

**Tompkins County Development Corporation
Board of Directors Meeting DRAFT Minutes
December 10, 2025
TC Legislative Chambers
121 E. Court Street
Ithaca NY 14850**

Present: Rich John, Greg Mezey, Ducson Nguyen, Deborah Dawson, Todd Bruer, Jerry Dietz

Excused: Jeff Gorsky

Guests: Gary Ferguson, Nan Rohrer (Downtown LDC II/Block 14)

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

CALL TO ORDER – Rich John called meeting to order at 3:08 pm.

PRIVILEGE OF THE FLOOR – None

ADDITIONS TO THE AGENDA – None

BUSINESS

Block 14 Update

Gary Ferguson and Nan Rohrer presented a brief report on the predevelopment work that has been done on the Block 14 city block. This is considered a key piece of land as a gateway to the west end of the City of Ithaca's downtown.

The goal is to market the property to potential developers. Holt Architects has been hired to develop housing and parking options for the block. Mockups of these potentials were reviewed. There is also opportunity for some first-floor commercial space. The desire for a neighborhood/community feel for these buildings was expressed,

The full summary report will be sent to the board members.

CHAIRS REPORT

Rich John commented on his time on the board. He feels that the TCDC has been able to help the community by supporting a number of nonprofit entities. He thanked the IAED and Harris Beach Murtha teams for their administrative support and he thanked the other board members for their service.

Deborah Dawson thanked Rich for his years of service.

Todd Bruer thanked the other board members for their service and commented on his enjoyment of serving as the labor representative.

STAFF REPORT - None

MINUTES

Ducson Nguyen made a motion to approve the November 12, 2025 Board minutes. Deborah Dawson seconded the motion. The motion was approved 6-0-1 (Gorsky absent).

The meeting adjourned at 3:46 pm.