

# **Agenda**

## **Downtown Facilities Special Committee**

Tuesday, August 5, 2025 9:00 AM  
Legislature Chambers

Meeting can be viewed live at:

[https://www.youtube.com/channel/UCkpJNVbpLLbEbhoDbTIEgSQ?view\\_as=subscriber](https://www.youtube.com/channel/UCkpJNVbpLLbEbhoDbTIEgSQ?view_as=subscriber)

Members of the public may attend in person or complete the contact form below to submit written comments to request to speak via Zoom. Requests to speak remotely must be submitted at least 24 hours in advance of all meetings. A Zoom link will be provided upon request.

<https://www.tompkinscountyny.gov/Government-Resources/County-Legislature/Public-Comment-Privilege-of-the-Floor>

1. **Call to Order**
2. **Changes to the Agenda**
3. **Public Comment**
4. **Minutes Approval**
  - a. June 3, 2025
5. **Chair Report**
6. **HOLT Architect**
  - a. Parking Study Discussion
  - b. **Presentation**: Center of Government Community Engagement (ID #13465)
7. **Adjournment**

**Downtown Facilities Special Committee**  
Regular Meeting Minutes  
Tuesday, June 3, 2025 9:00 AM  
Legislature Chambers

**Attendance**

Attendee Name	Title	Status	Arrived
Randy Brown	Chair	Present	
Michael Lane	Member	Present	
Anne Koreman	Member	Present	9:05 AM
Greg Mezey	Member	Present	
Loren Cottrell	Director of ITS	Present	
Megan McDonald	Deputy Planning and Sustainability Commissioner	Present	
Maury Josephson	County Attorney	Present	
Terry Carroll	Chief Sustainability Officer	Present	
Korsah Akumfi	County Administrator	Present	
Arel LeMaro	Facilities Director	Present	
Katie Borgella	Planning & Sustainability Commissioner	Present	
Daniel Klein	Legislator	Remote	
Norma Jayne	Deputy County Administrator	Remote	
Darrel Tuttle	Director of Accounting Services	Present	
Lorraine Scarrott	Finance Director	Remote	
Monika Salvage	Communications Director	Remote	
Jordan M. Cree	Deputy Clerk	Present	

Guests: Quay Thompson and Bernard Best, HOLT Architect Representatives

**Call to Order**

Mr. Brown, Chair, called the meeting to order at 9:03 a.m.

**Changes to the Agenda**

There were no changes to the agenda.

**Public Comment**

There were no members of the public present and no comments were submitted to be read.

**Chair Report**

Ms. Koreman arrived at this time.

Mr. Brown had no report.

**Minutes Approval**

May 6, 2025

Minutes Acceptance: Minutes of Jun 3, 2025 9:00 AM (Minutes Approval )

Minutes  
Downtown Facilities Special Committee  
Tuesday, June 3, 2025

**RESULT:**            **ACCEPTED [UNANIMOUS]**  
**MOVER:**            Greg Mezey, Member  
**SECONDER:**        Anne Koreman, Member  
**AYES:**             Brown, Lane, Koreman, Mezey

### County Administrator

#### Center of Government (COG) Project Update and Further Considerations (ID #13338)

Mr. Thompson provided a presentation depicting the overall goal of the Center of Government (COG) project, an upcoming parking study for each public facing county department, an updated timeline of the project, and upcoming community engagement.

Ms. Koreman and Mr. Thompson noted upcoming survey cards and flyers created by the Communications Director for constituents regarding municipal community engagement sessions.

Ms. Koreman provided the upcoming community engagement session dates and locations.

In response to Mr. Brown, Mr. Thompson clarified the status regarding approval from the State Historic Preservation Office (SHPO) for the project. Mr. LeMaro also discussed the challenges of parking for staff and constituents across front facing departments.

Ms. Koreman inquired regarding a sign-in process for those participating in community engagement sessions. Mr. Thompson will begin including transportation type inquiries on the form.

**RESULT:**            **COMPLETED**

\* \* \* \* \*

#### Temporary Departmental Space Needs (ID #13337)

Mr. Akumfi stated which departments are awaiting temporary and permanent placement determination. He also spoke regarding the movement of County Administration, Human Resources, and the County Attorney's Office.

**RESULT:**            **COMPLETED**

\* \* \* \* \*

#### Center of Government (COG) Funding Plan and Mechanism (ID #13339)

**RESULT:**            **COMPLETED**

\* \* \* \* \*

### **Resolution No. - Approval of Funding for the Center of Government (COG) Project (ID #13333)**

Mr. Akumfi briefly provided background information of the resolution.

Mr. Lane briefly reviewed the history of decisions regarding a Center of Government.

Minutes Acceptance: Minutes of Jun 3, 2025 9:00 AM (Minutes Approval )

Minutes  
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In response to Mr. Brown, Mr. Akumfi clarified requirements from the State Historic Preservation Office (SHPO) for the project to move forward.

Mr. Brown expressed concern regarding the \$50 million cost of the project.

Mr. LeMaro clarified the costs include deconstruction of three buildings, relocation of departments, remodeling of the Governor Daniel D. Tompkins and Old Jail buildings, and construction of the Center of Government building. Mr. Brown requested a memo breaking down the individual costs of the projects be provided for Legislators.

