


# *Tompkins County Development Corporation*

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Administration provided by 

**TOMPKINS COUNTY DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING**

• Thursday, October 18, 2012 •

**3:30 PM**

**Tompkins County Assessment Department  
Conference Room  
128 E. Buffalo Street, Ithaca NY**

**AGENDA**

- 1. CALL TO ORDER**
- 2. PRIVILEGE OF THE FLOOR**
- 3. BUSINESS**  
  
Tompkins Cortland Community College Foundation Application  
2013 TCDC Budget for ABO posting
- 4. STAFF REPORT**
- 5. APPROVAL OF MEETING MINUTES** – August 16, 2012, September 20, 2012
- 6. ADJOURNMENT**

***Tompkins County***  
***Development Corporation***  
**Not-for-Profit Application for Incentives**

**Applicant Information**

**Date:** \_\_\_\_\_

Name of Company/Applicant: Tompkins Cortland Community College Foundation, Inc.	
Address: 170 North Street, PO Box 520	
City/State/ZIP: Dryden, NY 13053	
Primary Contact: Blixly Taetzsch	
Phone: 607-844-8211, ext. 4264	Fax: 607-844-6542
Email: taetzsb@tc3.edu	

Applicant Attorney: Barney, Grossman, Dubow, Marcus & Orkin	
Address: 119 E Seneca Street	
City/State/ZIP: Ithaca, NY 14850	
Primary Contact: Randy Marcus	
Phone: 607-273-6841	Fax: 607-272-8806
Email: rmarcus@bgdmolaw.com	

Applicant Accountant: Ciaschi, Dietershagen, Little, Mickelson & Company, LLP	
Address: 401 E. State Street	
City/State/ZIP: Ithaca, NY 14850	
Primary Contact: Jerry Mickelson	
Phone: 607-272-4444	Fax: 607-273-8372
Email: jerrym@cdlm.com	

Applicant Engineer/Architect (if known): N/A	
Address:	
City/State/ZIP:	
Primary Contact:	
Phone:	Fax
Email:	

Applicant Contractor (if known): N/A	
Address:	
City/State/ZIP:	
Primary Contact:	
Phone:	Fax:
Email:	

**Business History**

Year Company was Founded: 1971                      Type of ownership (**Corporation, LLC, Sole Proprietor**)  
 NAICS Code: 6732

Product or Service:

The Tompkins Cortland Community College Foundation, Inc. operates to support Tompkins Cortland Community College.

Major Customers:

816 students (total headcount) during fall/spring semesters and approximately 200 students during summer semester.

*The IDA avoids offering incentives to businesses that will compete with or displace existing Tompkins County businesses.*

Major Suppliers:

NYSEG, Hess, Apogee, Becker Industries, Frontier, ABS Fire Protection, Glass Smith Inc.

Who are your major competitors in Tompkins County None

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Has your business ever received incentives tied to job creation from local governments in New York State?  
 Yes     No

If Yes, please describe Job creation – 2

Were the goals met?  Yes  No

If No, why were goals not met? \_\_\_\_\_

**Project Description**

Please give a brief narrative description of the project.

This project will entail refinancing existing bond issues for our student housing property (Series 2001, 2003, 2006, and 2008). In addition, it will include financing and construction of an addition to connect two residence halls to provide elevator service not currently available, new community room space, and new laundry facilities. The work will also upgrade the life safety features and will include new exits and expansion of the fire alarm and sprinkler systems. Improvements will also be made to the heating controls to increase comfort and reduce energy use.

Location: Far View Drive, Dryden, New York

Property size (acres) – both existing and proposed: 70 acres existing; no change

Building size (square feet) – both existing and proposed: 291,000 existing; additional 11,000 proposed

Proposed project start and completion dates: May 2013 (start) – August 2014 (completion)

What types of green building practices do you plan to use, if any? All work is planned to meet LEED silver requirements.

