

**Tompkins County Industrial Development Agency
Board of Directors Meeting Approved Minutes
June 9, 2016
Tompkins County Legislative Offices
121 E. Court Street, Ithaca, NY**

Present: Jim Dennis, Jennifer Tavares, Will Burbank, Martha Robertson, Rich John, Grace Chiang, Svante Myrick

Staff Present: Ina Arthur, Heather McDaniel, Mariette Geldenhuys

Guests Present: Ian Shapiro, Sara Culotta (Taitem Engineering), Ed Marx (TC Planning), Nels Bohn (IURA), Brian Noteboom (Local Carpenters Union), Sara Hess

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

Energy Efficiency Incentive Study - Presentation

The Energy Efficiency Incentive Study was jointly supported by the TCIDA and the TC Planning Department. Taitem Engineering was engaged to develop and carry out the study. Ian Shapiro and Sara Culotta presented how the study was done and some recommendations on incentives. A more detailed final study report will be sent to the IDA.

It was brought out that we know how to build energy efficient buildings. However, there is little incentive for developers to do so as the return on investment is low. Reducing the Energy Use Index (EUI) can be done with a lot of little improvements. For a developer reduce EUI, overall this means increasing the cost per square foot by \$15. The overall recommendations for incentives is a 9% increase in abatements – primarily in property tax.

It was recommended that EUI reduction could be certified by third party agencies – such as LEEDs, Passivhaus, and other means currently being used by NYSERDA.

Compliance with NYS IDA Legislation – Adoption/Approval

Ms. McDaniel presented changes to the current TCIDA/TCDC application as well as the Recapture Policy and a new Uniform Evaluation and Selection Criteria and Project Agreement documents. These changes and additions are recommended due to new NYS Legislation for IDA's that takes effect June 15th. If approved, they will bring all documents into compliance with the law as well as add some best practice details.

Jim Dennis moved to approve the changes to the TCIDA/TCDC Application and Recapture Policy. He also moved to approve the Uniform Evaluation and Selection Criteria and the Agency Project Agreement. Rich John seconded the motion.

There was discussion as to why sections had been moved, removed or updated. Changes and additions were made to 1) comply with the new law, 2) make the application more understandable to applicants, and 3) to streamline and clarify information gathered.

The motion was approved 7-0.

STAFF REPORT

Ms. McDaniel reported on the NYS OSC IDA Report for 2014.

MINUTES

Jennifer Tavares moved to approve the draft minutes from the May 12, 2016 TCIDA Board Meeting. Rich John seconded the motion. The motion passed 7-0.

The meeting was adjourned at 5:31 pm

Minutes were approved at July 14, 2016 Board meeting.