Mr. Mezey explained a potential amendment he intends to provide to this resolution at the Legislature meeting.

In response to Mr. Brown, Mr. Akumfi briefly reviewed the usage of a previously reserved \$9 million for beginning steps of the project.

<b>RESULT:</b>	<b>RECOMMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Lane, Member
<b>SECONDER:</b>	Greg Mezey, Member
<b>AYES:</b>	Brown, Lane, Koreman, Mezey

WHEREAS, by Resolution No. 191 of 2010, the Tompkins County Legislature authorized a study for a Center of Government (COG) as part of implementation of the Space Use Master Plan, and

WHEREAS, in 2023, the Tompkins County Legislature authorized space planning, architectural and engineering studies for a proposed COG on the 300 block of North Tioga Street, and

WHEREAS, Tompkins County is compelled to relocate several occupants of the County Courthouse in order to comply with the New York State Court Facilities Act, which requires counties to accommodate the space needs of the New York State Court System, and

WHEREAS, the construction of a new COG has been determined to best fulfill Tompkins County's goals of addressing departmental space needs, improving operational efficiency, promoting staff equity, centralizing services for the public, eliminating reliance on leased space, and supporting long-term sustainability objectives, while remaining comparable in cost to other options considered, and

WHEREAS, the Facilities and Infrastructure Committee has reviewed the space needs options and recommends that Tompkins County proceed with construction of a 45,000-square-foot COG building, and

WHEREAS, the buildings located at 300 and 308 North Tioga Street and 128 East Buffalo Street will be deconstructed to make way for the construction of the COG building, and

WHEREAS, the departments currently located at 128 East Buffalo Street, including Assessment, Board of Elections, and Information Technology Services must be relocated to ensure continued operations and accommodate facility changes, and

WHEREAS, Tompkins County recognizes the importance of ensuring a coordinated, strategic,

Minutes Acceptance: Minutes of Jun 3, 2025 9:00 AM (Minutes Approval )



Minutes  
Downtown Facilities Special Committee  
Tuesday, June 3, 2025

and minimally disruptive relocation process to support operational continuity and service to the public, and

WHEREAS, the relocation of these departments presents an opportunity to enhance space utilization and operational alignment in advance of the Center of Government project, now therefore be it

RESOLVED, on recommendation of the Downtown Facilities Special Committee, That the Tompkins County Legislature approves funding of up to \$50 million through a combination of cash, debt, and potential grant sources for the development of the Center of Government (COG) project to be located on the 300 block of North Tioga Street,

RESOLVED, further, That this funding shall support the full scope of the project, including the deconstruction of existing facilities, planning and design activities, the construction of the new Center of Government building, and the renovation of the Old Jail and a portion of the Daniel D. Tompkins building,

RESOLVED, further, That County Administration will work collaboratively with the County Facilities Director and the County's designated consultant to identify and pursue grant funding opportunities to offset the total project costs,

RESOLVED, further, That the Tompkins County Legislature authorizes the County Administrator or their designee, to establish and lead an internal team to evaluate options and determine the best course of action for the relocation of Assessment, Board of Elections, and Information Technology Services, ensuring minimal disruption to services and alignment with long-term facility planning goals, and

RESOLVED, further, That the County Administrator, in coordination with the Facilities Director and other staff, shall provide regular updates on the Center of Government development process - including any substantive programmatic or financial changes - to the Downtown Facilities Committee and Facilities and Infrastructure Committee for review and consideration.

**SEQR ACTION:** TYPE II-26

\* \* \* \* \*

### Adjournment

The meeting adjourned at 9:55 a.m.

Minutes Acceptance: Minutes of Jun 3, 2025 9:00 AM (Minutes Approval )



**Downtown Facilities Special Committee**

121 East Court Street  
Ithaca, NY 14850

**6.b**

Meeting: 08/05/25 09:00 AM  
Department: Facilities Department  
Category: Buildings and Facilities

**PRESENTATION NO.  
(ID # 13465)**

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**Center of Government Community Engagement**

# Tompkins County Center of Government Community Engagement

July 28, 2025



## PURPOSE

To gather information from residents about what they would like to see in a new Center of Government Building, including how they currently access County services and how that access could be improved, and to inform the design of the project.

The project will involve the deconstruction of three structures in the DeWitt Park Historic District. Community engagement meetings and the community survey give the public an opportunity to share input as provided under Section 106 of the National Historic Preservation Act of 1966.



- Intro (5 min)
- Community Survey Results (10 min)
- Sustainability Vision (3 min)
- Parking Summary (7 min)
- Site Design (5 min)
- Preliminary Building Layout and Experience (15 min)
- Building Exterior Aesthetic (20 min)
- Discussion (30 min)



JUNE  
JULY  
SEPT

**Townhall Meeting #1 (Project Introduction and Information Gathering)**

This meeting is taking place at 5 locations around the county and virtually.