Do you certify that the project will not result in the relocation of all or part of any business or jobs from within New York State to Tompkins County?  Yes  No

Will this project result in a regular increase in overnight visitors to your facility (e.g. for training purposes)?

Yes  No

If Yes, number of visitors per year \_\_\_\_\_ average duration of stay \_\_\_\_\_ days

**Occupancy**

List the name(s), nature of business of proposed tenant(s), and percentage of total square footage to be used for each tenant. (Additional sheets may be attached if necessary.)

The project will provide approximately 11,000 square feet of additional space that will be used by the residents of both buildings.

**Project Costs**

	<u>Amount</u>
Value of land to be acquired (if any):	\$ <u>-0-</u>
Value of building to be acquired (if any):	\$ <u>-0-</u>
Cost of New Construction:	\$ <u>2,300,000</u>
Value of improvements to existing building:	\$ <u>2,700,000</u>
Value of equipment to be acquired:	\$ <u>-0-</u>
Other: Refunding Series 2001, 2003, 2006 and 2008 plus closing costs	\$ <u>40,000,000</u>
TOTAL	\$ <u>45,000,000</u>

**Financing**

	<u>Without Bonds</u>	<u>With Bonds</u>
First year debt service	\$ <u>3,208,000</u>	\$ <u>2,930,000</u>
Total debt service	\$ <u>80,200,000</u>	\$ <u>73,250,000</u>

Amount of anticipated financing from a lending institution \$ -0-

*(Please note: The applicant must inform the TCDC at the time of issuance of commitment letter if the financing will exceed the amount stated here.)*

**Need for Incentives**

If the applicant is requesting incentives that are greater than the Development Corporation Standard Policies, please include a detailed justification for this provision.

None

**Employment Information** (please note that during the course of the abatement you will be required to provide employment information annually.)

Please provide a description of the benefits that you offer to your employees.

Health Insurance  
Tuition Reimbursement  
Flu Shots  
Employee Assistance Program  
Paid Sick Days, Family Leave Days, Vacation Days, and Holidays  
FMLA  
Funded Retirement Program

Please provide a description of internal training and advancement opportunities offered to your employees.

All employees have the opportunity to take TC3 courses at no cost. Staff are also provided the opportunity to attend state and national conferences in areas related to their field.

What percentage of your current positions do women occupy? 57%

What percentage of your current positions do minorities occupy? 14%

What percentage of your current workforce and management are: in Tompkins County? In New York State?  
Out of state? 50% live in Tompkins County; 100% live in New York State

Are you willing to pay a livable wage as defined by the Alternatives Federal Credit Union (AFCU) of Ithaca, NY (see attached) to all employees for the duration of the abatements?

Yes  No

Do you have a strategy for ensuring diversity in hiring?  Yes  No

If yes, please describe.

The College has an equal opportunity/affirmative action policy that we adhere to in hiring, transferring, and promoting employees. We advertise positions internally, in local newspapers, and with diversity-related organizations as appropriate.

Please provide your Employment Plan

Permanent Occupations in Company	Current Permanent Full-Time Jobs by Occupation		Projection of New Permanent Full-Time Jobs			
	Annual Salary Ranges/ Hourly Wage	Number of Employees	Added in Year 1	Added in Year 2	Added in Year 3	Total New Jobs
Professional:	\$41,192 - \$100,794	7				
Clerical:	\$29,762 - \$39,118	4				
Sales:						
Services:	\$37,326 - \$49,106	3				
Construction:						
Manufacturing:						
High Skilled:						
Medium Skilled:						
Basic Skilled:						
Other (Describe):						
<b>Total:</b>		14				

Estimated percentage of new hires who are currently not employed \_\_\_\_\_ %

**Construction Labor**

Will you use contractors who:

- Have a certified apprenticeship program    Yes X No \_\_\_\_\_
- Pay a prevailing wage                                Yes X No \_\_\_\_\_
- Use local labor    Yes X No \_\_\_\_\_



