

**Tompkins County Development Corp.
Board of Directors
Meeting Minutes
July 20, 2011
Scott Heyman (Old Jail) Conference Room
Ithaca, NY**

Present: Martha Robertson, Dan Cogan, Jeff Furman, Larry Baum, Will Burbank, Nathan Shinagawa, David Squires

Excused: Jim Dennis

Staff Present: Ina Arthur (recording), Heather Filiberto, Mariette Gendenhuys

Guests Present: Dan Brown (Franziska Racker Center), Bill Chiasson (Ithaca Times)

CALL TO ORDER The meeting was called to order at 3:35 PM

ADDITIONS TO THE AGENDA

NONE

PRIVILEGE OF THE FLOOR

No one requested to speak.

BUSINESS

Franziska Racker Center Bond Application

Dan Brown from the Franziska Racker Center addressed the board regarding the project. They are doing renovations to take care of a significant asbestos issue and installing a new HVAC system. The project costs are estimated to be \$5.3 Million. The organization is fund raising to raise \$3.5 Million. Thus they are coming to the development corporation for a \$1.25 Million tax-exempt bond.

Ms. Robertson disclosed that she has worked for the Franziska Racker Center in the past.

Jeff Furman moved to move the project to public hearing. Nathan Shinagawa seconded the motion.

Ms. Robertson asked if they have considered using solar panels to help with energy costs. Mr. Brown stated that they have considered some use. There is a need to balance economics and sustainability with this project. They did look into geo thermal methods of heating and cooling, but that route proved to be too expensive.

Mr. Fuman asked about NYSERDA programs to help with energy costs. Unfortunately these programs do not help not-for-profit entities.

Mr. Burbank asked if the asbestos issue came as a surprise? Mr. Brown stated that the problem was known but the extent of the issue was worse than expected and thus they changed how they would handle the abatement of the asbestos. They have moved all their programs out of the building while the abatement goes on for safety issues.

Mr. Baum asked what the employee benefit costs per hour were. They are about \$4.50/hour.

Mr. Baum asked if employees pay a portion of the health insurance premiums. Yes, individuals pay \$15 per pay period and family coverage participants pay \$30 per pay period.

Mr. Robertson noted that the employees are about 81% women and only 5% minority. Is this due to the nature of their work?

Mr. Brown commented that women are more apt to become caregivers. Also their locations are not on bus lines and since greater diversity comes from the City of Ithaca, this poses a barrier to people of color in terms of employment with the center.

Mr. Furman stated that he would encourage the organization to work on a diversity plan in terms of hiring.

Mr. Cogan disclosed that Taitem Engineering, a company that he works for, has done some work on this project.

A vote was taken on the motion. The motion passed unanimously.

ADMINISTRATIVE DIRECTORS REPORT

None.

MINUTES

Larry Baum moved to approve the minutes from the June 18, 2011 TCDC Board of Directors Meeting. Jeff Furman seconded the motion.

Ms. Robertson requested a clarifying addition to the minutes regarding the changes to the TCDC Bylaws in which Mr. Stamm will follow up with Harris Beach on the suggestions made by board members.

The motion passed unanimously.

Meeting adjourned at 3:50 PM