**Key Outputs:** documentation of community needs/priorities, stories illustrating current challenges, identify success metrics from the perspective of the community

**Townhall Meeting #2 (multiple design options)**

**Goal:** Compare multiple design options and capture resident preferences and feedback

**Key Outputs:** documented pros/cons for each option, direction or blend of features.

**Townhall Meeting #3 (Feedback on final design)**

**Goal:** Capture resident feedback on proposed design solution.

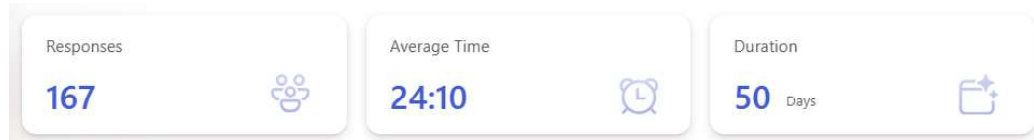
**Key Outputs:** final comment log, quantitative endorsement level, list of minor tweaks for design completion



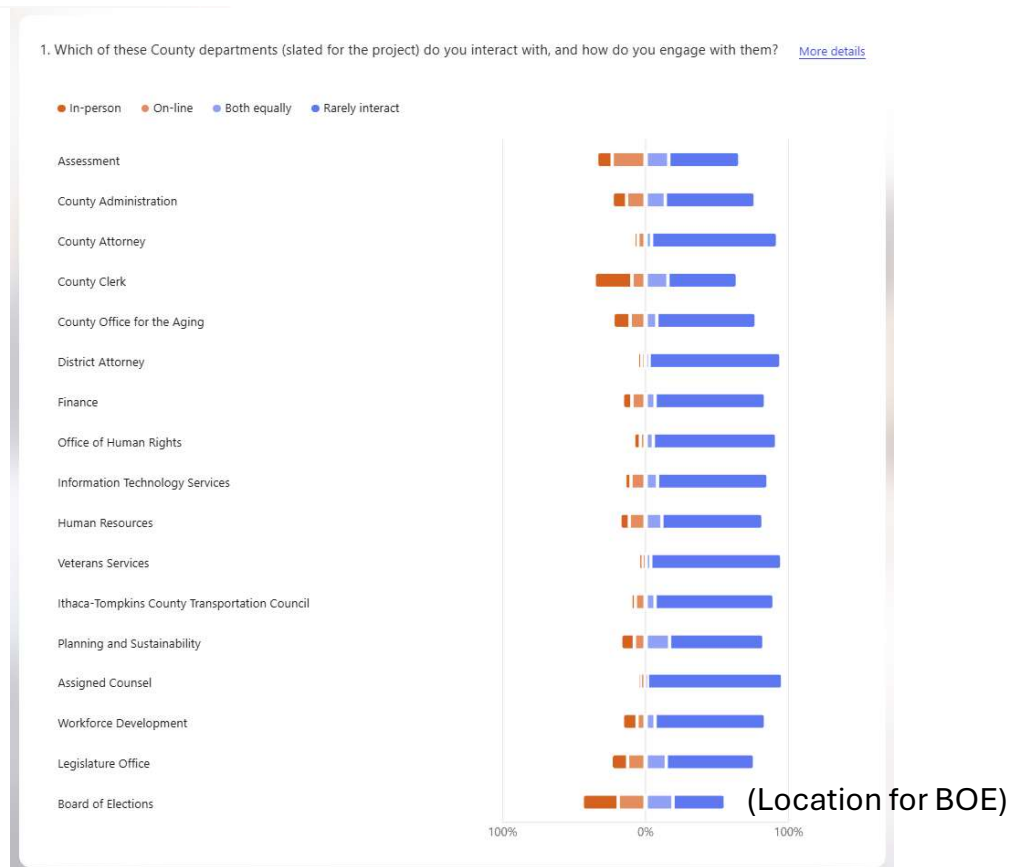
Information will always be available on the County Project Website at

[tcgov.co/cog](http://tcgov.co/cog)

## What We Heard



## What We Heard



## What We Heard

3. How would you define project success? This might be related to your top project goals from above, or there might be another metric entirely that you would use to measure the success of this project.

[More details](#)

166

Responses

Latest Responses

"Lower taxes"

"Accessibility in one building"

"Convenient access to services. Well designed office space to receive basic se..."

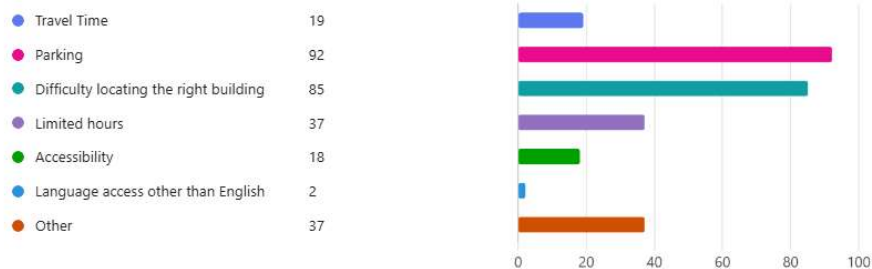
...

29 respondents (18%) answered county for this question.

[Update](#)


## What We Heard

4. Identify any barriers you may have experienced in the past when trying to access County services. Please write in additional barriers you have experienced.

[More details](#)


Other:

"Feeling like you can speak about confidential information in a secure place."