**Environmental Review**

*Environmental Assessment Form – short or long*

\* See note below under “Permits” section

Submitted to: Dan Kwasnowski

Agency name: Town of Dryden

Agency address: 93 East Main Street, Dryden, NY 13053

Date of submission: September 25, 2012

Status of submission: Approved (see attached  
correspondence and approval)

*(please note: an environmental review must be completed before TCDC can vote on proposed financial incentive. It is the applicant's responsibility to provide a copy of the determination of environmental impact by another agency to TCDC.)*

**Permits**

Describe other permits required and status of approval process.

The only permit necessary will be a building permit, per attached letter from the Town of Dryden, regarding the addition to the residence halls.

**Other**

Do you have any thing else you would like to tell Development Corporation regarding this project?

CERTIFICATION

Blixy Taetzsch \_\_\_\_\_ deposes that she/he is the Authorized Representative  
(Name of chief executive officer of company submitting application) (Title)

of Tompkins Cortland Community College Foundation, Inc., the corporation named in the attached application; that  
(Company Name)

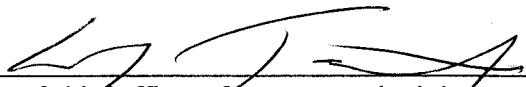
she has read the foregoing application and knows the contents thereof; that the same is true to his knowledge.

Deponent further says that the reason this verification is made by the deponent and not by

Tompkins Cortland Community College Foundation, Inc., is because the said company is a corporation.  
(Company Name)

The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge, are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

As an officer of said corporation (hereinafter referred to as the "Applicant"), deponent acknowledges and agrees that applicant shall be and is responsible for all costs incurred by the nonprofit Tompkins County Industrial Development Agency (hereinafter referred to as the "Agency") acting in behalf of the attached application whether or not the application, the project it describes, the attendant negotiations and ultimately the necessary issue of bonds or transfer of title are ever carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action, or withdraws, abandons, cancels, or neglects the application or if the Agency or Applicant are unable to find buyers willing to purchase the total bond issue required or financing for the project, then upon presentation of invoice, the Applicant shall pay to the Agency, its agents, or assigns all actual costs involved in conduct of the application, up to that date and time, including but not limited to fees of bond counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the required bond issue or transfer of title the Applicant shall pay to the Agency an administrative fee set by the Agency, not to exceed an amount equal to 1% of the total project cost. The cost incurred by the Agency and paid by the Applicant, including bond counsel, the Agency's general counsel's fees and the Agency's administrative fees, may be considered as a cost of the project and included as part of the resultant bond issue.

  
\_\_\_\_\_  
Signature of chief officer of company submitting application

NOTARY

Sworn to before me this

11<sup>th</sup> day of October, 20 12

Tracey L. Brunner

TRACEY L. BRUNNER  
Notary Public, State Of New York  
No. 01BR6064600  
Qualified In Tompkins County  
Commission Expires 11/2/13

When you balance off the possible devaluation which may or may not occur having not see a lot of it, if it is done properly and does not see it happening. The Town is obligated to issue the permit if the concerns have been adequately addressed. He has spent a lot of time thinking about this proposal and has not taken it lightly.

Supv Cotterill - the Board has covered all of the concerns and conditions.

