

**Tompkins County IDA Meeting Minutes**  
**May 18, 2011**  
**Scott Heyman (Old Jail) Conference Room**  
**Ithaca, NY**

**Present:** Martha Robertson, Dan Cogan, Jeff Furman, Jim Dennis, Larry Baum

**Excused:** Nathan Shinagawa, Will Burbank

**Staff Present:** Ina Arthur (recording), Michael Stamm

**Guests Present:** Julia Mattick (WIB), Stephen Kimball (TCAD), Nick Vaczek

**CALL TO ORDER** Ms. Robertson called the meeting to order at 3:45 PM.

**ADDITIONS TO THE AGENDA**

None

**PRIVILEGE OF THE FLOOR**

Nick Vaczek (Village of Lansing resident) addressed the board regarding the December 13, 2010 meeting where he spoke on the Arrowhead project. He requested a change to the December 13, 2010 minutes to include his written statement that he read at that meeting. His statement is as follows:

I am a resident of the Village of Lansing, and of the Ithaca area on and off since 1962. I have attended numerous Village of Lansing meetings in the last two years. It might be hard to compare notions of civic space in and of Ithaca with those in and of the Village of Lansing- but a recent casting of a David and Goliath image is unfortunate. (As an aside we are here to discuss a development adjacent to the “Shops at Ithaca” - not ‘Shops at Lansing.’)

Everyone in this room would hopefully agree that citizenry affected by decisions deserve to have inclusion as stakeholders. More and more people throughout the county are recognizing the need to safeguard our civic space in order to thrive and to integrate a successful economy with environmental quality and with equity. With this step on the part of the developer and the IDA to begin a quest for county-wide, federal taxpayer and Ithaca City School District support an enlarged and broader civic space discussion was engaged.

I am here to express the hope that whatever OK’s arise, the IDA, the Village and the developer can work a bit more in synch to enhance the outcomes of this project so that design goals of the Tompkins County Comprehensive Plan are included--- especially in regard to energy efficiency, renewable energy, and sizes and shapes of innovative housing infrastructure with smaller eco-footprints.

THANK YOU!

Nicolas Vaczek

Statement in full as prepared and read by Nicolas Vaczek at public IDA meeting on December 13, 2010 in 'Old Jail.' Emailed herewith April 20th, 2011 to IDA Board for purpose of correcting the 12/13/10 Minutes ((as presented and approved Jan. 16th, 2011))

## **BUSINESS**

### TCIDA Website Design

Stephen Kimball presented to the board the new TCIDA and TCDC pages on the redesigned TCAD Website.

Mr. Cogan commented that besides having pdf documents it would be helpful to have full text available for quick searches.

Ms. Robertson stated that it would also be good to have the TCIDA and TCDC pages distinct from each other to help avoid confusion. Mr. Furman agreed stating that it is important to show the separation of the two organizations.

Mr. Furman also suggested including pictures and stories in the section about projects. Perhaps before and after pictures could be used too.

Mr. Kimball will work with the designers on all of the suggestions from the board.

### TCIDA Board Membership

Ms. Robertson reported that the PDEQ committee discussed the issue of a board of education representative on the TCIDA Board. The committee was interested in the project distribution among the school districts. It was also interested in the number of legislators on the board but there was no real sense of urgency in terms of making a change.

Ms. Robertson also commented that it seems that there is no interest from the school boards in this issue as none have attended meetings.

Mr. Dennis stated that if the chair of the PDEQ committee does not move this issue along than it is not the IDA responsibility to do so.

Mr. Stamm suggested a couple of ways to proceed. One is to circle back with the school districts to see if they are interested and if so, suggest that they go to the PDEQ committee and make their case. At that point the PDEQ committee can work on which district would have a representative on the IDA Board.

Mr. Baum commented that other IDAs do not have a school board representative on their board.

Mr. Cogan suggested talking with the school boards to determine their level of interest.

Mr. Furman stated that the question that is more relevant is the number of legislators on the IDA Board. There is the continuing issue of board independence and compliance with PAAA. Also he feels that

during the Arrowhead discussion there may have been pressure on the legislators due to the Legislature's vote to support the project.

### 2010 Project Job Report

Mr. Stamm presented the 2010 Project Job Report that is based on the information requested from active projects at the end of 2010. The report showed the average wage for each project (payroll divided by number of employees). Future reports should also show the lowest wage and number of employees at that wage as well as the median wage.

Mr. Stamm stated that each project has a story behind it that tells more than just the numbers. There is the success story of Kionix – recently being bought out by a Japanese company (Rohm) with large pay outs to early investors. Other companies that do not look so good in terms of jobs have a story too. Taughannock Aviation is holding its own, but with the economy down and companies not chartering jets, their employment numbers are not as high as projected. Incodema is actually doing quite well, but due to space restraints, they cannot grow their workforce.

Mr. Furman commented that this report is more than just “new jobs” created. It is also existing jobs that were saved that could have moved out of the area.

Mr. Stamm stated that staff is working on a more comprehensive report with more historical information and investment tracking.

### Project Benefits Survey Report

Julia Mattick, Executive Director of the Workforce Investment Board, addressed the board regarding the project benefit survey. The survey has been created and preliminary results are being analyzed. The purpose of the survey was not to reject projects but to see what is out there. Forty companies have been surveyed. Some of the companies are direct beneficiaries of IDA benefits and others are indirect beneficiaries – being housed in a building that was developed with IDA benefits. Looking at the preliminary results, most employers offer health insurance and pay between 75-99% of the premiums. The survey also asks about retirement options offered to employees.

The final data will be presented by industry and company size. No actual company names will be provided.

## **ADMINISTRATIVE DIRECTORS REPORT**

Mr. Stamm reported that the NYS IDA Tax has been eliminated. The Emerson project incentive funds have been returned by the company and will be distributed to the municipalities. Also TCAD staff are working to get a NYS grant to help with the redevelopment of the Emerson site.

## **MINUTES**

**Dan Cogan moved to approve the board minutes from the March 17, 2011 and April 20, 2011 meetings. Larry Baum seconded the motion.**

It was noted for the March 17, 2011 minutes that Jim Bold was the other Arrowhead representative.

**The motion passed unanimously.**

**ADJOURNMENT**

Meeting adjourned at 5:05 PM