"Feeling like you are in a safe area where the building is located."

"I don't access county services, aside from the DMV, which is perfect where it is because it has PARKING. Almost everything else can be done by phone or online."

"Unnecessarily rigid security protocols."

## What We Heard

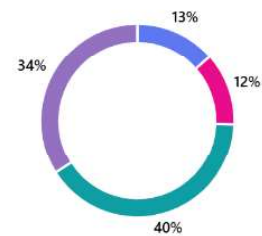
5. What is your preferred way to reach the new Center of Government Campus? Multiple selections are acceptable. [More details](#)

Personal vehicle	122
TCAT bus or Gadabout	17
Bicycle	18
Walking	73
Ride-share / Taxi	3
Other	7



6. Which of these (if any) would make it more likely for you to consider transportation other than personal vehicle? If there are other things that we could do to promote more sustainable transportation, please let us know. [More details](#)

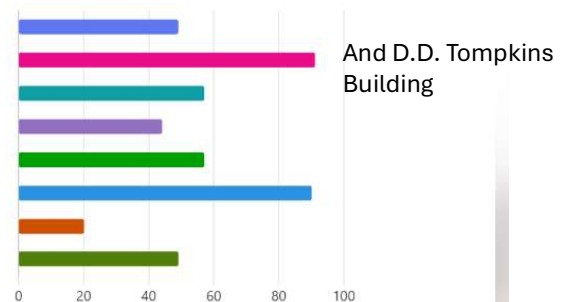
Secure bike racks	30
Covered bike racks	27
Attractive plantings and safe walking environment	90
Other	76



## What We Heard

7. Which (if any) of the on-site amenities being considered at the Center of Government would you take advantage of? Please write in additional ideas. [More details](#)

Café / vending machine	49
Community meeting/training rooms	91
Lobby display celebrating the history of Tompkins County	57
Quiet waiting areas	44
Device-charging stations	57
Public computers to fill out County forms, register for services, etc.	90
Language access other than English	20
Other	49



OTHER:

"Kiosk with upcoming events."

"Public bathrooms."

"Wifi, free parking for customers."

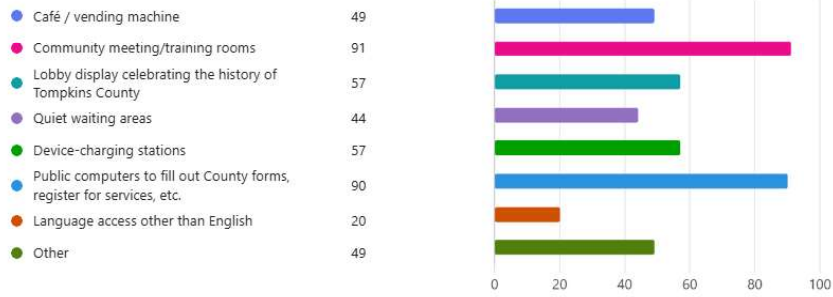
"Bike lockers."

"An overhang or awning."

"LEED certified building."

## What We Heard

7. Which (if any) of the on-site amenities being considered at the Center of Government would you take advantage of? Please write in additional ideas. [More details](#)



8. Would you attend community events (workshops, exhibitions) if hosted in the new Center of Government? [More details](#)

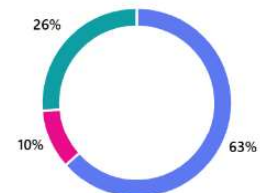
Frequently	20
Occasionally	94
Rarely	31
Never	14



## What We Heard

10. Would you use a single "one-stop" service desk that could help you complete forms and make payments for multiple departments if available? [More details](#)

Yes	106
No	17
Maybe	44



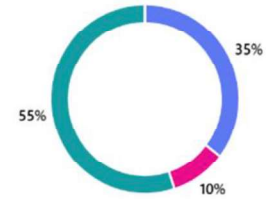


## What We Heard

12. How important is ease of access versus enhanced security for you?

[More details](#)

● I value ease of access most.	59
● I prefer enhanced security.	16
● I want a balance of security and convenience.	92

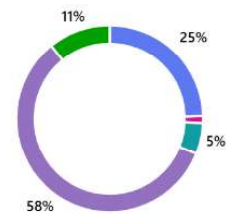


## What We Heard

14. Select the style that would be most appropriate for the exterior of the new Center of Government building (Click or click-and-hold on the image to enlarge the photo)

[More details](#)

● Historic Civic	41
● Traditional Commercial	2
● Contemporary Commercial	9
● Historic proportions with contemporary materials	97
● Other	18



## Sustainable Vision

### **Energy and Emissions**

- Eliminate on-site fossil fuels by designing an all-electric building
- Use geothermal heating and cooling for long-term carbon and cost savings (or district geothermal)
- Preliminary energy modeling targets energy reduction of 44%
  - Equates to energy savings of \$34,000 / year

### **Materials & Embodied Carbon**

- Prioritize low embodied carbon materials (mass timber, recycled content, low-carbon concrete)
- Achieve diversion of 80% of construction and deconstruction waste from landfill

### **Water efficiency**

- Use water-efficient fixtures to reduce indoor water use by 30%
- Explore options for rainwater harvesting for irrigation or greywater use