RESOLUTION #168 GRANT SPECIAL PERMIT TO DRYDEN HOUSING GROUP

C1m Schlecht offered the following resolution and asked for its adoption: RESOLVED, that this Town Board grant a special permit to Dryden Housing Group to build (two) three story multi-family dwellings (total 48 units) to be located off Livermore Road with the following conditions:

- 1 - that the access road from Livermore Road be built to current town specifications and approved by the Highway Superintendent.
- 2 - that the drainage system be designed so that the site after development not be any greater than the peak rate of runoff compared to current runoff before development. Such design shall be approved by Gary Wood.
- 3 - that the site and project be as submitted in the revised plan of August 26th and a minimum of 600 feet away from any current residences.
- 4 - that a buffer strip, be planted and maintained and to be located starting with the southwest corner of the property at least 200 feet north along the west line from the southwest corner of the property and at least 500 feet east along the south line from the southwest corner on the south side of the property. The buffer strip to meet the same specifications as required in a M-A Zone.
- 5 - that the developer not make nor allow any pedestrian or vehicle access to Lee Road or the Village of Dryden. All access to the housing property must be through TC 3 land or along the proposed town road to Livermore Road.
- 6 - that the sewer and water connections be approved by the Cortland Road Sewer District, Village of Dryden and Tompkins County Health Department where required.
- 7 - that all other requirements of the RC Zone (i.e. density, coverage, setbacks, etc.) be met by the project.

2nd C1m Garlock

Roll call vote - all voting YES

Adjourned: 9:15 PM

Susanne Lloyd  
Susanne Lloyd  
Town Clerk



Planning Department

93 East Main Street  
Dryden, NY 13053

T 607 844-8888 ext. 216  
F 607 844-8008  
planning@dryden.ny.us

<http://dryden.ny.us>

September 27, 2012

James Turner  
Director of Facilities – TC3  
170 North Street  
Dryden, NY 13053

**NOTICE of Special Use Permit Compliance.**

Re: Additions to Buildings A and B/32 and 36 Farview Drive;

Dear Jim,

Thank you for dropping off your letter regarding the addition to the buildings at 32 and 36 Farview Drive. I have reviewed the proposal to connect the buildings and install an elevator, thereby also creating a common area for residents and have determined that although this is a great improvement to the buildings, it does not substantively alter the Special Use Permit issued by the Town Board prior to construction of the buildings.

That being the case, you need only apply for the appropriate building permits when your plans are finalized.

I wish you the best in completing your project. If there is any other way I can help please let me know.

Sincerely,

Dan Kwasnowski  
Director of Planning  
Zoning Officer  
Stormwater Management Officer

Cc: File,  
CEO's Kevin Ezell and David Sprout.

Impact study for A/B consolidation.

TOMPKINS CORTLAND COMMUNITY COLLEGE  
FOUNDATION, INC.

September 25, 2012

Dan Kwasnowski  
Town of Dryden  
93 East Main Street  
Dryden, NY 13053

Re: Additions to Buildings A & B – 32 & 36 Farview Drive

Dear Mr. Kwasnowski:

The Tompkins Cortland Community College Foundation, Inc. is planning an addition to the building listed above. The main addition will be in the corner of the 2 buildings to connect them. The other minor additions will provide new exit stairs from the buildings. The work will provide improvements in the life safety aspects for exiting as well as an expansion of the sprinkler coverage to all of the spaces in the buildings.

The addition will provide for a new entrance to the buildings. An elevator will be added to improve the access for students with disabilities. The laundry rooms will be relocated from the basement areas to new rooms in the addition. The heating systems will be renovated to improve efficiency and comfort levels in each of the suites. The water heating system will also be improved.

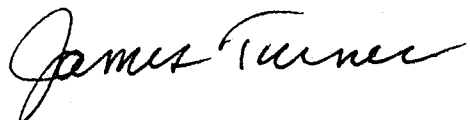
As we read the SEQR requirements this is an unlisted action that we believe do not have an environmental impact for the following reasons:

1. The addition will not be adding any additional apartments so the number of residents will not increase.
2. There will be no additional traffic or need to increase the parking area.
3. The major addition will be made in an area that is now a concrete patio so there will be little if any change to the storm water runoff from the area.
4. The addition will not deviate from the requirements of the Special Permit issued by the Town for the original construction of the 2 buildings.

I am attaching a short environmental assessment form for you review and use as you see fit. Please review this information and let us know of the Town of Dryden's ruling on this matter.

