

**Tompkins County Industrial Development Agency  
Board of Directors Meeting Draft Minutes  
May 13, 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)

**Admin:** Kellea Bauda, Ina Arthur (IAED), Stephen Maier (Harris Beach Murtha, PLLC)

**CALL TO ORDER** – Deborah Dawson called meeting to order at 3:01 pm.

**PRIVILEGE OF THE FLOOR**

Theresa Alt – 206 Eddy Street, City of Ithaca

I was wondering what the IDA staff decision was regarding Asteri's tax abatement. That decision was to have been made April 4th, but there is no mention of it in the minutes of the April 8th meeting. I am also curious about how the decision was made. I think that there were times in the past when the IDA staff would just have asked the company "Did you fix all the problems? And would have accepted the company's response as fact.

On quite another matter, I noticed that the revised Mission statement starts with a sentence that lacks a verb. I have not read the rest of the document all that carefully.

Shari Korthise – The IDA was created for manufacturing job creation. Housing development is not part of what the IDA is supposed to do.

**ADDITIONS TO THE AGENDA** – None

**BUSINESS**

Prostar Technologies, Inc. d/b/a Visium Sales Tax Exemption Increase – Final Approval

**Jeff Gorsky made a motion to approve the sales tax exemption increase for Prostar Technologies, Inc. d/b/a Visium. Ducson Ngyuen seconded the motion. The motion was approved 7-0.**

Rob Martynowski thanked the board and commented that the company is committed to staying for the long term.

TCIDA Uniform Tax Exemption Policy (UTEP) Revisions

Revisions to the TCIDA UTEP include and updated mission, clarification of bond and incentive language, an increase in the administrative fee for solar projects, and changing the heat pump requirement to a recommendation. Staff will also correct the missing word in the mission statement.

**Ducson Ngyuen made a motion to approve the revisions to the TCIDA Uniform Tax Exemption Policy (UTEP). Jerry Dietz seconded the motion. The motion was approved 7-0.**

**CHAIR'S REPORT** – Debra Dawson commented that the initial letter to the Asteri Ithaca project centered on the initial fire code violations that caused the city to have the building vacated. Those violations were cured. There is a second letter from the TCIDA to the project that has not been resolved.

**STAFF REPORT** – Kellea Bauda reviewed the Q1 2026 TCIDA Financial report. She noted that the first half of the Yellow Barn Solar administrative fee was received in April 2026. She also reported that the IAED annual meeting was held on May 7, 2026.

## **MINUTES**

**Shawna Black made a motion to approve the April 8, 2026 TCIDA Board minutes. Prentice Smith 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 potential litigation. Jeff Gorsky seconded the motion. The motion was approved 7-0.**

**Jerry Dietz made a motion to bring the meeting out of executive session. Ducson Ngyuen seconded the motion. The motion was approved 6-0. *Greg Mezey left the meeting during executive session.***

### 121-125 Lake Street/The Breeze Labor Waivers

**Prentice Smith made a motion to deny local labor waivers submitted by the general contractor for 121 - 125 Lake Street/The Breeze that were submitted on April 23, 2026 for work done on the project over one year beginning September 2024. The denial would be based on the time between when the work was done and when the waivers were submitted. Ducson Ngyuen seconded the motion. The motion was approved 6-0.**

The meeting was adjourned at approximately 3:44 pm.