

**Facilities and Infrastructure Committee  
February 21, 2008  
Scott Heyman Conference Room**

*Approved 4/17/08*

Present: L. McBean-Clairborne, Chair; K. Luz Herrera (arrived 3:34); M. Koplinka-Loehr; C. Chock; M. Robertson  
Excused: D. Randall; D. Kiefer;  
Staff: E. Marx, Commissioner of Planning and Public Works; W. Sczesny, Highway Director; R. Nicholas, Airport;  
K. Fuller, Deputy Clerk of the Legislature

**Call to Order**

Legislature Chair, Mr. Koplinka-Loehr, made the temporary appointment of himself, Ms. Chock, and Ms. Robertson to the Committee.

Mrs. McBean-Clairborne, Chair, called the meeting to order at 3:40 p.m.

**Items to be Added or Withdrawn**

It was MOVED by Mr. Koplinka-Loehr, seconded by Ms. Robertson, and approved by consensus to add the resolution entitled Authorizing a Lease Extension with the Transportation Security Administration (TSA) in Connection with Office and Other Operational Space in the Passenger Terminal – Ithaca Tompkins Regional Airport to the agenda.

**Person(s) Wishing to Address the Committee**

No one spoke.

**Chair's Report**

Mrs. McBean-Clairborne did not have a report. She noted the Airport items would be moved up on the agenda to accommodate staff.

**Ithaca Tompkins Regional Airport**

**RESOLUTION NO. - AUTHORIZING A LEASE EXTENSION WITH THE TRANSPORTATION SECURITY ADMINISTRATION (TSA) IN CONNECTION WITH OFFICE AND OTHER OPERATIONAL SPACE IN THE PASSENGER TERMINAL - ITHACA TOMPKINS REGIONAL AIRPORT**

It was MOVED by Mr. Koplinka-Loehr, seconded by Ms. Robertson, to recommend approval of the following resolution to the full Legislature for adoption.

Mr. Nicholas said this is a four-year extension of the current lease agreement the Airport has with the Transportation Security Administration (TSA); the extension includes a negotiated increase in rent that would provide approximately \$30,000 annual revenue.

Ms. Herrera arrived at this time.

It was noted that, in the event the airport should require the space presently occupied by the TSA, accommodations would be made in another location on site.

A voice vote on the motion resulted as follows: Ayes – 5; Noes – 0. RESOLUTION ADOPTED.

WHEREAS, by Resolution No. 303 on 3 December 2002, the County Legislature approved a 5-year lease agreement with the Transportation Security Administration (TSA) to rent office and other operational space in the airport terminal building, and

WHEREAS, with the ongoing need to have TSA personnel present for passenger and baggage security screening duties, the TSA has requested a four-year extension of said lease agreement, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That a four-year extension to the original lease agreement with a negotiated increase in rent be and hereby is approved and that the County Administrator be and hereby is authorized to execute said four-year lease extension.

**SEQR ACTION:** TYPE II-20

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Appointments to the Air Service Board

It was MOVED by Ms. Robertson, seconded by Ms. Herrera, and unanimously approved by voice vote by members, to recommend re-appointment of the following individuals to the Air Service Board by the full Legislature:

Michael Stamm – term to expire December 31, 2010

Alan Pedersen – term to expire December 31, 2010

**RESOLUTION NO. - AUDIT OF FINAL PAYMENT – AIRPORT ENTRANCE ROAD AND TERMINAL PARKING AREA REHABILITATION - ITHACA TOMPKINS REGIONAL AIRPORT**

It was MOVED by Mr. Koplinka-Loehr, seconded by Ms. Herrera, to approve the following Committee resolution.

The work on the Terminal Parking Area Rehabilitation involved two separate bid items as a result of different grants received by the Federal and State sectors. The terminal road only requires 2.5 percent local share, the parking lots requires 20 percent. This final payment is primarily the road portion with the funds being a combination of the Federal grant portion of 95 percent, 2.5 percent State grant, and the remaining 2.5 percent the local share (\$9,000) which is obtained through fees.