Thank you for your assistance. If you need any additional information please do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "James Turner". The signature is written in black ink and is positioned above the printed name.

James Turner  
Director of Facilities  
Tompkins Cortland Community College

Cc: File  
B. Taetzsch

## Appendix C

## State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <b>TOMPKINS CORTLAND COMMUNITY COLLEGE FOUNDATION, INC</b>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <b>TOWN OF DRYDEN</b> County <b>TOMPKINS</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>32 #36 FARVIEW DRIVE, DRYDEN, NY 13053</b>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <b>ADDITIONS TO CONNECT BUILDINGS A &amp; B. ADDITION TO INCLUDE ELEVATOR, LAUNDRY ROOM, AND LOUNGE AREAS. THE ADDITIONS WILL ALSO IMPROVE LIFE SAFETY BY ADDING NEW EXIT STAIRS, EXPAND SPRINKLER SYSTEM TO COVER THE ENTIRE BLDG AND EXPAND FIRE ALARM.</b>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.1</u> acres Ultimately <u>0.1</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <b>RESIDENTIAL COMPLEX FOR STUDENTS ATTENDING TOMPKINS CORTLAND COMMUNITY COLLEGE</b>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <b>BUILDING PERMIT FROM THE TOWN OF DRYDEN</b>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
 Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?  
 Yes  No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
 Yes  No If Yes, explain briefly:

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

\_\_\_\_\_  
 Name of Lead Agency

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Title of Responsible Officer

\_\_\_\_\_  
 Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Signature of Preparer (If different from responsible officer)





COPY

**TOMPKINS CORTLAND COMMUNITY COLLEGE FOUNDATION, INC.  
RESOLUTION 2012-2013-03**

**BOND REFINANCING AND CAPITAL IMPROVEMENTS FOR STUDENT HOUSING  
AUTHORIZED REPRESENTATIVE**

**WHEREAS**, since 2001 Tompkins Cortland Community College Foundation, Inc. has financed the purchase of two existing residence halls and the construction of five new residence halls, and

**WHEREAS**, capital improvements are necessary for Buildings A and B (Tompkins Hall and Cortland Hall) to construct an addition that will connect the two buildings which will provide elevator service not currently available and an additional means of egress. The capital improvements will also address the need for community room space, new laundry facilities, an upgrade to the life safety features including additional exits and the expansion of the fire alarm and sprinkler systems, and improvements to the heating controls to increase comfort and reduce energy usage, and

**WHEREAS**, it would be financially prudent for the Foundation to refinance the existing bond issues for our student housing property (Series 2001, 2003, 2006 and 2008), be it therefore

**RESOLVED**, that the Board of Directors of the Tompkins Cortland Community College Foundation, Inc., hereby appoints Blixey Taetzsch, Dean of Operations and Enrollment Management, to serve as the Foundation's authorized representative in all matters related to the refinancing of the bond issues for our student housing property (Series 2001, 2003, 2006 and 2008) and additional funds as well as the financing, design and implementation of the construction of said capital improvements, and be it further

**RESOLVED**, that presentation or communication of any decision with regard to said capital improvements and refinancing by Blixey Taetzsch will constitute confirmation that such decision has been made by the Foundation in accordance with all necessary, appropriate or applicable procedures of the Foundation, including, if necessary for such decision, consultation with the chairpersons of the Tompkins Cortland Community College Foundation's Property Management Committee and Finance Committee.

**STATE OF NEW YORK:**

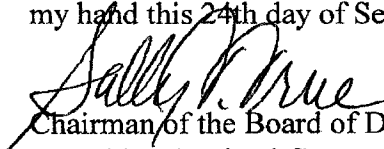
**SS:**

**COUNTY OF TOMPKINS:**

**I, SALLY T. TRUE, CHAIRMAN** of the Board of Directors of the Tompkins Cortland Community College Foundation, Inc. **DO HEREBY CERTIFY** that the foregoing resolution is a true copy of

a resolution duly adopted by the Executive Committee of the Board of Directors of the Tompkins Cortland Community College Foundation, Inc. at a meeting of said Committee on the 24<sup>th</sup> day of September, 2012, and the same is a complete copy of the whole of such resolution.

