Road) will be removed from the agenda and considered at the April meeting.

**BUSINESS**

Visium (Prostar Tech d/b/a Lit Thinking) – Sales Tax Exemption Recapture

Kellea Bauda updated the board regarding the sales tax exemption that was provided to Prostar Tech d/b/a Lit Thinking now d/b/a Visium. The company received the sales tax exemption incentive in February 2025 no to

exceed \$98,000. Due to the acceleration of their project and costs incurred, this was exceeded by \$26,388.80. The client was notified and they advised that they would make the overage payment within 30 days.

### 2025 Annual Audit – Approval

Evan Cleveland reviewed the 2025 Annual Audit executive summary with the Board. They have issued an unmodified opinion which indicates a clean audit at the highest level. The internal controls were reviewed, and an unmodified opinion has been issued. They also reviewed compliance with NYS Public Authorities Law and no issues were found.

The management comment letter has two observations.

Jeff Gorsky commented that the TCIDA Finance and Audit Committee has reviewed the draft audit documents and recommend approval. The two observations from the management letter relate to financial software and stall role definitions. These are being reviewed.

Ina Arthur reviewed the project schedule and the information that is gathered from each active project.

**Jeff Gorsky made a motion to approve the 2025 Annual Audit as presented. Jerry Dietz seconded the motion. The motion was approved 6-0-1 (Mezey absent).**

### 2025 Audit Data PARIS Input Authorization

**Jerry Dietz made a motion to authorize the 2025 audit data into the NYS PARIS. Prentice Smith seconded the motion. The motion was approved 6-0-1 (Mezey absent).**

### **CHAIR'S REPORT**

Deborah Dawson stated that a notice of default was sent to Vencino Management regarding the Asteri Ithaca project. The company has 30 days to remedy the cause of default.

Russ Gaenzle commented that this is not the first time the board has discussed the project and the issues surrounding it that lead to the notice of default.

### **STAFF REPORT - None**

### **MINUTES**

**Ducson Nguyen made a motion to approve the February 27, 2026 TCIDA Board minutes. Prentice Smith seconded the motion. The motion was approved 6-0-1 (Mezey absent).**

### **Executive Session**

**Shawna Black made a motion to the take the meeting into executive session to discuss 1) the financial and credit history of a particular person or corporation and 2) the potential litigation strategy of a particular entity. Prentice Smith seconded the motion. The motion was approved 6-0-1 (Mezey absent).**

**Jerry Dietz made a motion to bring the meeting out of executive session. Jeff Gorsky seconded the motion. The motion was approved 6-0-1 (Mezey absent).**

No action was taken during executive session.

The meeting was adjourned at approximately 3:30 pm. **Minutes approved April 8, 2026.**