

Town of Lansing
Economic Development Committee
Meeting Minutes Wednesday September 29, 2010

Attendees: Andy Sciarabba, Steve Ruoff, Steve Grimm, Jeff Overstrom, Greg Hartz, Eileen Stout, Bud Shattuck

Unable to Attend: Scott Pronti, Mickey Herzog, Skip Hardie, David Burns

Guests, Kathy Miller

Mission Statement still not discussed. Will hold off adoption until more members of the Committee could comment..

Jeff Overstrom gave an update on the stand alone sewer project. DEC has issued the operating limits which will need to be achieved by the project after performing testing. The initial service area has been outlined and this area will be adjusted later in the process. The Town has will issued RFP's for engineering services, Map Plan, and begin the process of presenting financial information to the DEC. Sterns and Wheeler, T.G. Miller and Hunt Engineering have submitted proposals.

The Warren Rd. sewer extension is moving along and will be completed by end of 2010. Transonics, Inc, will commenced construction on its significant building addition asap once weather conditions allow in early spring. They have estimated hiring an additional 100 employees. Other development project, mostly housing are being proposed in this sewer area.

Steve Grimm indicated that the school district is evaluating its septic/sewer needs and developing cost estimates and funding sources and the sewer timing is important to know for their purposes.

Steve Grimm also updated the Committee on current AES Pilot discussions. He and Kathy Miller are involved in every meeting relative to this pilot discussion and the process is now in negotiating the appropriate capitalization rate to use against the net operating income to establish the property value. They expect this to be resolved by end of 2010. AES has provided good information on the operating revenues and expenses and the consultant and Jay Franklin, assessor, have done a great job in analyzing the data and presenting countering positions to AES.

Discussion was held on the interest in preparing a plan for a development incentive zone and program for submission to the Town Board and if approved to the County IDA. Copies of the current policies and procedures for the City of Ithaca Community Investment Program and the IDA's Policies and Procedures were distributed to the committee members and it was agreed that they would review these documents so that at the next meeting a detailed discussion can be had. Andy will mail these documents to the absent members.

The Committee also discussed the merits of surveying various county residential projects to develop an indication of the number of school age children are in occupancy based on the type of housing; single family, multi-family market rate rentals, multi-family-subsidized rates. This information will be helpful when evaluating the impact on the school district. Steve Grimm indicated that the District will be preparing an enrollment study to determine the expected school enrollments and based on current trends, the district has excess room capacity. Steve will inquire of their consultants whether they will obtain such information so we will hold off to see if that will be the case.

Bud Shattuck suggested that he contact Fernando de Aragon of the transportation council regarding traffic study for the Town Center area. The initial areas being reviewed by the Town's Pathways committee were also presented and we will await further info.

The next meetings will be as follows:

Wednesday October 27th

Wednesday December 1st

Wednesday January 26th 2011

Respectfully submitted,

Andy Sciarabba
September 30, 2010