Tompkins County Industrial Development Agency
Board of Directors Meeting FInal Minutes
June 10, 2026
TC Legislative Chambers
121 E. Court Street
Ithaca, NY 14850

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

Excused: Deborah Dawson

Admin: Kellea Bauda, Kurt Anderson, Ina Arthur (IAED), Russ Gaenzle, Stephen Maier (Harris Beach Murtha, PLLC)

CALL TO ORDER – Jeff Gorsky called meeting to order at 2:01 pm.

PRIVILEGE OF THE FLOOR

Amanda Kirchgessner – 4471 Jacksonville Rd., Trumansburg NY (comments were read by Kellea Bauda)

Good afternoon. As I reviewed the 2025 Jobs Report, one question kept coming to mind.

What level of underperformance actually triggers recapture, and can you show me a project besides Macom where that standard has been enforced?

The report identifies thirteen projects that failed to meet their job creation or retention goals. Several missed by substantial margins. GreenStar reports 157 jobs against a baseline of 240. Tompkins Trust reports approximately 251 jobs against a baseline of 300. Incodema, Carey Building, Ithaca Beer, and others all fell short of projections. Yet in case after case, the recommendation is "no action."

I understand that COVID happened. Markets change. Businesses struggle. The issue is not whether there are explanations. The issue is accountability.

If a project receives public subsidies based on promised economic outcomes, at what point do those promises matter?

The report shows that projects benefited from nearly $11.8 million in tax exemptions in 2025 alone. Taxpayers are told these incentives are justified because they create jobs, retain jobs, and strengthen the local economy. But if significant underperformance consistently results in no recapture, no modification, and no consequence, then what purpose does the recapture policy actually serve?

Macom appears to be the exception. My question is whether Macom represents the rule or whether it represents the only time the rule is applied.

I would appreciate a clear explanation of what objective standard triggers recapture, how often it has been used, and whether the board believes the current policy is functioning as intended. Thank you.

ADDITIONS TO THE AGENDA – None

BUSINESS

2025 Jobs Report

Kellea Bauda presented the 2025 Jobs Report along with the 2025 Project Report Chart to assess the progress of active projects towards achieving job retention and creation goals. This assessment is required at least annually to comply with State rules and regulations as well as the TCIDA's Recapture Policy.

There were 59 active projects in 2025 that were approved between 2003 and 2025. Fifty-two of those projects were under a PILOT agreement in 2025; they paid $4,687,831 in new property taxes and benefited from property tax exemptions of $8,422,802. Nine projects benefited from sales tax exemptions totaling $3,102,463. One project secured mortgage financing and received an exemption from the State share of the mortgage recording tax totaling $259,000. Projects reported 1,854 jobs in 2025. Of those that reported, total payroll was over $142 million with an average wage of $38.40 per hour. There were 16 solar projects representing 69.6 megawatts of renewable energy and 2,724 new housing units, 27.3% of which are affordable units.

In addition to the Project Report Chart, information was provided for projects that have been completed and are beyond the first three years of its PILOT but job creation or retention goals have not been met. Thirteen projects did not meet job creation or retention goals. A narrative for each of these projects was reviewed along with recommendations regarding termination and/or recapture. Three of the projects (Hotel Ithaca/Lenroc, Therm Inc., and Transonic Systems) ended their PILOT agreements December 31, 2025, and so no narrative was provided.

Shawna Black and Prentice Smith commented that they agree with Ms. Kirchgressner's comments that the job numbers are disappointing. They proposed having a discussion on enforcement of the Recapture Policy in terms of job creation.

Jerry Dietz stated that an overly punitive stance could keep potential projects away.

Greg Mezey commented that the answer is somewhere in the middle. Balance is needed. Some of the projects may have overestimated job creation number.

Shawna Black stated that consistency is needed.

Jeff Gorsky recommended not taking any action in terms of recapture and that there should be a future discussion of the IDA's recapture policy and how to enforce job creation consistently.

Jerry Dietz made a motion to accept the 2025 Jobs Report as presented and to accept the recommendation to take no action in terms of recapture. Prentice Smith seconded the motion. The motion was approved 6-0.

TCIDA Local Labor Policy - Amendment

The TCIDA Local Labor Committee met on July 1, 2026 and made the following amendment recommendations to the Local Labor Utilization Policy:

- Effective July 1, 2026 to update the contact for the Tompkins-Cortland Building and Construction Trades Council to the incoming President, Marcus Williamee.

- The TCIDA may on a case-by-case basis waive the local labor requirement for all or portions of a project. Warranty issues, documented lack of qualified local bids or available workers, documented need for specialized skills not available locally, or a cost differential of ten percent (10%) or more are subject to approval by the TCIDA board of directors; other extenuating circumstances will receive an administrative review.

Shawna Black made a motion to approve the recommended amendments to the TCIDA Local Labor Policy effective July 1, 2026. Ducson Nguyen seconded the motion. The motion was approved 6-0.

CHAIR'S REPORT – Jeff Gorsky reported that this is Kellea Bauda's last TCIDA Board meeting as she and her family are relocating. It has been a pleasure to work with her during her short tenure as administrative directors. She will be missed.

Russ Gaenzle echoed the comments stating that working with her has been a joy.

IAED is working on hiring a new Director of Business Services who will step into the administrative director's seat. During this transition it was indicated that Kurt Anderson, IAED's Director of Operations, will serve as interim administrative director to the TCIDA and TCDC.

Greg Mezey made a motion to appoint Kurt Anderson as the interim administrative director of the TCIDA and TCDC. Jerry Dietz seconded the motion. The motion was approved 6-0.

STAFF REPORT – Kellea Bauda reported the local labor default fee has been received from 121-125 Lake Street.

Greg Mezey asked if the funds could be used towards supporting a local workforce training program. It was suggested that the TCIDA Labor Committee review options for using the funds and report back.

The ABO audit of the Broome County IDA was briefly discussed.

MINUTES

Greg Mezey made a motion to approve the May 13, 2026 TCIDA Board minutes. Prentice Smith seconded the motion. The motion was approved 6-0.

EXECUTIVE SESSION

Jerry Dietz made a motion to the take the meeting into executive session to discuss pending or threatened litigation. Greg Mezey seconded the motion. The motion was approved 6-0.

Greg Mezey made a motion to being the meeting out of executive session. Jerry Dietz seconded the motion. The motion was approved 6-0.

The meeting was adjourned at 3:13 pm. **Minutes were approved July 8, 2026.**