

**Tompkins County Industrial Development Agency
Board of Directors Meeting Approved Minutes
April 14, 2016
Tompkins County Legislative Offices
121 E. Court Street, Ithaca, NY**

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

Staff Present: Ina Arthur, Heather McDaniel

Guests Present: Rick Snyder (TC Finance), Stacy Black, Marcus Williamee (Union Representatives), David Hill (Ithaca Journal), Robert Sprole III, Leo McGratten (Therm, Inc.)

CALL TO ORDER

Jim Dennis called to order the meeting of the **Tompkins County Industrial Development Agency** at 4:40 pm

PRIVILEGE OF THE FLOOR

None.

BUSINESS

Therm, Inc. Application

Ms. McDaniel commented that this is an application for a 20,000 s.f. new building behind the existing building of the company. This building will consolidate all the employees of the company into one location. No jobs will be lost and it is anticipated that jobs will be created. She is asking that the board accept the application as complete and to move it to a public hearing.

Mr. John stated that he has recently joined a law firm that has represented the company in the past and will recuse himself from the discussion and vote.

Mr. Sprole commented that this is the first application from the company to the IDA in its 80 years of business.

Mr. Burbank had a question on the wages for the jobs. Mr. McGratten commented that the wages are a total for all the positions for each level listed. It looks like an entry level position which is unskilled starts at \$10.50 to \$11.50/hr – the company offers a full benefit package to employees and opportunities for advancement.

The new job column totals were corrected.

Ms. Robertson commented on use of energy efficient building programs. Mr. Sprole commented that there are ongoing discussions with the project engineers about this – the building also has existing solar panels in use.

Mr. Burbank commented about the use of local labor – the application indicates “no.” If the Board approve a local labor utilization policy later in this meeting, would the applicant be comfortable with the new policy. Ms. McDaniel commented that it was her understanding that current applicants would not be subject to a new policy that was adopted after the application process began.

Mr. Dennis commented that he would encourage the applicant to look at the policy as it will help with the data collection.

Jennifer Tavares moved to accept the Therm Inc. application as complete and to move it to a public hearing. Martha Robertson seconded the motion. The motion passed 4 – 1 abstention (Rich John).

Audit Committee Report – Acceptance of 2015 TCIDA Audit and Certification of PARIS Reports

Jim Dennis moved to accept the 2015 TCIDA Annual Audit and to certify the PARIS reports. Martha Robertson seconded the motion. The motion was approved 5-0.

Hotel Ithaca, LLC (Marriott) – Sales Tax Exemption Increase Final Approval

Ms. McDaniel commented that a public hearing for this request has been held.

Rich John moved to approve the sales tax exemption increase for the Hotel Ithaca, LLC project. Martha Robertson seconded the motion. The motion passed 5-0.

Hilton Canopy Inn/Ithaca Downtown Associates – Sales Tax and Mortgage Recording Tax Exemption Increase Request and Approval

Ms. McDaniel commented that the project is close to closing on a mortgage and is requesting an increase in the sales tax exemption of \$72,000 and an increase in the mortgage recording tax exemption of \$7,000. The total combined amount is less than \$100,000 so there is no need to send this to a public hearing.

Jennifer Tavares moved to approve the Hilton Canopy Inn/Ithaca Downtown Associates request for a sales tax and mortgage recording tax exemption increase. Martha Robertson seconded the motion. The motion passed 5-0.

Mr. John asked about the use of energy efficient building standards. The project will be held to the new NYS energy code.

Ms. Robertson asked about why the costs have gone up. Ms. McDaniel commented that actual project costs have not increased, but what will be subject to sales tax has increased.

Ms. Tavares asked if in the future a project can have a range for the sales tax exemption and mortgage recording tax exemption approved so that they do not have to come back as often. Ms. McDaniel said she would look into that.

Mr. Burbank commented that he feels that the project is not doing enough in terms of energy efficient building practices and will be voting no on this request.

A vote was taken. The motion passed 4 yes, 1 no (Burbank).

Local Labor Utilization Policy

Jim Dennis moved to approve the local labor utilization policy. Will Burbank seconded the motion.

Mr. Dennis commented that this policy will require proof of solicitation of local companies for bids to build a project and will also gather data on use of local labor by tracking residence zip codes. This is in line with the City of Ithaca's CIITAP policy.

Mr. Burbank thanked all who worked on this policy and stated that he sees this as only a first step in the process. Ms. Robertson agreed and hoped that the data gathered would help move the policy closer to more use of local labor.

A vote was held and the motion passed 5-0.

STAFF REPORT

Ms. McDaniel stated that next month's meeting will include some house keeping – proposed changes in the IDA application and other documents to bring them in line with the NYS legislation that goes into effect June 30th. There will also be information on the annual job report and a review of projects that have not met their job creation goals.

Ms. McDaniel gave an update on Hayner Hoyt, a general contracting company that was recently in the news, having settled federal allegations surrounding an affiliated company and veteran ownership status. Hayner Hoyt was the contractor for INHS's 210 Hancock Project and some other IDA projects. She met with the company, developers who have used them and also INHS. There is still a legal investigation going so they are not able to speak about the entire matter, but she believes that they had no intent to defraud. They company was given bad legal and consultant advice. Once they found out their error, they took steps to correct the matter and the company in question was closed in 2012.

Ms. McDaniel reminded all of the Marriott's topping off ceremony on May 4th at 4:30 pm just outside the building.

Tompkins Trust Company Headquarters project is still working on its construction costs.

MINUTES

Jim Dennis moved to approve the draft minutes from the February 11, 2016 TCIDA Board meeting. Martha Robertson seconded the motion. The motion was approved 5-0.

Ms. McDaniel commented that she will have staff review the minutes and make sure the vote on the first motion is included.

The meeting was adjourned at 5:20 pm

Minutes were approved at the May 12, 2016 Board meeting.