

**Tompkins County Development Corp.
Board of Directors Meeting Approved Minutes
September 11, 2014
TC Legislative Offices
121 E. Court Street, Ithaca, NY**

- Present:** Svante Myrick, Jim Dennis, Will Burbank, Larry Baum, Grace Chiang
- Staff Present:** Michael Stamm, Heather Filiberto, Ina Arthur (recording), Mariette Geldenhuys (IDA Attorney), Russ Gaenzle (Harris Beach)
- Guests Present:** Brian Noteboom (NE Regional Council of Carpenters), Marcus Williamee (United Association Plumbers & Steamfitters Local 267), Jeff Daily, Scott Adams (William George Agency), Dan Governanti (Kendal at Ithaca)

CALL TO ORDER The meeting was called to order at 4:05 PM

ADDITIONS TO THE AGENDA - NONE

PRIVILEGE OF THE FLOOR

Marcus Williamee, business development representative for Local 267 Plumbers and Steamfitters, spoke.

“I have come here today to speak on our massive unemployment amongst the skilled trades in our county. Together between IBEW Local 241 and US Local 267 Plumbers and Steamfitters there are 68 journeymen and 6 state registered apprentices out of work. If we continue to approve the use of Tompkins County taxpayer dollars for construction we should commit to using local contractors and local labor. By employing local labor, the money stays in our area and is circulated over 12 times. Therefore, it is the position of the Tompkins County building trades that the funding for Kendal should only be approved with stipulations that the project will employ local contractors as they are the tax payers that will suffer the burden.”

Mr. Burbank thanked Mr. Williamee. Mr. Burbank commented that the use of local labor is not a regulation of the TCDC. Why make a comment as such?

Mr. Williamee stated that the general contractor will send out a bid and will get less skilled workers from out of the area.

Brian Noteboom, Northeast Regional Council of Carpenters, spoke and asked that the Kendal application not be moved forward without a local labor policy being approved.

Mr. Dennis stated that he has met with the administrative staff regarding this and it has been determined that before any discussion of a local labor policy, that more information and input from contractors and developers is needed.

Mr. Stamm echoed Mr. Dennis' comments on the information that needs to be gathered for a full discussion on a local labor policy.

BUSINESS

Kendal at Ithaca Bond Application

Grace Chiang recused herself from this discussion, as her architecture firm is involved with the applicant and this project.

Mr. Stamm introduced the project application from Kendal at Ithaca. He stated that there is no property tax abatement associated with this application. This is an application to access the tax-exempt bond market for financing for the project. New money will be to build an expansion and there will be some refinancing of older debt.

Dan Governanti, Executive Director of Kendal, addressed the board.

Mr. Governanti handed out information on Kendal and also on the design of the expansion. Currently the facility has 220 units made up of cottages and apartments. There is also a 35 bed skilled nursing facility and a 35 bed assisted living facility.

The expansion will add a two-story apartment building with 24 units. The skilled nursing facility will go from 35 beds to 48 beds in three neighborhoods. The project is also changing the entrance, expanding the parking, as well as updating the café and wellness rooms. They will also try to attain gold LEEDs certification.

LeCesse Construction is the construction management company. Mr. Governanti mentioned that the company has been instructed to us as much local labor as possible. The local contractors being used for the parking lot work was reviewed.

Mr. Stamm stated that the next step would be to move the application to a public hearing. The application would then go to the Tompkins County Economic Development Committee and then to the Tompkins County Legislature before returning to the TCDC for final approval. Mr. Stamm reminded all that the TCDC serves as a conduit to the tax-exempt bond market. There is no financial implication to the County with these bonds. Nor is there a PILOT or sales tax exemption involved with this application.

Mr. Burbank asked about living wages for all the employees as Kendal.

Mr. Governanti stated that Kendal is committed to good wages for all their workers. The lowest paid worker is only .15 below the current AFCU living wage calculation. Kendal relies on their own way of developing good wages. They cannot rely on another entity (AFCU) to do this.

Mr. Burbank asked if there were any plans to accommodate lower income retirees who might want to live at Kendal but cannot afford the fees.

Mr. Governanti stated that Kendal is in the private care market. 95% of its revenue comes from residents who have a life care contract with Kendal. Once the contract is signed, Kendal will continue care of that person even if they cannot pay the fees due to no fault of their own.

Mr. Baum asked about the benefits package that is offered to full time workers (30 hours/week). Has this been calculated into the wages on the application?

Mr. Governanti stated that the benefits had not been calculated into the wages and if they were, it would bring all full time workers wages above the living wage calculated by AFCU. Workers also have access to free meals, the use of the fitness equipment, as well as a generous benefit and retirement package.

Larry Baum moved to send the Kendal at Ithaca Bond Application to a public hearing. Svante Myrick seconded the motion. The motion passed (4 ayes, 1 abstain)

William George Agency Bond Application

Mr. Stamm introduced the project. This is an application from the William George Agency for entrance to the tax-exempt bond market. Again there is no risk to the County and no PILOT agreement nor sales tax exemption.

Jeff Dailey, Executive Director of the William George Agency, addressed the board.

Mr. Dailey stated that in 2000 the WGA came to the TCIDA for bonds for an expansion to the school dormitories. Today the WGA needs to renovate and expand the dining facility for the school. The current facility was built in 1970 and is in need of upgrades. They try to give the best food and dining experience to the children they serve.

Mr. Burbank asked about a living wage, noting that the box committing to a living wage was not checked on the application.

Mr. Dailey stated that 82% of their workers are paid above the AFCU living wage. It is a challenge as the State sets the rates for the school. All the union workers have a collective bargain.

Mr. Burbank asked about the use of local labor for the construction. Mr. Dailey stated that would be determined by the construction manager.

Mr. Dennis commented on the County's own struggle with a livable wage.

Mr. Dailey commented that they have a good benefits package – it is very affordable. Also the retirement match is very generous. Staff also has liberal time off and vacation.

Will Burbank moved to send the William George Agency Bond application to a public hearing. Svante Myrick seconded the motion. The motion passed (5 ayes, 0 nays)

STAFF REPORT

Mr. Stamm gave an updated on a possible future bond application from the Franziska Racker Center. This would involve refinancing of existing debt at the organization's facilities in Tompkins and other Counties.

MINUTES

Svante Myrick moved to approve the TCDC Board minutes from the July 10, 2014 meeting. Larry Baum seconded the motion. The motion was approved.

The meeting was adjourned at 4:50 PM

The minutes were approved at the 10/9/14 Board meeting.