RESOLVED, on recommendation of the Facilities & Infrastructure Committee, That the following claim against the County of Tompkins be, and hereby is audited by the County Legislature:

<u>VENDOR</u>	<u>PAYMENT REQUEST</u>	<u>ACCOUNT NO.</u>	<u>AMOUNT</u>
Ruston Paving	# 2 and Final	HT5601.59239	\$ 358,636.34

RESOLVED, further, That the Finance Director be and hereby is authorized and directed to pay said claim from Account No. HT.5601.59239

**SEQR ACTION:** TYPE II-20

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Note: All work has been completed to the airport's satisfaction and all certifications, lien affidavits, consent of surety to final payment, warranties and maintenance bond have been received.

Parking-ot Fee Computer

Mr. Nicholas reported the result of the bid for a new Parking Lot Fee computer, which will allow magnetic strip cards to be utilized reducing time involved as well as providing valuable data relating to parking at the airport. Only one company bid, Bear National Controls, Syracuse, New York, with a bid of \$26,657. Mr. Nicholas said the original budget was for \$25,000, and thought to be reasonable. He will be ordering the equipment this week and hopes to have it installed within several weeks. Following a brief discussion, it was noted the present equipment would be disposed of according to the recently approved surplus-equipment policy.

Budget Adjustment

In response to an inquiry by Mr. Koplinka-Loehr, Mr. Nicholas indicated the Education Promotional funds had an excess amount in it at the end of the budget year. He explained that he over-estimates the amount to provide for new training that may be required; all individuals requiring training throughout the year received it.

Notice of Upcoming Supplemental Agreement – Parallel Taxiway

Mr. Nicholas informed the Committee that prior to the meeting he received a request from the Federal Aviation Administration (FAA) to scale down the Phase 3 portion of the parallel taxiway project due to a shortage of funds. As a result of the request, it would be necessary to pass a resolution for an amended agreement with C&S Engineers to redesign this scope of the project. Mr. Nicholas would like to request a special meeting of the Committee to act on the resolution prior to the March 4<sup>th</sup> Legislature meeting. Mrs. McBean-Clairborne said she would work with Mr. Nicholas to accommodate the request.

Commissioner of Planning and Public Works Report

Mr. Marx provided the Committee with an update regarding the proposed Town of Lansing sewer district that would encompass the area of a portion of Cherry Road, Warren Road, and Dutch Mill Road business complex. He indicated the project is being considered to provide the much-needed sewer lines to the Dutch Mill Road area businesses, one of which is considering leaving the area if the project does not occur. Mr. Marx explained the area the sewer lines would be installed are within an Empire Zone area.

A preliminary cost-benefit analysis based on a number of assumptions: the Airport would lease property for an annual lease rate equal to 5% of the land value; no land would be developed in the first five years with land developed at the rate of 3.5 acres per year thereafter; a discount rate for purposes of calculating Net Present Value of 4%; a portion of the land consisting of about four to five acres would not be developable in order to avoid conflicts with airport operations; the tenant would pay the proportionate cost of sewer fees for the acreage occupied; the land value is estimated at a net of \$50,000 per acre after the cost of access and any cost of providing infrastructure to individual sites is deducted.

Based on these parameters, over 20 years the property in question would yield a positive return valued at between \$205,000 and \$543,000. Depending upon the actual fee to be included in the district, annual revenue would exceed the annual cost between year 6 and year 9. The cumulative net present value turns positive between years 8 and 13.

Finally, it should be noted that the Airport's inclusion or exclusion from the district will significantly impact the cost to other district properties. Although this was not factored into our recommendation below, as might be expected, the more Airport property included, the lower the cost to all district properties.

Due to the fiscal strains that the Airport has been under in recent years we recommend that the Airport place 16.5 acres in the district. Other properties could possibly be added later, although possibly at a higher cost, if market conditions or economic development objectives so warrant. Under this scenario and the assumptions used the Airport would realize a positive annual cash flow from the property beginning in year 6 and recoup its investment in either year 8 or 9, with net positive revenue thereafter and a positive 20-year gain between \$200,000 and \$250,000.

Following his presentation, Mr. Marx said he would like to obtain a sense of the Committee prior to taking the information to the Government Operations Committee, which is required under the County Land-Use policy for any potential lease of county-owned property.

