

**Tompkins County Development Corp.
Board of Directors Meeting Approved Minutes
August 16, 2012
Tompkins County Public Library
Borg Warner East Room
101 E. Green Street, Ithaca, NY**

- Present:** Martha Robertson, Jeff Furman, Larry Baum, Svante Myrick, Jim Dennis
- Excused:** Will Burbank, Nathan Shinagawa
- Staff Present:** Heather Filiberto, Mariette Geldenhuys, Manesh Patel (Harris Beach), Ina Arthur (recording)
- Guests Present:** Noel Desh, Mark Macera (Longview/Ithacare), Annie Wall (Kendal at Ithaca),

CALL TO ORDER The meeting was called to order at 3:35 PM

ADDITIONS TO THE AGENDA - NONE

PRIVILEGE OF THE FLOOR - NONE

BUSINESS

Kendal at Ithaca Refinance Bond Application

Introductions were made around the room.

Ms. Wall explained that this bond application to refinance prior bonds. With interest rates at a very low level, it just makes sense to refinance and save the organization money.

Mr. Furman commented on the 17% workforce diversity figure on the application. This is very commendable. Ms. Wall stated that Kendal at Ithaca is part of the whole Kendal system and diversity is not only a local community ethic but a Kendal ethic.

Mr. Dennis applauded Kendal's efforts as it can be difficult to reach such a high goal in the Ithaca area.

Ms. Robertson asked about paying a living wage to all workers.

Ms. Wall stated that Kendal at Ithaca embraces the ideology of a living wage but at this time needs to maintain the flexibility when it comes to workers wages. Their organization is very regulated in New York State. Kendal does offer benefits at the 30 hour level.

Jeff Furman moved to approve sending the Kendal at Ithaca Refinance Bond Application to a public hearing. Larry Baum seconded the motion. The motion passed unanimously.

Longview/Ithacare Patio Homes Bond Application (note: this application was withdrawn as of August

Mr. Macera (Executive Director) and Mr. Desh (Chairman of Board) gave a history of Longview beginning in 1990. When the care facility needed more room they moved to their present location on South Hill in 1998. This application for bond financing is for enhanced assisted living patio homes. These will be 11 duplexes on grade level with garages. The hope is that still independent clients will age in place and remain in the Longview community.

Longview is a fee for service facility but 20 – 30% of its community residents are on a sliding scale based on income. No resident is turned away if his or her income dwindles or is depleted. Therefore tax-exempt bond financing will help save money for the facility.

Mr. Dennis commented on the 1% of workers that are considered to be minority (this was later corrected to 10%).

Mr. Macera stated that he and his facility are willing to work with the County's Workforce Investment Board to develop a diversity hiring plan.

Mr. Furman stated that he would like to see a plan when the applicant comes back to the full board for final approval. He also suggested looking at their applicant pool and hiring process to address this deficiency.

Mr. Macera stated that he is definitely willing to do this but does not know if he could implement before the next board meeting. Ms. Robertson suggested meeting with Julia Mattick of the WIB and to start working on the plan by the time the board meetings again. She also stated she was interested in Longview getting their information out to the community. Mr. Macera stated that they do try to get to various venues to "advertise" their services.

The timeline for the project was discussed.

Ms. Robertson asked for clarification on the question on page two regarding meeting prior project objectives met. Mr. Macera stated that the answer incorporates the job creation objectives from phase I and phase II. Ms. Robertson asked that a revised application with this clarification be submitted.

Ms. Robertson also asked why with 22 units of housing being added that only 2 new employees would be generated. Mr. Macera stated that the residents of the patio homes would be the most independent clients with a very low level of care needed.

Jim Dennis moved to approve sending the Longview Patio Home Bond Application to a public hearing. Svante Myrick seconded the motion. The motion passed unanimously.

STAFF REPORT

None.

MINUTES

Larry Baum moved to approve the Draft Board meeting minutes of July 19, 2012. Jeff Furman seconded the motion. The motion passed unanimously.

Meeting adjourned at 4:15 PM **Minutes approved at October 18, 2012 meeting**