### **Health, Comfort & Daylighting**

- Provide daylight access in regularly occupied spaces where possible
- Utilize low-emitting materials to promote occupant wellness

### **Landscape & Biodiversity**

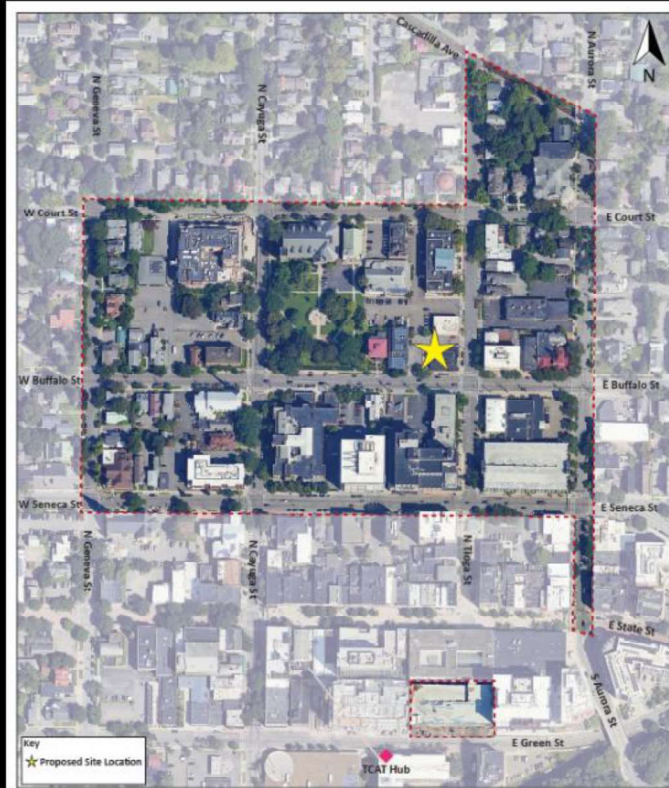
- Design a native landscape with no permanent irrigation
- Bird Friendly Glazing
- Reduce heat island effect with a high-SRI roof and integrated green roof