Ms. Herrera said she is aware of controversy regarding sewer district in Lansing, coupled with potential impacts to property owners in the area, she would like a broader understanding of the project. She is not inclined to support the project. Mr. Marx said the controversial sewer district is on Route 34 in the South Lansing area. This is generated by the needs of businesses in the area; it is a limited district with participation by choice. Ms. Herrera said the project is receiving a form of subsidy by the County through its joining. Mr. Nicholas said that given the limited opportunities the

airport has for development it is a project that should be considered; it would improve the airport's revenue stream. Ms. Robertson spoke of the cost to delay joining in the district, noting it is often as much as having joined at its inception. Mr. Marx noted that having full services on site would enhance development, particularly with the Empire Zone designation. Ms. Robertson then gave her acceptance of the potential project. Mr. Koplinka-Loehr and Mrs. McBean-Clairborne indicated their approval of the project as well. Ms. Chock requested information relating to job creation be provided. *Mr. Marx will obtain the information from Tompkins County Area Development.*

#### Brown Road Update

Mr. Marx reported this project is moving forward, with an anticipated closing date of May 1<sup>st</sup>. He said a Request for Qualifications has been completed for a construction and architectural engineer for construction and design of the project as well. The Health Department Building Construction Committee will be meeting and will be taking the lead on the consultant. He noted the Facilities Division will maintain a master file for all information associated with the project should anyone desire to review them.

#### Biggs B Disposition

Mr. Marx spoke of the need to have a determination of the disposition of the Biggs B property prior to the Health Department's move to its new location. The Planning Committee has had some discussion regarding this aspect, noting the County is working with the Town of Ithaca on a Route 96 Corridor Study and the property could be strategic during these discussions. He said that there are a variety of ways to turn this property around and that several committees have an interest in the disposition of the property. Mr. Marx indicated he might request Mr. Koplinka-Loehr to determine which standing committee should be lead in the disposition of the Biggs property.

#### Executive Session

At this time it was MOVED by Mr. Koplinka-Loehr, seconded by Ms. Herrera, and unanimously approved by voice vote of members, to enter into an executive session to discuss potential real estate negotiations.

An executive session was held from 4:32 p.m. to 4:34 p.m. On motion, the Committee went into regular session at 4:34.

#### Office for the Aging Relocation

Mr. Marx provided a brief update on the future relocation of the Office for the Aging. This is due to a lack of space as well as the State Court system's need for expansion. At this time the County is in preliminary discussions with Lifelong to determine the feasibility of a co-location on the Lifelong site, which would most likely be owned by Lifelong with space rented out to the Office for the Aging. It was noted that although other possible locations were still being reviewed, the County has continued to exercise any options. In response to questions from the Committee, Mr. Marx indicated the original Space Needs and Location Committee potential sites were not an option.

#### County/Cornell/Town of Ithaca Cooperative Workplan

Mr. Marx provided an update that indicated it appears the area of Pine Tree Road and Route 366 may be an option for a cooperative effort. Presently this area has restricted space for pedestrian and bicycle use along the highway, with a railroad bridge that is at an extremely low level for traffic. He spoke of the Transportation Enhancement Program that could be utilized for a project such as this. A cooperative venture may provide the funding necessary to address this situation by designing a raised pedestrian/bicycle area and a widened roadbed. As this area is a gateway to campus some of the Cornell funds could possibly be used for the project.

#### Capital Payment Summary Report

The Committee was provided with a written report.

#### Highway Division

Coddington Road Lawsuit

It was reported that although a lawsuit has commenced with regard to the Coddington Road project, the County Attorney has expressed his belief that it would have a favorable outcome.

**RESOLUTION NO. - AUTHORIZATION TO EXECUTE CONSTRUCTION FUNDING AGREEMENT WITH  
NYS DOT- RINGWOOD ROAD BRIDGE (BIN 3314160) OVER CASCADILLA CREEK**

It was MOVED by Ms. Herrera, seconded by Mr. Koplinka-Loehr, and unanimously adopted by voice vote by members to recommend adoption of the following resolution by the full Legislature. RESOLUTION ADOPTED.

