

**Tompkins County Industrial Development Agency
Board of Directors Meeting Approved Minutes
August 11, 2016
Tompkins County Legislative Offices
121 E. Court Street, Ithaca, NY**

Present: Jim Dennis, Will Burbank, Martha Robertson, Rich John, Grace Chiang

Staff Present: Heather McDaniel, Mariette Geldenhuys, Ina Arthur

Guests Present: Chris Udy (Ciminelli), Martha Armstrong (TCAD Foundation), Rick Snyder (TC Finance)

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

Cascade Plaza LLP (Seneca on the Commons – Hilton Garden Inn) Ownership Transfer

Jim Dennis moved to approve the resolution authorizing execution of all necessary documentation in connection with the conveyance of Cascade Plaza LLC to Pios Grande Ithaca Mixed Use LLC. Martha Robertson seconded the motion.

Ms. McDaniel introduced Chris Udy, Director of Finance for Ciminelli (Cascade Plaza LLC). The current owner of the property is selling the building including the hotel and office building.

Ms. Geldenhuys commented that the resolution authorizes the new owner to take over the lease/lease back Agreement and to assume any responsibilities and privileges that come with it including the PILOT agreement.

Mr. Udy commented that the buyer is out of Philadelphia PA and owns and operates other hotels. This would be their first mixed use building.

Ms. McDaniel stated that when this project was approved in 2005 that it was the first “density” project in the City. The PILOT runs from 2005 and 2025.

A vote was taken on the motion. The motion passed 5-0.

TCAD Foundation – Food Business Incubator Feasibility Study Report

Martha Armstrong gave an overview and update on the Food Business Incubator Feasibility Study that was funded in part by the TCIDA. (See attached power point presentation)

Mr. Burbank asked what the next steps are. The foundation (now known as Finger Lakes Regional Prosperity Network) will look for funding from the USDA or other philanthropic sources to support the needed outcomes such as a navigator for food businesses. Other deliverables are a peer network and facilitating access to Cornell research.

STAFF REPORT

Ms. McDaniel reported on the status of the Energy Focus Study – the South Hill Node work has been completed and the energy capacity draft is also finished. There are still a number of nodes that need work done by NYSEG – she anticipates the study being completed by the Fall.

The Black Oak Wind Farm has had one landowner in Enfield drop out of the agreement – thus a new site for one of the turbines needed to be found. A new landowner in Newfield was found and thus a new environmental impact study was begun.

Ms. McDaniel stated that the energy incentive study final draft should be available soon. She also stated that the City of Ithaca is reviewing the CIITAP policy as it relates to diversity and inclusion.

MINUTES

Will Burbank moved to approve the minutes from the July 14, 2016 Board meeting. Martha Robertson seconded the motion. The motion was approved 5-0

The meeting was adjourned at 5:00 pm.

Minutes were approved at the September 8, 2016 Board meeting.