

**Tompkins County Industrial Development Agency  
Board of Directors Meeting Approved Minutes  
January 8, 2015  
TC Legislative Offices  
121 E. Court Street, Ithaca, NY**

**Present:** Jim Dennis, Grace Chiang, Svante Myrick, Will Burbank, Martha Robertson

**Staff Present:** Michael Stamm, Heather Filiberto, Ina Arthur (recording), Mariette Geldenhuys,)

**Guests Present:** Dan Hoffman, Stacey Black, Irene Weiser

**CALL TO ORDER** The meeting was called to order at 4:15 PM

**ADDITIONS TO THE AGENDA**

**Svante Myrick moved to add the resolution authorizing amendment of the PILOT agreement for 9 and 19 Brown Road. Will Burbank seconded the motion. The motion passed.**

**PRIVILEGE OF THE FLOOR**

Dan Hoffman, Elm Street, City of Ithaca, thanked the board for listening to the citizens who spoke regarding the 130 Clinton Street Application at last months meeting. The independence of the IDA Board was confirmed. He hopes that the board will be open to ideas on rethinking the application process.

Irene Weiser, Town of Caroline, shared Mr. Hoffman's comments. She is excited about the Mayor's comments on working on changes to the City's CIITAP Policy with the IDA. She announced the formation of a new group: Coalition for Sustainable Economic Development (CSED). She hopes that the City and County and this new group can work together and address economic development issues.

**BUSINESS**

RESOLUTION APPROVING AMENDMENT OF PAYMENT IN LIEU OF TAX AGREEMENT  
Ithaca B&T Associates, LLC (property owner) (re BinOptics Corporation) 9 Brown Road, Village of  
Lansing (Village of Lansing tax parcel number 45.1-1-55.9) and 19 Brown Road, Village of Lansing  
(Village of Lansing tax parcel number 45.1-1-55.22)

Ms. Geldenhuys explained that the Board approved tax incentives for the BinOptics project earlier. One of the buildings that the company occupies is located at 9 Brown Road that is under an existing PILOT agreement that includes another tax parcel/building. In order to deliver the tax incentives for BinOptics, there is a need to carve out the 9 Brown Road building from the original PILOT agreement.

**Jim Dennis moved to approve the resolution amending the PILOT Agreement for 9 and 19 Brown Road. Svante Myrick seconded the motion. The motion passed 5-0**

2015 Memorandum of Understanding with TCAD

**Will Burbank moved to approve the 2015 Memorandum of Understanding with TCAD. Svante Myrick seconded the motion. The motion passed 5-0**

Mr. Stamm commented that the 2015 TCAD Work Plan will be presented in more detail at the February meeting.

Other Business

Mr. Myrick brought up the topic of the City's CIITAP Policy and his desire to re-examine the policy along with the TCIDA and the administrative staff. Is the IDA willing to lead a joint commission?

Mr. Dennis agreed that there is a need to relook at the policy.

Mr. Myrick spoke to an income gap that is growing in our community and the housing crisis that goes along with it. Jobs are available and growing in the County, but there is not enough housing (affordable or not). Therefore those who work here cannot afford to live here. There is a need to incentivize more housing developments.

Mr. Myrick asked if a standard policy for all municipalities that would encourage housing developments could be worked on.

Ms. Robertson commented that the CIITAP Policy is a "child" of the City of Ithaca and involves more than housing developments. Perhaps TCCOG could be used as a vehicle to see if other municipalities are interested in developing their own similar policy.

Mr. Dennis wondered if other municipalities are interested – this has been proposed to them and only the Town of Lansing has developed a similar policy.

Mr. Stamm stated that to solve the housing crisis will take more than tax incentives. There are infrastructure issues such as sewer, water and energy. There are other tax incentives that low-income housing developers such as INHS have access to that the IDA cannot deliver.

It was also pointed out that the IDA couldn't offer abatements to owner occupied housing.

Ms. Robertson commented that the IDA has looked at developing a housing abatement; discussing with INHS and Better Housing leaders.

Mr. Stamm stated that public perception and political will are issues impacting this. Many have tried to move forward with affordable housing projects but they have been knocked down due to fears about crime and drugs. Mr. Myrick agreed and commented that the social justice proponents did not show up at those discussions to defend the projects.

Ms. Chiang and Mr. Burbank agreed that this is a timely topic that should be given another look.

Ms. Robertson asked if there are any other "density" policies among the other IDAs in the State?

Ms. Filiberto commented that there are about 15 other IDAs that have housing incentives. Most are tied in with the community's comprehensive plan.

Mr. Dennis agreed it is time for a relook. The focus and what we are trying to accomplish should be defined.

Mr. Burbank stressed the issues of energy efficiency and local labor support. Ms. Chiang asked if energy efficiency could be built into the policy. Mr. Dennis commented that the City and other municipalities have the land use control.

Mr. Stamm stated that the IDA is governed by State Law that tells it what projects can be approved. But the IDA does have leeway on the criteria and how projects are incentivized.

## **STAFF REPORT**

Mr. Stamm gave an update on the OSC proposed legislation that could impact IDAs.

- IDAs should ask applicants where their private sector funding comes from.
- IDAs should add a requirement that will identify how many new employees will come from the "region."
- IDAs should ask for a more detailed cost benefit analysis from applicants.
- The State should have the authority to review labor information (?)

Mr. Burbank commented that this and other legislation should be discussed with Barbara Lifton.

Mr. Dennis spoke regarding Larry Baum's service on the TCIDA/TCDC Board. Mr. Baum's last meeting was this meeting as he has served the full number of terms allowed by the bylaws. Mr. Dennis commented that he will miss Mr. Baum's expertise and knowledge.

Mr. Stamm commented that Mr. Baum asked him to convey how proud he was to serve on the Board and that he was proud of all that the Board has accomplished.

Ms. Filiberto commented that Mr. Baum was the TCAD Board representative to the TCIDA/TCDC Boards and that the TCAD Board will appoint a new representative soon.

## **MINUTES**

**Martha Robertson moved to approve the minutes from the December 11, 2014 meeting. Svante Myrick seconded the motion.**

Ms. Robertson asked that the name of the project that was discussed under privilege of the floor be added the minutes. She also had a few edits to names and addresses.

**A vote was taken. The motion passed 5-0**

Mr. Dennis commented that the Chair of the Tompkins County Legislature will be making appointments of the legislators that sit on the board during the January 20, 2015 Legislative meeting.

The meeting was adjourned at 5:10 PM.

**Minutes were approved at the February 12, 2015 Board meeting**