**IN WITNESS WHEREOF**, I have hereunto set my hand this 24<sup>th</sup> day of September, 2012.



Chairman of the Board of Directors  
Tompkins Cortland Community College Foundation, Inc.

**Tompkins County Development Corporation  
DRAFT 2013 Budget**

**Projected Starting Balance**           \$       238,000

**Income**

Fees   \$       300,000

Interest                                    \$           500

**Total**      
\$       300,500

**Expenses**

Administration                         \$       105,000

Attorney Fees                            \$           1,000

Audit                                       \$           3,000

**Total**      
\$       109,000

**Projected Ending Balance**           \$       429,500

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**Tompkins County Development Corp.  
Board of Directors Meeting DRAFT Minutes  
August 16, 2012  
Tompkins County Public Library  
Borg Warner East Room  
101 E. Green Street, Ithaca, NY**

**Present:** Martha Robertson, Jeff Furman, Larry Baum, Svante Myrick, Jim Dennis

**Excused:** Will Burbank, Nathan Shinagawa

**Staff Present:** Heather Filiberto, Mariette Geldenhuys, Manesh Patel (Harris Beach), Ina Arthur (recording)

**Guests Present:** Noel Desh, Mark Macera (Longview/Ithacare), Annie Wall (Kendal at Ithaca),

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

**ADDITIONS TO THE AGENDA - NONE**

**PRIVILEGE OF THE FLOOR - NONE**

**BUSINESS**

Kendal at Ithaca Refinance Bond Application

Introductions were made around the room.

Ms. Wall explained that this bond application to refinance prior bonds. With interest rates at a very low level, it just makes sense to refinance and save the organization money.

Mr. Furman commented on the 17% workforce diversity figure on the application. This is very commendable. Ms. Wall stated that Kendal at Ithaca is part of the whole Kendal system and diversity is not only a local community ethic but a Kendal ethic.

Mr. Dennis applauded Kendal's efforts as it can be difficult to reach such a high goal in the Ithaca area.

Ms. Robertson asked about paying a living wage to all workers.

Ms. Wall stated that Kendal at Ithaca embraces the ideology of a living wage but at this time needs to maintain the flexibility when it comes to workers wages. Their organization is very regulated in New York State. Kendal does offer benefits at the 30 hour level.

**Jeff Furman moved to approve sending the Kendal at Ithaca Refinance Bond Application to a public hearing. Larry Baum seconded the motion. The motion passed unanimously.**

Longview/Ithacare Patio Homes Bond Application (note: this application was withdrawn as of August

Mr. Macera (Executive Director) and Mr. Desh (Chairman of Board) gave a history of Longview beginning in 1990. When the care facility needed more room they moved to their present location on South Hill in 1998. This application for bond financing is for enhanced assisted living patio homes. These will be 11 duplexes on grade level with garages. The hope is that still independent clients will age in place and remain in the Longview community.

Longview is a fee for service facility but 20 – 30% of its community residents are on a sliding scale based on income. No resident is turned away if his or her income dwindles or is depleted. Therefore tax-exempt bond financing will help save money for the facility.

Mr. Dennis commented on the 1% of workers that are considered to be minority (this was later corrected to 10%).

Mr. Macera stated that he and his facility are willing to work with the County's Workforce Investment Board to develop a diversity hiring plan.

Mr. Furman stated that he would like to see a plan when the applicant comes back to the full board for final approval. He also suggested looking at their applicant pool and hiring process to address this deficiency.

