

Tompkins County Development Corporation

Administration provided by Ithaca Area Economic Development

**TOMPKINS COUNTY DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
• Friday, February 27, 2026 • 3:00 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	
2026 Directors, Officer and Committee Appointments	2
5. CHAIR'S REPORT	
6. STAFF REPORT	
4Q 2025 Financial Report	3
7. MINUTES - APPROVAL	
December 10, 2025 Board Meeting	4
8. ADJOURNMENT	

Tompkins County Industrial Development Agency

Administration provided by Ithaca Area Economic Development

Memorandum

To: Tompkins County Industrial Development Agency (TCIDA)/Development Corporation (TCDC) Board Members

From: Kellea Bauda, Administrative Director

Date: February 11, 2025

Re: 2026 TCIDA/TCDC Board Officer and Committee Appointments

This memo is to request approval from the full Board for the proposed IDA/DC Board officer appointments for the current term as recommended by Board Chair, Deborah Dawson.

The TCIDA and TCDC Boards will be led by the following officers:

- **Deborah Dawson**, Chair
- **Jeff Gorsky**, Vice Chair
- **Ducson Nguyen**, Secretary

In addition, the Chair has recommended the following committee appointments for Board consideration:

- **Governance Committee**
 - Chair: Deborah Dawson
 - Shawna Black
 - Ducson Nguyen
 - Jeff Gorsky
- **Finance & Audit Committee**
 - Chair: Jeff Gorsky
 - Jerry Dietz
 - Deborah Dawson
- **Housing Committee ad hoc, TCIDA Only**
 - Chair: Greg Mezey
 - Jerry Dietz
 - Shawna Black
 - Nels Bohn – Ithaca Urban Renewal Agency, City of Ithaca
 - David West – Housing and Community Development Director, Tompkins County
- **Construction Labor Committee ad hoc, TCIDA Only**
 - Chair: Prentice Smith
 - Ducson Nguyen
 - Greg Mezey
 - Rick Warner – Pipefitters and Plumbers Union Representative

Thank you to our officers and committee members for their willingness to serve and for their continued commitment to the work of the IDA.

Tompkins County Development Corporation
Quarter #4 Financial Report
December 31, 2025

	Budget 2025	Year to Date 2025	% of Budget
Starting Balance	\$ 439,380		
Income			
Fees from Projects	\$ -		
Interest	\$ 150	\$ 86	58%
Total	\$ 150	\$ 86	58%
Expenses			
Administration	\$ -	\$ -	
Friends of Ithaca Farmers Market	\$ 125,000	\$ 190,000	152%
Block 14 Loan	\$ 60,000	\$ 60,000	100%
Finger Lakes ReUse	\$ 50,000	\$ 50,000	100%
Other Fees	\$ -		
Audit	\$ -	\$ -	
Total	\$ 235,000	\$ 300,000	128%
Ending Balance	\$ 204,530	\$ 139,466	

**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.