

**Tompkins County Industrial Development Agency
Board of Directors Meeting Final Minutes
April 8, 2026
TC Legislative Chambers
121 E. Court Street
Ithaca, NY 14850**

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

Guests: Rob Martynowski (remote) (Prostar Technology d/b/a Visium f/k/a Lit Thinking), Harold Bordwin (remote) (Ithaca Tech Park, LLC), Rick Brown (remote) (Power Integrations)

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 2:16 pm.

PRIVILEGE OF THE FLOOR –

Zack Winn

Mr. Winn spoke regarding the Asteri Ithaca (apartment) project. He requested that the board reexamine the agreement with Vecino management and bear in mind past non-correction of problems.

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 against the sales tax exemption increase being requested by Visium.

ADDITIONS TO THE AGENDA – None

BUSINESS

Visium UltraLabs (formerly Lit Thinking) – Sales Tax Exemption Increase Request

This is an existing sales tax exemption project requesting an increase in the incentive of \$208,000. A public hearing is required. The increase is requested due to capital expenditures to support doubling production.

Jerry Dietz made a motion to send the Visium UltraLabs sales tax exemption increase request to a public hearing. Ducson Nguyen seconded the motion. The motion was approved 7-0.

PILOT Transfer Request Ithaca Tech Park, LLC (9 Brown Road)

Harold Bordwin (Ithaca Tech Park, LLC) and Rick Brown (Power Integrations) were present representing the owners and tenant of 9 Brown Road. There is 5 years left on the PILOT agreement which holds the

assessment at \$960,000. Without the PILOT, assessment on the building will increase to \$1.5M. The increase in taxes will be borne by the tenant under the current lease agreement.

Jeff Gorsky made a motion to approve the authorizing resolution to transfer the 9 Brown Road PILOT agreement to the new owners, Ithaca Tech Park, LLC. Greg Mezey seconded the motion. The motion failed 3-4.

CHAIR'S REPORT – None

STAFF REPORT

Kellea Bauda reported that the annual PARIS reporting has been input. The 2026 PILOT billing review has taken place.

MINUTES

Shawna Black made a motion to approve the March 11, 2026 TCIDA Board minutes. Ducson Nguyen seconded the motion. The motion was approved 7-0.

Executive Session

Jerry Dietz made a motion to take the meeting into executive session to discuss 1) the potential litigation strategy of a particular entity. Prentice Smith seconded the motion. The motion was approved 7-0.

Greg Mezey made a motion to bring the meeting out of executive session. Jerry Dietz seconded the motion. The motion was approved 7-0.

No action was taken during executive session.

The meeting was adjourned at approximately 3:44 pm.

Minutes were approved May 13, 2026.