

**Tompkins County Industrial Development Agency
Board of Directors Meeting Final Minutes
August 10 2017
4:00 PM
Tompkins County Legislative Offices
121 E. Court Street, Ithaca, NY**

Present: Jim Dennis, Martha Robertson, Rich John, Svante Myrick

Staff Present: Heather McDaniel, Mariette Geldenhuys

Guests Present: Kate Millar (Renovus), Andy Sciarabba (Lansing Market), Sara Hess

CALL TO ORDER

Jim Dennis called the meeting of the **Tompkins County Industrial Development Agency** to order at 4:00 pm.

PRIVILEGE OF THE FLOOR

Amanda Kirchgessner – Spoke about Harold Holdings receiving a higher abatement for green building projects – though she has been told that the IDA does not do zoning. Feels that if the City’s CIITAP policy has a diversity portion for housing then this should be included – a socio-economic requirement as well. 100 units in Harold Square, 45 should be reflective of lower socio economic people in the City right now. Hoping you will think about the people who live here and their ability to live here. Urges the IDA to leverage the abatements offered to the builders to include Ithaca’s poorest people.

Ms. Hesslop – Spoke to the criticism of IDA – her problem with IDA has to do with wealth inequality in Tompkins County. Feels the developer will benefit from tax breaks, business owners speak of more people coming to down town as a good thing. But their workers are not benefiting. Housing stock should increase but it doesn’t seem clear if high-income earners will fill these apartments. Western Europe (France) has lower income inequality and has the highest tourism draw. The “sky will not fall” if we follow this model.

Sherry Quartles – TCIDA was created to develop quality jobs – I don’t see this as happening. Spoke to reporting in audit when “not applicable” is shown. For Harold Square no permanent jobs will be created. Feels that we need to take a look at the policies and to stop giving out tax abatements.

BUSINESS

Lansing Market – PILOT Extension Request

Ms. McDaniel stated that the request is asking for freezing the PILOT schedule at 36% for three additional years. Ms. McDaniel has reviewed the current financials for the Lansing Market. This was a project to help provide a service that was not available in the community. Also the Lansing Town Center has been delayed due to lack of infrastructure.

There is a plan to increase revenue at the store but it will take longer than anticipated. The resolution will extend the PILOT three more years.

Svante Myrick moved the Inducement Resolution approving the requested extension of the PILOT agreement. Martha Robertson seconded the motion.

Ms. Robertson asked for clarification on the PILOT schedule. 36% of the full assessment will be paid beginning with the 2017/18 school tax and 2018 town and county tax – this will continue for the next three years. Over the three years the estimated savings would be approximately \$20,000. The reason to freeze it at 36% is that this is where we are in the schedule.

A vote was taken. The motion passed 4-0

Harold's Square – Amended Inducement Resolution

Ms. McDaniel stated that this resolution is a bit of clean up regarding the enhanced energy abatement – with this they need to go through NYSERDA's new construction program – this will be certified after the construction – if for some reason they are unable to comply, it was assumed that they would be eligible for the 10-year CIITAP abatement which is less than the enhanced energy abatement – so this resolution is to make that clear in all the legal documents.

Rich John moved the Amended Inducement Resolution for Harold's Holding LLC clarifying that the project will receive property tax abatements under the CIITAP 10 year PILOT schedule and if the project meets environmental requirements they will also received enhanced energy incentives. Svante Myrick seconded the motion.

Ms. Robertson asked about why the resolution and the PILOT schedules.

Ms. Geldenhuys stated that it should be known by year 2 if they meet the enhanced energy requirements – if they do not, then they would fall back to the CIITAP 10 year schedule.

Ms. Robertson asked about the agency project agreement and what the NYSERDA multifamily new construction program tier 3 is - this is the highest level that Taitem recommended so that there would be significant energy savings.

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

Ulysses Solar III LLC – Application

Ms. McDaniel introduced the application. This is a 2MW community solar array in the Town of Ulysses. It will be located next to Renovus and they will be constructing this project. There have been a lot of changes in the industry. They are requesting a PILOT of \$4,900/MW due to a Federal tariff on imported solar panels. This tariff will come down later in the year. This tariff doubles the cost of panels and increases the construction costs. Also the NYSERDA incentive rate blocks are now much lower. There is also a transition

from net metering to a value of distributed energy resource effectively reducing the value of energy produced from renewable sources.

Mr. John asked if the other solar projects that have recently been approved are now financially viable. Ms. McDaniel stated that if they are under net metering and if they have already ordered their solar panels.

Svante Myrick moved to accept the application and to send the project to a public hearing. Martha Robertson seconded the motion. A vote was taken. The motion was approved.

Svante Myrick had to leave – quorum was lost.

There was discussion on the future for solar projects. There was a question if other projects will come back to renegotiate their PILOT agreements.

Ms. Robertson asked about jobs – there are no permanent jobs to be created. Renovus will construct the project and then run the array – there will be no onsite employees.

Mr. John asked why the NYSEDA incentive was reduced? Older projects were able to reserve a higher incentive rate – it is about timing and the design of the policy allocating the incentives. It seems that NYS does not want to subsidize solar projects for a long time.

Mr. John stated that he feels these efforts and the County's Energy Road Map are worthwhile endeavors and that we should think of ways to invigorate our efforts.

Ms. Robertson suggested that Renovus present a one pager at the public hearing that tells more about their story.

Mission Statement - Discussion

Comparisons of the TCIDA's mission and other State IDA's missions show that they are all very similar and follow the State legislation guidelines.

It was suggested that we add what the IDA actually does to the mission statement.

Ms. McDaniel will draft changes to the current mission statement and send them out to the Board for comments.

Staff Report

Ms. McDaniel updated all that the IDA received a FOIL request regarding Harold's Square from Legal Assistance of Western NY. This has been responded to.

The Dryden solar project SEQR reviews have been finalized and now the projects are waiting on site plan approval.

Ms. McDaniel gave an update on the Arrowhead project – wetland, senior housing, PIF issue. The senior project has drastically changed from 12 units to a three story building with 31 units – the Village does not like the design. The project has changed and may need to come back to the IDA. The project manager has peeled off money from the PIF monies – this was originally approved in 2011 – it is now 2017 and what was to be delivered was not. The ICSD feels that this is not the project they originally approved. When the project timeline was extended last year, there is now an August 31st deadline for obtaining a building permit. The IDA will continue to monitor the project as it moves forward.

Approval of Meeting Minutes

Minutes will be considered and approved at the next scheduled meeting.

The meeting was adjourned at 5:10 PM

Minutes were approved at the September 14, 2017 meeting.