# Tompkins County Center of Government Building Parking Study

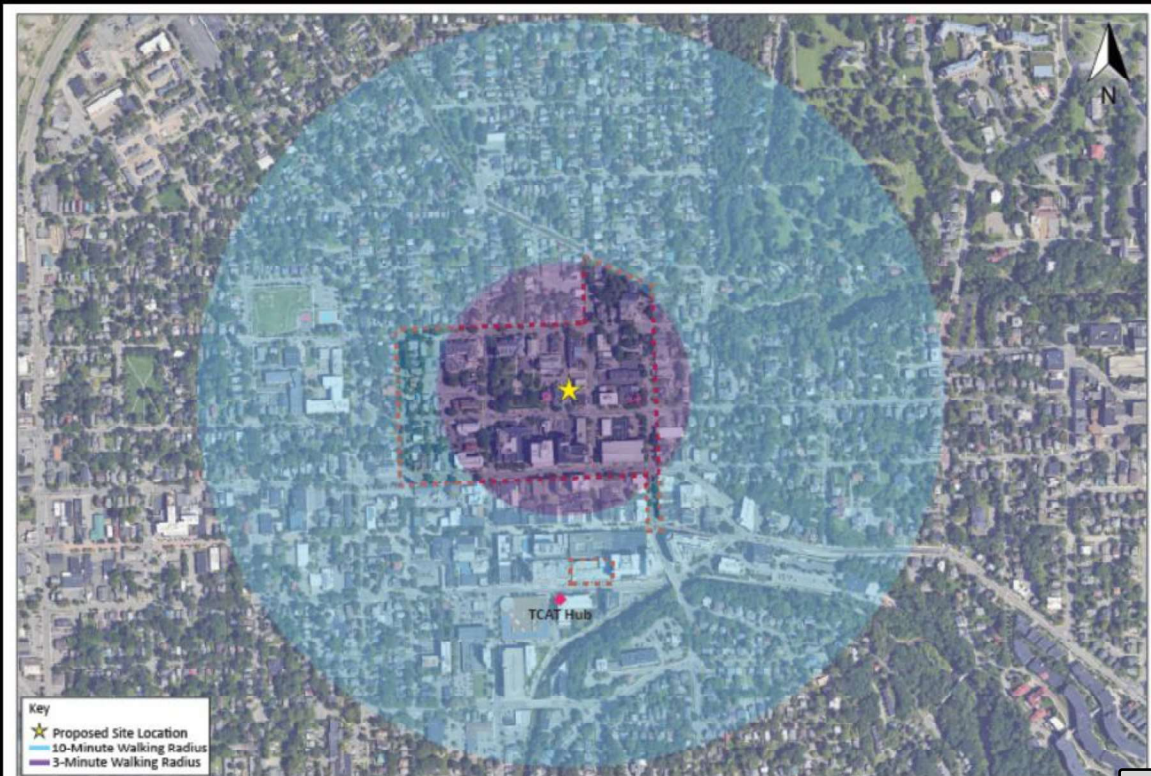
## Parking Study Area

**FISHER**   
ASSOCIATES



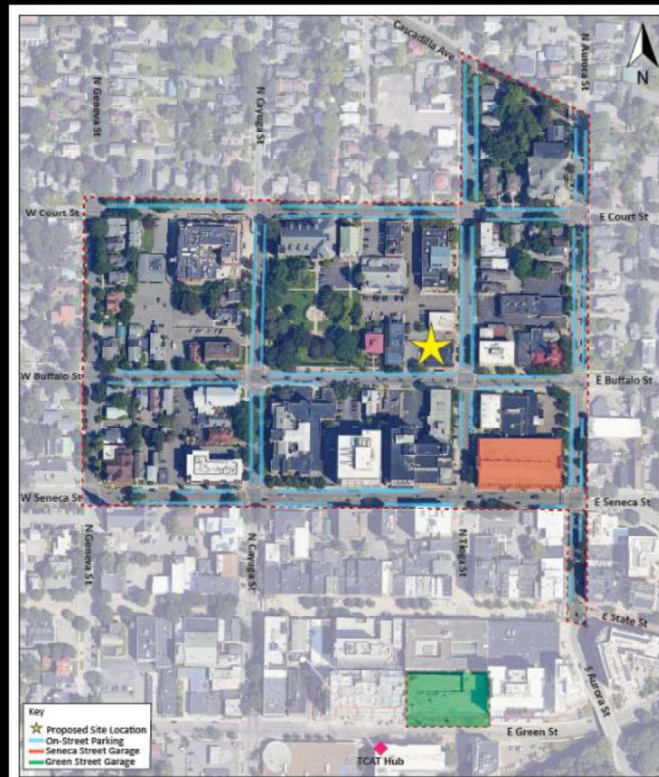
## 3/10 Minute Walk Radius

**FISHER**   
ASSOCIATES





## Parking Study Locations



## Existing On-Street Parking Supply

- On-Street Parking – 352 Total Spaces
  - 2 Hour Paid Parking – 275 spaces
  - Handicap Parking – 16 spaces
  - 30 Min./15 Min. Loading Zone – 31 spaces
  - 10 Min. Parking – 12 spaces
  - 2 Min. Standing – 5 spaces
  - Hotel Drop Off/Pick Up – 4 spaces
  - Unmetered – 8 spaces
  - Car Share Parking – 1 space

## Existing Off-Street Parking Supply

- Seneca Street Garage – 455 Total Spaces
  - Public – 341 spaces
  - Handicap – 10 spaces
  - Hotel Parking – 87 spaces
  - EV Parking – 4 spaces
  - Employee – 11 spaces
  - 5 Min Parking – 2 spaces
- Green Street Garage – 469 Total Spaces
  - Public – 345 spaces
  - Handicap – 6 spaces
  - Hotel Parking – 118 spaces

## On-Street Parking Regulations



## On-Street Parking Availability



## Off-Street Parking Availability





## Parking Demand

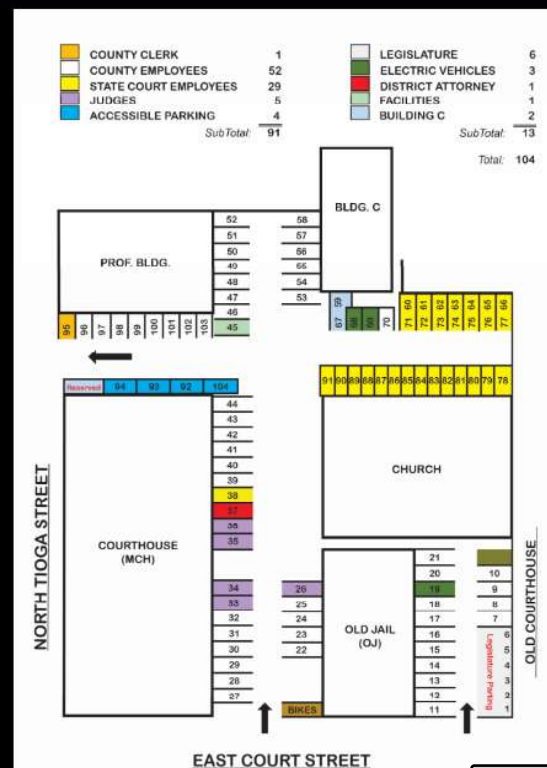


- Employee Parking
  - 187 employees currently accounted for in parking study
    - 128 Building – 40 Employees
    - Old Jail – 46 Employees
    - Old Courthouse – 39 Employees (includes 14 legislators)
    - Courthouse (County) – 28 Employees
    - Courthouse (State) – 34 Employees
  - 256 total employees at new building
    - Old Jail – 31 Employees
    - Old Courthouse – 24 Employees (includes 16 legislators)
    - Courthouse – 34 Employees
    - New Center Of Government Building – 167 Employees
  - Therefore, 69 additional employees need to be accommodated
- Visitor Parking
  - 4 Week survey of county departments showed a total of 490 visitors that drove out of a total of 653 unique visits
  - Conservatively, averages out to approximately 20 unique visits per day, staying an average of 19 minutes. Equates to approx. 4 visits/hr.

