



Tompkins County Legislature

Governor Daniel D. Tompkins Building
Ithaca, NY 14850

Meeting: 05/09/17 03:00 PM
Department: County Administration
Category: Buildings and Facilities
Functional Category:

SCHEDULED

RESOLUTION NO. DOC ID: 7035

1 **Authorize Acquisition and Improvement of the Tompkins Trust**
2 **Building at 106-112 North Tioga Street on the Ithaca Commons to**
3 **Serve as the Home for the History Center and Other Complementary**
4 **Organizations and Amend 2017-2021 Capital Improvement Program**
5 **to Incorporate the Tompkins Trust Building Acquisition and**
6 **Improvement Project**

7 WHEREAS, Tompkins County is a long and steadfast supporter of The History Center (“Center”), which
8 serves as the community’s museum of local history and the repository of historic materials and artifacts, and
9

10 WHEREAS, the County’s commitment to the History Center is reflected in a long-standing County annual
11 appropriation to support the Center’s costs of occupancy, and
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13 WHEREAS, the History Center’s 25-year lease of space in The Gateway Building will expire at the end of
14 2018, and the Center needs to relocate as a means to contain its cost of occupancy and increase its visibility, impact,
15 and accessibility to the public, and
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17 WHEREAS, as the traditional underwriter of the Center’s occupancy costs, and beneficiary of its ability to
18 educate residents and attract tourists, the County has a direct fiscal and programmatic interest in identifying a suitable
19 location for the Center, and
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21 WHEREAS, as a part of its consideration of new locations, the History Center put forward and has continued
22 to develop a plan to locate several complementary not-for-profit organizations into a common location, which it has
23 called a “Heritage Education Center”, where residents and visitors can learn about and explore our unique community,
24 and
25

26 WHEREAS, several local agencies have expressed strong interest in such a co-location plan, including the
27 Historic Ithaca Library, the Convention and Visitor’s Bureau’s Visitor Center, the Community Arts Partnership, the
28 Wharton Studio Museum, the Dorothy Cotton Institute, the Discovery Trail, the Sustainability Center, and the Ithaca
29 Aviation Heritage Foundation, and
30

31 WHEREAS, because of the size, character, and location of the Tompkins Trust Building (the “Building”)
32 located at 106-112 North Tioga Street, and in light of the fact that the Building will be vacated in 2018 when the Trust
33 Company relocates to a new downtown facility, the Building was identified as a preferred location by the History
34 Center and other Heritage Education Center participants, and
35

36 WHEREAS, Tompkins Trust has expressed a willingness to sell the building to the County at a cost of
37 \$2,000,000, subject to final approval by its Board of Directors, and has worked in good faith with the History Center
38 and the County to allow both to undertake necessary due diligence, and
39

40 WHEREAS, by Resolution 2016-232, this Legislature authorized the County Administrator to explore the
41 acquisition and re-use of the Building and, as a part of that exploration, to undertake an engineering assessment of the
42 Building’s structural and mechanical systems and any code-related improvements that may be required to
43 accommodate re-use of the Building, and

1
2 WHEREAS, the engineering assessment of the Building identified approximately \$900,000 in improvements
3 needed to make the Building code-compliant and ready for tenant renovations, and
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5 WHEREAS, to help offset these costs, the County has received a \$450,000 pledge from the leaders of the
6 History Center/Heritage Education Center’s capital fundraising campaign and has also received assurances from the
7 Strategic Tourism Planning Board that the project qualifies, and will be considered for, a \$100,000 capital grant that
8 would, together, reduce the County’s net cost to acquire and improve the building to \$2,350,000, and
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10 WHEREAS, it is understood that all costs of interior renovations, tenant improvements, and exhibits shall be
11 borne by the tenants of the building, and that future structural repairs and maintenance shall be the responsibility of the
12 County, and
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14 WHEREAS, to support the costs of interior renovations, improvements, and exhibits, the History Center and
15 other prospective tenants of the Building are collaborating to raise capital funds through a local fundraising campaign
16 and are also working with the Downtown Ithaca Alliance to prepare an application for a \$2.5 million grant from New
17 York State, and
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19 WHEREAS, the projected cost to operate and maintain the building, and to generate a two percent return on
20 the County’s investment in the building, can be fully recovered through competitive rents charged to the occupants of
21 the Building, and
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23 WHEREAS, it is the County’s intent to apply unanticipated 2016-2017 revenues from the Tioga Downs and
24 del Lago Casinos to finance the acquisition and improvement of the Building, including \$1.9 million in licensing fees
25 already received plus additional unbudgeted casino revenue expected in 2017, now therefore be it
26

27 RESOLVED, on recommendation of the Facilities and Infrastructure and the Budget, Capital, and Personnel
28 Committees, That the County’s 2017-2021 Capital Improvement Program be, and hereby is, amended to include the
29 Acquisition and Improvement of the Tompkins Trust Building at a total cost of \$2,900,000, with an expected net local
30 cost of \$2,350,000 after receipt of grants and contributions,
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32 RESOLVED, further, That the County Administrator be and hereby is authorized to negotiate the acquisition
33 of the Tompkins Trust Company Building at 106-112 North Tioga Street at a cost not to exceed \$2,000,000 plus any
34 associated closing costs, and on such other terms and conditions as the County Administrator may approve in his
35 reasonable discretion and upon consultation with the County Attorney,
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37 RESOLVED, further, That the Director of Finance be and hereby is authorized and directed to make the
38 following budget adjustments:
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40 A Fund-General Fund

41 Decrease Fund Balance A30909000 - General Fund Unassigned Fund Balance	\$2,900,000
42 Increase Expense Account A9576.54802 - Contribution to Construction	\$2,900,000

43
44 HB Fund-Building Improvements Fund

45 Increase Revenue Account HB1617.45031.16.17 - Interfund (A)	\$2,900,000
46 Increase Expense Account HB1617.59239.16.17 - Heritage Education Center	\$2,900,000

47
48 **SEQR ACTION:** Unlisted
49 (Short Environmental Assessment Form on filed with the Clerk of the Legislature)