

Tompkins County Development Corporation

Administration provided by Ithaca Area Economic Development

**TOMPKINS COUNTY DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
• Wednesday, December 10, 2025 • 2:00 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

- | | | |
|----|---------------------------------|-------------|
| 1. | CALL TO ORDER | |
| 2. | PRIVILEGE OF THE FLOOR | |
| 3. | ADDITIONS TO AGENDA | Page |
| 4. | BUSINESS | |
| | Block 14: Update | |
| 5. | CHAIR'S REPORT | |
| 6. | STAFF REPORT | |
| 7. | MINUTES - APPROVAL | |
| | November 12, 2025 Board Meeting | 2 |
| 8. | ADJOURNMENT | |

**Tompkins County Development Corporation
Board of Directors Meeting DRAFT Minutes
November 12, 2025
TC Legislative Chambers
121 E. Court Street
Ithaca NY 14850**

Present: Rich John, Jeff Gorsky, Ducson Nguyen, Deborah Dawson, Todd Bruer, Jerry Dietz

Excused: Greg Mezey

Guests: Monika Roth (Friends of the Ithaca Farmers Market), Diane Cohen (remote), Tim Page (remote)
(Finger Lakes ReUse, Inc.)

Admin: Kellea Bauda, Ina Arthur (IAED), Russ Gaenzle (Harris Beach Murtha, PLLC)

CALL TO ORDER

Rich John called meeting to order at 2:38 pm.

PRIVILEGE OF THE FLOOR – None

ADDITIONS TO THE AGENDA – The Block 14 agenda item will be considered at the December meeting.

BUSINESS

Friends of the Ithaca Farmers Market: Update and Request

Monika Roth gave an update on the Ithaca Farmers Market parking space project. The parking lot renovations have been completed with the remaining task are planning bulbs, perennials and trees.

Ms. Roth asked for additional support from the TCDC to pay of debt. The request to the board was \$75,000.

Deborah Dawson suggested supporting this request at \$65,000.

Deborah Dawson made a motion to approve granting \$65,000 to the Friends of the Ithaca Farmers Market in continued support of the parking lot renovations and debt associated with it. Ducson Nguyen seconded the motion. The motion was approved 6-0-1 (Mezey absent).

Finger Lakes ReUse: Update and Request

Jerry Dietz recused himself as holds a position on the Finger Lakes ReUse siting committee.

Diane Cohen, CEO of Finger Lakes ReUse, Inc., gave the board an overview of the organization that started over 17 years ago. Waste reduction is their priority. Currently the organization has two retail locations, 2 warehouses, and 89 employees. They have an opportunity to move into a new larger location which would also give them access to a loading dock. The request to the board is \$250,000 to help with refitting the new space.

Rich John commented that the organization is worthwhile of support. However, the TCDC fund balance is low.

Rich John suggested supporting the effort at the \$50,000 level.

Todd Bruer made a motion to grant \$50,000 to Finger Lakes ReUse, Inc. in support of its relocation efforts. Ducson Nguyen seconded the motion. The motion was approved 5-0-2 (Mezey absent, Dietz abstain).

2026 Memorandum of Agreement with IAED: Discussion

Deborah Dawson made a motion to approve the 2025 Memorandum of Agreement between TCDC and IAED. Todd Bruer seconded the motion. The motion was approved 6-0-1 (Mezey absent).

CHAIRS REPORT – None

STAFF REPORT

Kellea Bauda reviewed the 3Q 2025 financial report.

MINUTES

Todd Bruer made a motion to approve the October 8, 2025 Board minutes. Jerry Dietz seconded the motion. The motion was approved 6-0-1 (Mezey absent).

The meeting adjourned at 3:19 pm.