

**Tompkins County IDA FINAL Meeting Minutes
September 19, 2013
Old Jail Conference Room
125 E. Court Street, Ithaca, NY**

Present: Martha Robertson, Larry Baum, Will Burbank, Nathan Shinagawa, Grace Chiang,

Excused: Jim Dennis, Svante Myrick

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

CALL TO ORDER The meeting was called to order at 3:35 PM

ADDITIONS TO THE AGENDA - None

PRIVILEGE OF THE FLOOR - None. Aaron Keister, staff for Tom Reed and NRCC was present for the meeting

BUSINESS

Global Phoenix/Kaida Computer Technologies Refinance Resolution

Ms. Geldenhuys explained that the company is getting a line of credit to help with cash flow during certain times of the year. Since the bottom limit is \$500,000 the bank requested a second mortgage.

Will Burbank moved to approve the resolution authorizing the TCIDA to execute a mortgage and other documents related to a revolving line of credit for Global Phoenix Computer Technologies Solutions, Inc. and secured by property conveyed to the agency to Kaida Computer Technologies., Inc. Larry Baum seconded the motion. The motion passed.

Ithacare/Longview Easement Resolution

Ms. Geldenhuys explained that this easement agreement is between Longview and the Town of Ithaca and relates to a hiking trail that will run on the property.

Will Burbank moved to approve the resolution authorizing the TCIDA to execute all necessary document to grant a permanent easement along the western boundary of the property to the Town of Ithaca for a trail that will connect with other trails for a link to Buttermilk Falls State Park as part of the Town's open space plane, and a temporary easement for construction of the trail. Grace Chiang seconded the motion. The motion passed.

Hotel Ithaca and Conference Center Application

Ms. Filiberto stated that the Hotel Ithaca and Conference Center Application has been withdrawn for the time being. The scope and phasing of the project has changed and the applicant would like to reapply with correct information at a later time.

Mr. Baum asked if there was a timeline for the new submission and if there is anything that could be done to help the applicant?

Ms. Filiberto stated that the applicant is moving forward with the renovations of the existing tower and will not be closing the hotel as previously planned. The conference center will definitely be something that will generate new business and is important to the city.

Mr. Stamm stated that staff will be talking with the developer/applicant to see what we can do to assist.

Ms. Robertson stated that if needed, a special meeting of the IDA can be scheduled.

Comments were made that costs for construction have gone up and this may be due to a shortage of skilled workers.

TCIDA Uniform Tax Exemption Policy (UTEP)/Recapture Policy Updates

Ms. Filiberto stated that as we had reported before, NYS has reinstated the prohibition for incentivizing retail projects. The State has also changed the legislation concerning sales tax exemptions. This will cap the exemption at the rate stated on the initial application. If a project goes over the stated cap, this amount can be recaptured. Staff has updated the Uniform Tax Exemption Policy and the Recapture Policy in order to reflect these changes

Ms. Geldenhuys commented on some updates made the recapture policy based on discussions after the recapture of incentives from Emerson Power Transmission. These updates has to do with interest recaptured on the original abatements and at what interest rate. The interest rate used will be 9% as outlined by the State. Any amount of interest returned to the taxing authorities will be at the rate that those authorities would have received from a lending facility. Any remainder will be kept by the IDA to help with redevelopment of the site.

Ms. Robertson stated that the new finance director of the County should be informed.

Ms. Geldenhuys asked if the IDA want to keep all the interest?

Mr. Stamm stated that the current language seems fair in terms of making the taxing authorizes whole. And there is the checks and balance of working with the finance director.

Will Burbank moved to approve the updates to the Uniform Tax Exemption Policy (UTEP) and the Recapture Policy to reflect the changes in the NYS legislation. Grace Chiang seconded the motion. The motion passed unanimously.

STAFF REPORT

Ms. Stamm stated that there is an uptick in a few high tech companies mostly related to StartUp NY. Staff is waiting to see how we can assist. If these expansions happen, it will be later this year or early next year.

Ms. Robertson asked about companies located on University property that is already tax exempt. Ms. Filiberto stated that for-profit companies located in buildings on University property still pay property taxes.

Mr. Stamm reported that TCAD has hired it's fifth staff person. She will start on October 1st. Her responsibilities will be a mix of business services and communications/PR.

Ms. Filiberto reported that there is a small manufacturing company that will be coming to the IDA with an application in October. This company is also attracting a partner from the Midwest.

Ms. Filiberto gave an update on the Marriott Hotel project. The construction costs for the project were significantly higher than expected after bids came in. The developer, Urgo, will be acting as its own general contractor and reworking the drawings and sending the bids out again. Their timeline has been pushed back, but they are still very much committed to this project. They are hoping to start construction in the next 60-90 days.

Ms. Filiberto reported that the Black Oak Wind Farm Negotiation Team met in September. A representative from the company came to the meeting and gave an update. The Draft Environmental Impact Study has been completed, the public comment period has closed and SEQR should be done in December. Power purchase agreements are under negotiation and they will be starting an intrastate offer soon in order to raise \$22 Million. The team will continue with negotiations and is hoping to make a recommendation to the IDA Board.

Ms. Filiberto reported that staff with working on the Cayuga Green ROI look back. The developer has submitted information and we should have an accountant certified statement soon. Mr. Stamm commented that the look back will encompass the whole project which includes the retail space, Cinemopolis, the apartments and the retail space under the Cayuga Green garage.

Ms. Filiberto stated that the Harold Square project had a pre-application meeting with City staff for the CIITAP process and will be coming to the IDA soon.

APPROVAL OF MEETING MINUTES

Will Burbank moved to approve the Board minutes from the June 20, 2013 meeting. Larry Baum seconded the motion. The motion passed unanimously.

ADJOURNMENT

The meeting adjourned 4:25 PM

Minutes approved at 10/17/13 Board meeting