

# Tompkins County Development Corporation

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Administration provided by Ithaca Area Economic Development

**TOMPKINS COUNTY DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
• Wednesday, October 9, 2024 • 2:00 – 4:00 PM**

**Legislative Chambers  
Governor Daniel D. Tompkins Building  
121 E. Court Street, Ithaca NY**

THIS MEETING WILL BE LIVESTREAMED  
Link to live stream channel: <https://tinyurl.com/weo3tkk>

Mission Statement: To promote economic development initiatives in Tompkins County by offering tax-exempt bonding opportunities to not-for-profit organizations.

## AGENDA

- |                                  |             |
|----------------------------------|-------------|
| <b>1. CALL TO ORDER</b>          |             |
| <b>2. PRIVILEGE OF THE FLOOR</b> |             |
| <b>3. ADDITIONS TO AGENDA</b>    | <b>Page</b> |
| <b>4. BUSINESS</b>               |             |
| Appointment of Board Secretary   |             |
| 2025 TCDC Budget – Approval      | 2           |
| <b>5. CHAIRS REPORT</b>          |             |
| <b>6. STAFF REPORT</b>           |             |
| <b>7. MINUTES - APPROVAL</b>     |             |
| June 12, 2024 Board meeting      | 3           |
| <b>8. ADJOURNMENT</b>            |             |

**Tompkins County Development Corporation  
October 9, 2024**

	0	2024 Budget Approved 10/11/23	2024 Budget Adjusted 6/12/24 *	2024 Budget YTD (8/24)	2024 Budget Projected YE	2025 Budget Draft
<b>Starting Balance</b>		\$ 385,955	\$ 535,957 *	\$ 535,957	\$ 535,957	\$ 439,382
<b>INCOME</b>						
Fees		\$ -	\$ -	\$ 83,250	\$ 83,250	\$ -
Interest		\$ 100	\$ 100	\$ 113	\$ 175	\$ 150
Total		\$ 100	\$ 100	\$ 83,363	\$ 83,425	\$ 150
<b>EXPENSES</b>						
Administration		\$ -	\$ -	\$ -	\$ -	\$ -
Attorney Fees		\$ -	\$ -	\$ -	\$ -	\$ -
Audit		\$ -	\$ -	\$ -	\$ -	\$ -
Shared Comm Kitchen Equipment		\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
Block 14		\$ -	\$ 90,000	\$ 30,000	\$ 30,000	\$ 60,000
Total		\$ -	\$ 240,000	\$ 30,000	\$ 180,000	\$ 60,000
<b>Projected Ending Balance</b>		\$ 386,055	\$ 296,057	\$ 589,320	\$ 439,382	\$ 379,532

\* actual balance

**Tompkins County Development Corporation  
Board of Directors Meeting Draft Minutes  
June 12, 2024 – 2:00 PM  
TC Legislative Chambers  
121 E. Court Street  
Ithaca NY 14850**

**Present:** Rich John, Todd Bruer, Jeff Gorsky, John Guttridge, Ducson Nguyen, Anne Koreman

**Excused:** Deborah Dawson

**Admin:** Heather McDaniel, Ina Arthur, Kellea Bauda (IAED), Russ Gaenzle (Harris Beach)

**CALL TO ORDER**

Rich John called meeting to order at 2:05 pm.

**PRIVILEGE OF THE FLOOR** - None

**ADDITIONS TO THE AGENDA** – None

**BUSINESS**

Block 14 Funding Request – Approval

*John Guttridge stated that he is on the board of directors of the Downtown Ithaca LDC II not for profit that is making this request. His involvement has been reviewed by council and while there is no actual conflict of interest, he will recuse himself as there may be a perception of a conflict.*

Rich John stated that this funding request was considered last month and actually the board voted to approve but then decided to wait for full approval for submission of the legal document which has been done.

**Jeff Gorsky made a motion to approve the Block 14 Funding Request. Ducson Nguyen seconded the motion.**

Rich John stated that Dan Klein, Chair of the Tompkins County Legislature, sent him a text before the meeting and asked if the decision to approve the Block 14 funding could be delayed another month. Dan Klein would like to have the County weigh in on the decision with the TCDC Board. This is because the County owns one of the buildings on Block 14 and the final decision on the disposal of that building has not been made.

It was decided to keep the approval on the agenda this month.

Heather McDaniel commented that there is a need to clarify the payment option of the funding as the LDC is requesting three equal payments of \$30,000 each and clarification is needed on if this will be in advance or arrears. She asked that the term “monthly” be removed. This was seen as friendly to the motion.

**A vote on the motion was taken. The motion was approved 5 – 0.**

**CHAIRS REPORT** – None

**STAFF REPORT** – None

## MINUTES

**Todd Bruer made a motion to approve the minutes from the May 8, 2024 board meeting. Anne Koreman seconded the motion. The motion was approved 6-0.**

The meeting adjourned at 2:32 pm.