

Tompkins County Industrial Development Agency

ADMINISTRATION PROVIDED BY 

MINUTES OF PUBLIC HEARING

Carey Building Associates, LLC

December 10, 2014

5:00 PM

City Hall, City of Ithaca

108 E. Green Street, Ithaca NY

Present: Nels Bohn (City of Ithaca), Will Burbank (TCIDA, TC Legislature), George McGonigal (City of Ithaca), Heather Filiberto (TCIDA staff), Frost Travis (Carey Building Assoc)

Ms. Filiberto called the hearing to order at 5:03 pm. She read excerpts from the public hearing notice.

Frost Travis gave a brief overview of the project.

Ms. Filiberto opened the hearing up for public comment.

George McGonigal – lives on Hector St. Is the 1st Ward representative on the Common Council. He posed three questions:

1. Is there any affordable housing component?
2. Are you using local labor?
3. What is the justification for the tax abatements?

Mr. Travis offered answers to Mr. McGonigal's questions:

1. There is no affordable component. He is trying to keep rents as low as possible. He compared the proposed rents to other projects downtown and college town.
2. REV, the incubator that will occupy the 2nd and 3rd floors has received State funding that requires they use a set percentage of minority and women businesses so the construction project itself will be bound to that. The use of local labor would be up to the general contractor. He asked his contractor what the project would cost if he were to use 100% union labor and the response was the it would increase construction costs by 30%.
3. Frost explained that the project qualifies for the tax abatement program.

Mr. McGonigal – The project gets benefits from the community. I think the project should return the favor – higher local people and consider a percentage of apartments at a more affordable rate.

Will Burbank – Lives in the Town of Ithaca, is a member of the IDA and the county legislature. My understanding is the CIITAP offers the ability to apply for incentives. Size, location, and density are the eligibility criteria. Then the IDA hears and considers other factors.

Heather Filiberto closed the public hearing at 5:20pm.