

**Tompkins County Industrial Development Agency
Board of Directors Meeting Final Minutes
March 13, 2019
2:30 PM
Tompkins County Legislative Offices
121 E. Court Street, Ithaca, NY**

Present: Rich John, Jennifer Tavares, Mike Sigler, John Guttridge, Laura Lewis, Martha Robertson, Leslyn McBean-Clairborne

Staff Present: Heather McDaniel, Ina Arthur, Russ Gaenzle (Harris Beach, PLLC)

Guests: Andrea Aguirre (TC Planning), Rick Snyder (TC Finance), Martha Armstrong (TCAD)

CALL TO ORDER

Rich John called the meeting of the **Tompkins County Industrial Development Agency** to order at 2:42 pm.

PRIVILEGE OF THE FLOOR

Robert A. Lynch – Town of Enfield (see attached prepared remarks)

Yana Kalmyka – People’s Organizing Collective – Ms. Kalmyka is a student at Ithaca College and a Workers Center intern. She spoke in favor of a local hiring policy for projects that receive tax abatements.

Alex Hyland – IBEW Local 241 – Mr. Hyland spoke in favor of a local labor policy that requires 100% local labor compliance.

ADDITIONS TO THE AGENDA

None.

NEW BUSINESS

TCIDA 2018 Audit – Authorization to Approve and Input Information into PARIS System

Laura Lewis moved to authorize the TCIDA Finance/Audit Committee to approve the 2018 Audit. John Guttridge seconded the motion. The motion was approved 7-0.

John Guttridge moved to approve the entering of the 2018 audit information into the NYS PARIS online system. Laura Lewis seconded the motion. The motion was approved 7-0.

Business Energy Advisors (BEA) Program Overview

Andrea Aguirre, Senior Planner, Tompkins County Planning Department, addressed the Board and gave an overview and update on the Business Energy Advisors Program. This program receives financial support from the TCIDA.

This program was launched in August 2018 and was developed based on the outcomes of the Energy and Economic Development Task Force. It is a three-year PILOT program and its goal is to reduce greenhouse gas emissions from the business sector while helping businesses meet their specific facility needs. The program assists businesses in setting energy goals and understanding energy options during the earliest stages of project design.

Local Labor Report

Heather McDaniel presented a summary report from projects that report monthly local labor statistics. The local labor policy was developed in 2015 and the current policy was adopted by the TCIDA in 2016. Stakeholders that were involved in developing the policy included labor representatives, developers and economic development professionals. One of the reasons for requiring monthly labor reports is to get a sense of the local subcontractor capacity when it comes to the local area (Tompkins County and the six surrounding counties.)

The current policy requires projects to solicit bids from local contractors and submit proof of doing so. Projects are also required to submit monthly labor reports from their subcontractors. The monthly reports include zip code of residence for each worker, number of hours worked in the month and wages earned in the month.

Rich John commented that this is good information to have especially to see if local contractors are getting opportunities to bid. However, he stated that we are not able to form additional policy guidelines based on this information.

Heather McDaniel commented on a project that was not subject to the local labor policy that put hiring local construction as a priority. They found similar percentages in terms of local labor availability.

Jennifer Tavares commented on the perception of “local” meaning “union.” She stated that this is not what the policy is about.

John Guttridge asked about information on local contractors capacity. Is there information from local workforce on how employed the workforce is?

Mike Sigler stated that the unions might just want a seat at the table and that developing a 100% local labor policy with a waiver option might be the way to go.

Jennifer Tavares stated that instead of using zip codes to determine local – perhaps a “mile driven to the job” radius would work better.

Rich John commented that further discussion should be had on this topic. John Guttridge also asked, “what problem are we trying to solve?”

CHAIR'S REPORT

Rich John reported that committee meetings for all the IDA committees have been set up. He thanked all in advance for participating.

STAFF REPORT

Heather McDaniel reported that Organic Natures, LLC (GreenStar), Tompkins Trust Company, and NY Dryden I, II Solar have all closed on their TCIDA documents.

Next month's Board meeting (April 10, 2019) agenda will be very full and will include a Downtown Parking update from the City of Ithaca.

The Harold's Square project is up and running again. Heather McDaniel should have the new construction costs soon so that she can determine if a material change has happened to the project.

APPROVAL OF MEETING MINUTES

Martha Robertson moved to approve the minutes from the February 13, 2019 TCIDA Board meeting. Leslyn McBean Clairborne seconded the motion. The motion was approved 7-0.

The meeting was adjourned at 4:00 PM

Minutes were approved at May 8, 2019 Board meeting