Mr. Macera stated that he is definitely willing to do this but does not know if he could implement before the next board meeting. Ms. Robertson suggested meeting with Julia Mattick of the WIB and to start working on the plan by the time the board meetings again. She also stated she was interested in Longview getting their information out to the community. Mr. Macera stated that they do try to get to various venues to "advertise" their services.

The timeline for the project was discussed.

Ms. Robertson asked for clarification on the question on page two regarding meeting prior project objectives met. Mr. Macera stated that the answer incorporates the job creation objectives from phase I and phase II. Ms. Robertson asked that a revised application with this clarification be submitted.

Ms. Robertson also asked why with 22 units of housing being added that only 2 new employees would be generated. Mr. Macera stated that the residents of the patio homes would be the most independent clients with a very low level of care needed.

**Jim Dennis moved to approve sending the Longview Patio Home Bond Application to a public hearing. Svante Myrick seconded the motion. The motion passed unanimously.**

## **STAFF REPORT**

None.

## **MINUTES**

**Larry Baum moved to approve the Draft Board meeting minutes of July 19, 2012. Jeff Furman seconded the motion. The motion passed unanimously.**

Meeting adjourned at 4:15 PM

**Tompkins County Development Corp.  
Board of Directors Meeting DRAFT Minutes  
September 20, 2012  
Tompkins County Public Library  
Borg Warner East Room  
101 E. Green Street, Ithaca, NY**

**Present:** Martha Robertson, Larry Baum, Svante Myrick, Jim Dennis, Will Burbank, Nathan Shinagawa

**Excused:** Jeff Furman

**Staff Present:** Heather Filiberto, Manesh Patel (Harris Beach), Ina Arthur (recording)

**Guests Present:** Annie Wall (Kendal at Ithaca),

**CALL TO ORDER** The meeting was called to order at 3:40 PM

**ADDITIONS TO THE AGENDA - NONE**

**PRIVILEGE OF THE FLOOR - NONE**

**BUSINESS**

Kendal at Ithaca Refinance Bond Final Approval

Ms. Robertson noted that the Tompkins County Legislature approved the Kendal at Ithaca Bond Resolution at its September 18, 2012 meeting.

Mr. Dennis commented that the reason he voted against that resolution was due to the additional language put into the resolution.

**Nathan Shinagawa moved to approved the Kendal at Ithaca Refinance Bond as presented to the TCDC Board. Larry Baum seconded the motion. The motion passed unanimously (Yes – 6, Absent 1)**

**STAFF REPORT**

Ms. Filiberto reported on the status of the CIIP/Density Policy revisions by the City of Ithaca. She reported that the staff had made the changes that were suggested both by the IDA Board and the City Planning Committee. Those revisions were presented to the City Planning Committee on September 20<sup>th</sup>. At this meeting, the planning committee seemed to have more questions and want to move back to the original policy in terms of sustainability, energy efficiency, and community benefits.

Mr. Myrick commented that he was not able to attend that meeting. He did watch the video. There was one committee member who was there that felt differently than others about and seemed to sway the other committee members. Also, Jeff Furman attended the meeting as a member of the public but also

identified himself as and IDA Board member. He was invited to sit at the table and participate in the discussion by the committee.

Mr. Myrick feels that the committee should regroup and refocus on their original intent of making the policy very straight forward and easier for developers to access. Committee members need to be educated as to how benefits they want can be attained by other tools that the City has.

Mr. Dennis stated that businesses already have a lot of “hoops” to jump through in this county and what needs to be changed is the culture of the policy makers.

Ms. Filiberto stated that the current Density Policy will expire on December 31, 2012 unless the board votes to extend it.

Mr. Burbank commented that the fact that City Planning Committee had questions or concerns should not be dismissed.

Ms. Robertson expressed her concern about the impression Mr. Furman made at the meeting in terms of “speaking for the full board.”

## **MINUTES**

Minutes will be considered at the next meeting.

Meeting adjourned at 4:00 PM