Tompkins County Development Corporation
Board of Directors Meeting Final Minutes
May 13, 2026
TC Legislative Chambers
121 E. Court Street
Ithaca NY 14850

Present: Deborah Dawson, Jeff Gorsky, Ducson Nguyen, Jerry Dietz, Shawna Black, Prentice Smith, Greg Mezey

Guests: Dan Carney (Orchard Place Permanent Resident), Ria Dangayach (Cornell Student), Josh Lower (Collegetown Resident and Urban Ithaca Owner), Jorge Bouras (Dos Amigos and Tres Leches Owner)

Admin: Kellea Bauda, Ina Arthur (IAED), Stephen Maier (Harris Beach Murtha, PLLC)

CALL TO ORDER – Deborah Dawson called meeting to order at 2:01 pm.

PRIVILEGE OF THE FLOOR

Rich John – Mr. John spoke in favor of the Collegetown Community Collective request. There is support from Cornell University, The City of Ithaca and local Collegetown businesses. Collegetown is an economic engine for the City of Ithaca. The time to support its development and growth is now. The strategic study is a good start.

Adam Vinson – TC Legislator District 4 spoke in favor of the Collegetown Community Collective request.

Letters of support from the following individuals were sent to the board prior to the meeting:

- Thomas Bailey, Cornell Law School student
- Kevin Sullivan, ITH Hospitality
- Willie Yao, Student Agencies, Inc.
- Daniel Karlin, Student Agencies, Inc.
- Zach Shulman, Entrepreneurship at Cornell
- Christopher Carey, Bryant Park Civic Association Board
- Robert Cantelmo and Common Council, City of Ithaca
- Peggy Coleman, TC Chamber of Commerce
- Chris Petrillose, AdBro Development
- Nate Cook, Klausner Cook, PLLC
- Charlie O'Connor, Modern Living Rentals
- Jeremiah James, Adaptive Rentals
- Nancy Ferguson, Community Revitalization and Rejuvenation Consultants

ADDITIONS TO THE AGENDA – None

BUSINESS

<u>Q1 2026 Financials</u>

Kellea Bauda reviewed the Q1 2026 TCDC Financial Report. The ending balance as of March 31, 2026 was $139,476.

Collegetown Community Collective – Request

Dan Carney (Orchard Place Permanent Resident), Ria Dangayach (Cornell Student), Josh Lower (Collegetown Resident and Urban Ithaca Owner), Jorge Bouras (Dos Amigos and Tres Leches Owner) presented their request for $50,500 in support to hire a consultant to develop a business plan for fund raising to implement a larger strategic plan that was developed by Cornell University as it pertains to Collegetown.

Ducson Ngyuen stated that he is very supportive of the CCC and this request.

Jeff Gorsky commented that other organizations that received support from the TCDC also had some "skin in the game" in terms of other funding and support.

It was noted that founders of the CCC have given monetary donations and that the organization is sponsoring events to raise awareness and funds.

Shawna Black stated that she would be comfortable with supporting the request at the $25,000 level.

Greg Mezey commented that he is also excited about the CCC and their efforts. Supporting the organizations capacity building efforts is important.

Greg Mezey made a motion to support the Collegetown Community Collective request at the $40,000 level. Ducson Nguyen seconded the motion. The motion was approved 5-2 (Dawson and Black nay).

Greg Mezey subsequently disclosed that is does own property in Collegetown but is not part of the Collegetown Community Collective.

Stephen Maier recommended that Greg abstain from the vote.

Jeff Gorsky made a motion to support the Collegetown Community Collective request at the $40,000 level. Jerry Dietz seconded the motion. The motion was approved 4-2-1 (Dawson and Black nay, Mezey abstain).

CHAIRS REPORT – None

STAFF REPORT – Kellea Bauda reported that the loan amendment for Block 14 which extended the agreement to July 11, 2027 has been executed.

MINUTES

Jerry Dietz made a motion to approve the April 8, 2026 Board minutes. Jeff Gorsky seconded the motion. The motion was approved 7-0.

The meeting adjourned at 3:01 pm. **Minutes approved July 8, 2026.**