

# Tompkins County Industrial Development Agency

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## MINUTES OF PUBLIC HEARING

Ithaca Arthuas, LLC

April 20, 2019 5:00 PM

Tompkins County Legislature Chambers

121 E. Court Street, Ithaca NY

Present: Heather McDaniel (for Tompkins County Industrial Development Agency), Rich John, Martha Robertson, John Guttridge, Laura Lewis, Leslyn McBean-Clairborne, (TCIDA Board)

Heather McDaniel called the public hearing to order at 5:02 PM. She provided an overview of the public hearing process. Molly Chiang from The Vecino Group gave an overview of the project. A clarifying question was asked regarding the apartment size and whether there were balconies.

Heather McDaniel gave an overview of the incentives being considered by the IDA and then called speakers.

William Benson – I have lived in Ithaca for 45 years and 30 years on the inlet. I have seen a lot of development in the area. No one is opposed to getting affordable housing in Ithaca. I am opposed to this building because the scale is out of character for this neighborhood. He held up pictures of some of the other buildings that have been developed that all have some character and aesthetic. This project is a box with very small windows, very little green space, no balconies. It is too large and needs some design space. This is a monstrosity.

Peter Wissoker – I am going to share some concerns here. I have more that I will provide in writing. My first concern is with the site. Low income and vulnerable populations near a scrap yard is environmental racism. Another concern is that over the long term we are giving away too much industrial land that could provide jobs. The size of the abatement bothers me. The City should not fund this. The developer doesn't have any equity in the project. If they were really serious, they would provide some equity. I am always curious how a project like this will have no employees. No guards, etc. Could we at least request that anyone that works in the building be paid a living wage?

Kathleen Halton – I am a lifelong resident of Ithaca. I was raised on West Hill. I've seen it change a lot. I live on the corner where there is a reputation as the worst corner in Ithaca. This project does not fit my beliefs of community. Almost 100% of the children I teach live in poverty. I visit them in their homes and am blown away by how depressing these units are. We can do better than that. There is nowhere to go outside and they are across the street from a metal crusher. We don't take good care of the needy here. This place is not nice. You don't put a mother with children on the fourth floor. We need to insist it is lovely, child centered and there are sidewalks. I'm disappointed. It is not thoughtful.

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George McGonnigal – I wanted to clarify that the Common Council changed the zoning. It allows industrial. Housing was allowed so people can walk to work. I am concerned the size of the project is so large that it compromises the ability to have more industrial development in the future. I would also like to know how much local labor is being used on this project.

John Forester – I have two questions. The first is about transportation access and the second, from a visual perspective, is there some way to have control over design. This is ghettoization.

The public hearing was adjourned at 5:32pm.