## Parking Demand



- Existing On-Site Parking
  - Currently space for 104 vehicles to park on site.
  - 52 spaces needed for court house staff/legislators



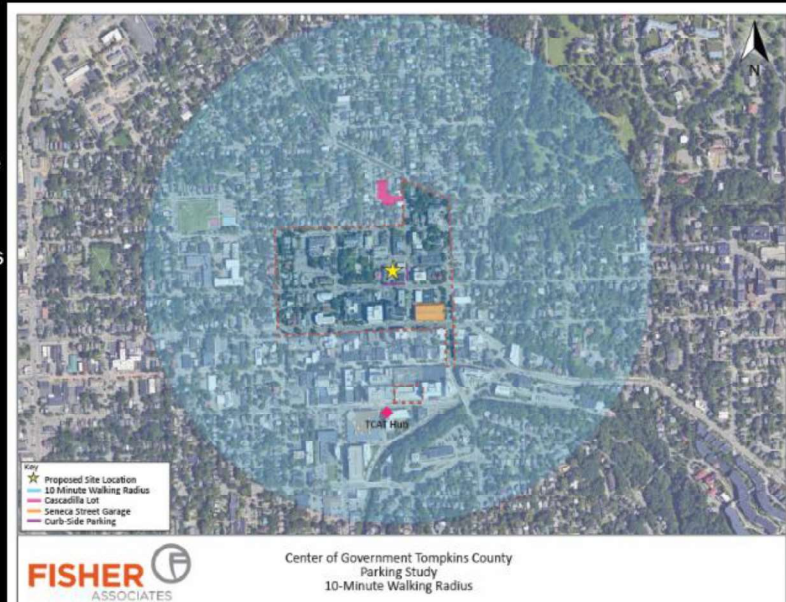
## On-Site Parking Solutions

- Proposed On-Site Parking
  - Project will keep 39 spaces north of proposed site
  - New site will accommodate approx. 30 parking spaces for a total of 69 spaces on site
  - Of the 69 total spaces, 52 spaces dedicated to courthouse staff/legislators and 10 spaces dedicated to County EV fleet vehicles.
  - Leaves approx. 7 spaces for short term parking/ADA accessible parking



## Off-Site Parking Solutions

- Proposed Off-Site Parking
  - Cascadilla Lot – approximately 40 spaces available for County use
  - Curbside – Visitor Parking – space for up to 18 vehicles
  - Seneca and Green Street Garages
  - Free On-Street Parking
    - Approximately 800 spaces that allow 24-hour parking within 10 min. walk radius.

