

**Tompkins County Industrial Development Agency
Board of Directors Meeting FINAL Minutes
March 9, 2017
Tompkins County Legislative Offices
121 E. Court Street, Ithaca, NY**

Present: Jim Dennis, Jennifer Tavares, Martha Robertson, Will Burbank

Staff Present: Heather McDaniel, Ina Arthur, Mariette Geldenhuys

Guests Present: Larry Baum (The Computing Center), Rick Snyder (TC Finance), Richard Chun (Delaware River Solar), Scott Whitham, Yamila Fournier (Whitham Design) Jeff Smetana (Newman Development), Gary Ferguson (Downtown Ithaca Alliance)

CALL TO ORDER

Jim Dennis called the meeting of the **Tompkins County Industrial Development Agency** to order at 4:05 pm.

PRIVILEGE OF THE FLOOR

None

BUSINESS

The Computing Center – Final Approval

Will Burbank moved to approve the Inducement Resolution for Warren Drive 987 & Baum Control Systems d/b/a The Computing Center. Martha Robertson seconded the motion.

Ms. McDaniel reported that the application has been updated as requested to show the NYSERDA incentives the applicant will receive. The public hearing was held on March 6, 2017 – minutes from that meeting were handed out. She also pointed out that the Inducement Resolution includes additional language regarding the local labor utilization agreement and the enhanced environmental incentive.

The need for third party certification for the energy enhancement has been waived due to the cost for such a small project.

Ms. Robertson commented on the way the PILOT schedule is worded indicating that 0% taxes will be paid in the first years might cause some to complain. She asked that future information indicate that 0% of taxes on the improvements be included.

A vote was taken on the motion. The motion passed 4-0.

Delaware River Solar/NY Newfield I, II, III

Jim Dennis moved to approve the resolution establishing the TCIDA as Lead Agency pursuant to the State environmental quality review act relative to the proposed project. Martha Robertson seconded the motion.

Mr. Burbank asked what being “lead agency” meant. Ms. McDaniel stated that it meant that the TCIDA would make the determination of SEQRA on all three projects which are treated as one project under SEQRA.

Ms. Robertson asked that in the future the resolution indicate that a consultant was hired to do the review.

A vote was taken on the motion. The motion was approved 4-0.

Jim Dennis moved to approve the resolution Issuing a Negative Declaration of Environmental Significance Pursuant to the State environmental quality review act Relative to the Proposed Project. Will Burbank seconded the motion.

Ms. McDaniel read and reviewed the conclusion from the EAF Part 2 and Part 3 Documents. These indicated that there was no significant environmental impacts from the proposed projects.

Mr. Burbank asked about the % of agricultural land that was considered insignificant. Ms. McDaniel stated that the study compared the total amount of agricultural land in the Town of Newfield to the amount used by the project. Of the top 4 soil types, none were impacted and the percentage used was not a significant percentage.

Ms. Robertson asked about movement of animals that might be impacted. The document indicates that the fences used by the project will not impact animal movement as they would be able to move around or under them.

Ms. McDaniel reported that the conclusion from the review is that there is no significant environmental impacts thus a negative declaration is recommended.

A vote was taken on the motion. The motion was approved 4-0.

Final Project Approval for NY Newfield I, II, III

Ms. McDaniel reviewed the PILOT comparisons between the IDA and Town of Newfield negotiations. Originally the company began PILOT negotiations with the Town of Newfield. However the Town can only deliver a 15 year PILOT under RPTL 487. The Town attorney asked that TCIDA to take over the project as the IDA can deliver a longer 20-year PILOT that would help the project financials. Without the solar project moving forward, the Town would see only \$4,000 in taxes over 20 years with the current agricultural use of the land. With the PILOT, the Town will see over 10 times that amount.

Jim Dennis move to approve the Inducement Resolutions for NY Newfield I, II, & III. Martha Robertson seconded the motion. The motion was approved 4-0.

City Centre CIITAP Application

Comments from the City of Ithaca's public information session on this project were handed out to the Board.

Ms. McDaniel commented that this project is asking for the 10 year enhanced energy incentive PILOT. She has reviewed the pro-forma and determined that there is a financial need. Documentation supporting this will be distributed with the final approval request.

Jeff Smetana and Scott Whitham presented the project. They are proposing an urban, denser project than what prior developers had presented for this site. The project should bring more people downtown. In terms of energy efficiency, they will be using recycled materials, LED lighting, solar on the roof, electric HVAC and heat pumps. They are also working with Taitem Engineering on the energy efficiencies.

Rents? One bedroom \$1600; 2 bedroom start under \$2000 plus utilities. Space in the garage will be extra. The garage, fitness room and other amenities were discussed.

Mr. Dennis asked about cost - Project \$53M and \$7M for the land. How much will the parking garage cost? Why a garage if there might not be a need? The garage will be part of the foundation system. It will cost about \$5M to create that underground part.

Ms. Tavares asked about the estimate for the sales tax abatement? Have you built in a cushion as there have been projects that need to come back for an increase. They think it is a reasonable estimate.

Ms. Robertson asked about the ownership of the project. The special purpose entity will be the primary owner, City Centre LLC which is a subsidiary of Newman Development.

M. Robertson asked why the question on use of paying a prevailing wage to labor was marked both 0% or NO. It was clarified that it should be only marked "no."

How many electrical charging stations? Not determined but at least two.

Ms. Robertson commented \$7.3M vs. \$5.4M abated – enhanced energy incentive versus non. This seems like a lot of money. But these are the community values that we hear that people want. She is delighted that this is moving forward.

Mr. Burbank asked about employment. No commitment to living wage. Why? It is difficult to require an unknown increase in wage every two years based on the AFCU report. Businesses need to be able to flex based on their revenues. Mr. Burbank is disappointed that they have not committed.

Jim Dennis moved to send the project to a public hearing. Martha Robertson seconded the motion. The motion was approved 4-0.

South Hill Business Campus Combined Heat and Power Project STE Exemption Increase

The project has requested an increase in the sales tax exemption. There have been some significant cost overruns. One being that they need to move the system outside the building.

Martha Robertson moved to approve the 2nd amended inducement resolution. Jim Dennis seconded the motion. The motion was approved 4-0.

Authorization to Input 2016 TCIDA/TCDC Audit Information into NYS PARIS

Authorization requested for staff be allowed to input the 2016 Audit information into the NYS PARIS system.

Martha Robertson moved to authorize the input. Jennifer Tavares seconded the motion. The motion was approved 4-0.

STAFF REPORT

Reminder of Solar Policy Information meeting March 14, 2017 1:30 in the Old Jail Conference Room.

MINUTES

Martha Robertson moved to approve the February 9 2017 TCIDA Board meeting minutes. Will Burbank seconded the motion. The minutes were approved 4-0.

The meeting was adjourned at 5:45 PM.

Minutes were approved at April 13, 2017 Board meeting