WHEREAS, a Project to replace the Ringwood Road Bridge over Cascadilla Creek, BIN 3314160, P.I.N. 3753.20, (the Project) in the Town of Dryden, is eligible for funding under Title 23 U.S. Code, as amended, that calls for the apportionment of the costs of such program to be borne at the ratio of eighty percent Federal funds and twenty percent non-Federal funds, and

WHEREAS, Resolution No. 8 adopted on January 19, 2005, approved the Project and authorized execution of an agreement with the New York State Department of Transportation regarding administration and funding of Scoping, Design (Phases I-VI), and Right of Way Incidentals, and

WHEREAS, in order to expedite advancement of the Project and realize potential total project cost reductions, the New York State Department of Transportation requires the County to appropriate one-hundred (100%) percent of the project costs and then file for reimbursement of eligible costs, and

WHEREAS, the County of Tompkins has advanced the above Project, making a commitment of one-hundred percent of the non-Federal share of the costs of Construction, with the federal share of such costs to be applied directly by the New York State Department of Transportation pursuant to Agreement, and

WHEREAS, construction of the replacement bridge, authorized through award of bid by Resolution No. 68 adopted on May 1, 2007, is complete and was inspected for acceptance by New York State Department of Transportation on January 9, 2008, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, that the Tompkins County Legislature hereby approves the above-subject project and authorizes the County of Tompkins to pay in the first instance one-hundred percent (100%) of the Federal and non-Federal share of the costs of Construction work for the subject Project or portions thereof,

RESOLVED, further, that the sum of \$410,000 is hereby made available within account HZ5103.59239.53.11, Ringwood Capital Project Account, to cover the cost of participation in the Construction phase of the Project,

RESOLVED, further, that in the event the full Federal and non-Federal share costs of the project exceeds the amount appropriated above, the Tompkins County Legislature shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the New York State Department of Transportation thereof,

RESOLVED, further, that the Tompkins County Highway Manager be and is hereby authorized to execute all necessary Agreements, certifications, and reimbursement requests for Federal Aid and/or Marchiselli Aid on behalf of the County of Tompkins with the New York State Department of Transportation in connection with the advancement or approval of the Project and providing for the administration of the Project and the municipality's first-instance funding of Project costs and permanent funding of the local share of Federal-aid and State-aid-eligible Project costs and all Project costs within appropriations therefore that are not so eligible,

RESOLVED, further, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project,

RESOLVED, further, that this resolution shall take effect immediately.

**SEQR ACTION: TYPE II - 2 (No further action required)**

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Highway Capital Projects Status Report

The Committee reviewed the report and noted the following:

- Ellis Hollow Road – No further developments have occurred at this time.

- Harford-Slaterville Road Bridge – the design consultants for the project is Erdman-Anthony Engineers of Rochester.
- Banks Road Bridge – although no concurrence from Federal Emergency Management Administration has been received at this time, the State Emergency Management Office (SEMO) has indicated it is thought to come through shortly. Mr. Sczesny plans to follow-up on Tuesday.
- Harford-Slaterville Road (CR117) Bridge Rehabilitation – it is scheduled for the 2008 construction season.

#### Road Salt Concerns

Mr. Sczesny spoke of municipalities having difficulty in obtaining rock salt for road use recently. The local supplier is restricting deliveries due to a present shortage. At this time, Caroline, Ulysses, and Danby do not have salt, and the County has a very limited supply (12 tons). He has instructed his workers to use salt in a limited manner to conserve it for use as needed.

#### 2008 Construction Season

Mr. Sczesny is preparing a work schedule for the 2008 construction season, noting that due to winter road damage there would be modifications from the original prioritized schedule.

#### New York State Department of Transportation Conference

Mrs. McBean-Clairborne announced the New York State Department of Transportation plans to hold a Public Meeting and Roundtable Discussion on Central New York's Future Transportation Needs. This is to increase public awareness of the Central New York region's transportation needs over the next two decades.

The meeting is scheduled for Monday February 25, 2008 from 4 p.m. to 6:30 p.m. at Oncenter, Syracuse; a Pre-Meeting Media Briefing will be held at 3 p.m. Following a presentation by New York State Department of Transportation Executive Deputy Commissioner Stan Gee, there will be a roundtable discussion moderated by New York State Department of Transportation Chief Regional Director Mark Silo.

#### Adjournment

On motion, the meeting adjourned at 4:55 p.m.

*Respectfully submitted, Karen Fuller, Deputy Clerk.*