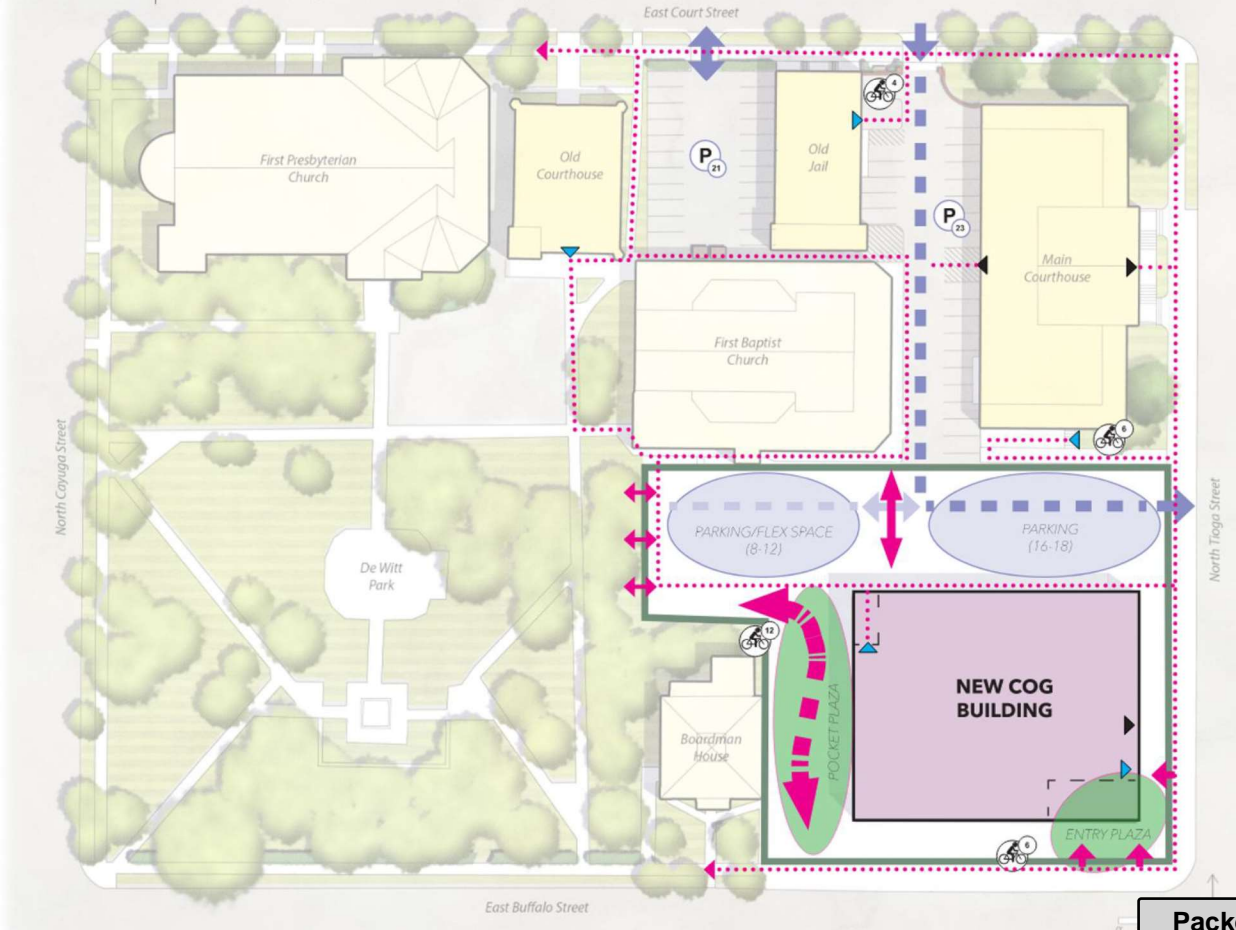




# SITE PLAN



## SITE DIAGRAM | TOMPKINS COUNTY CENTER OF GOVERNMENT



## CONCEPT A



**FLEXIBLE PROGRAM AREA**  
parking area with decorative pavement that can serve as a plaza extension when not parked



**RAISED CURVED EDGES**  
multi-level integrated planter edges serve as long community benches



**MID-BLOCK POCKET PLAZA**  
raised planting edges with integral seating and fluid forms that continue into pavement patterns



**ACTIVATED PERIMETER**  
distinct sculptural edges encourage social interaction between various-sized groups



**COMMUNITY PORCH**  
a large elevated entry plaza can accommodate informal gatherings as a showcase civic space



**MONUMENTAL STAIRS**  
grand entry framed by curved stairs

BUFFALO STREET

TIOGA STREET



FISHER ASSOCIATES

TOMPKINS COG | 07.28.2025

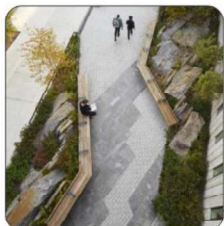
## CONCEPT B



**FLEXIBLE PROGRAM AREA**  
parking area with decorative pavement that can serve as a plaza extension when not parked



**RAISED EDGES**  
multi-level integrated planter edges serve as long community benches



**POCKET PLAZA**  
defined planting edges with integral seating frame an open paved flexible program space



**ACTIVATED PERIMETER**  
distinct sculptural edges encourage social interaction between various-sized groups and serve as focal points



**PROGRAMMED SIDEWALK EDGES**  
public sidewalk edges defined by a continuous crenulated geologic-inspired series of tiered walls that provide varied gathering spaces

BUFFALO STREET

TIOGA STREET

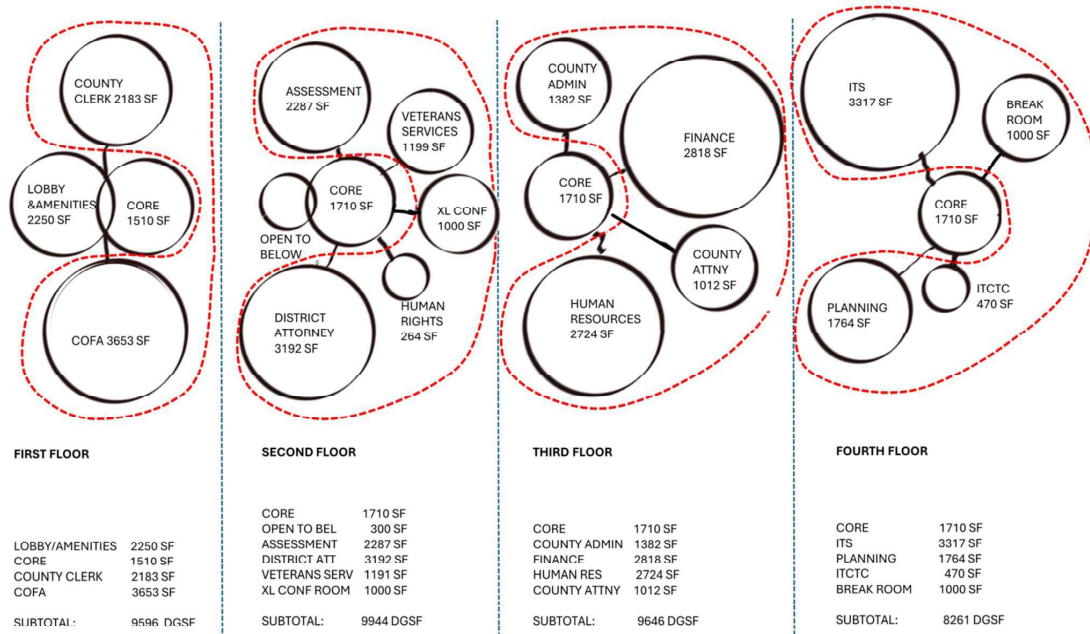


FISHER ASSOCIATES

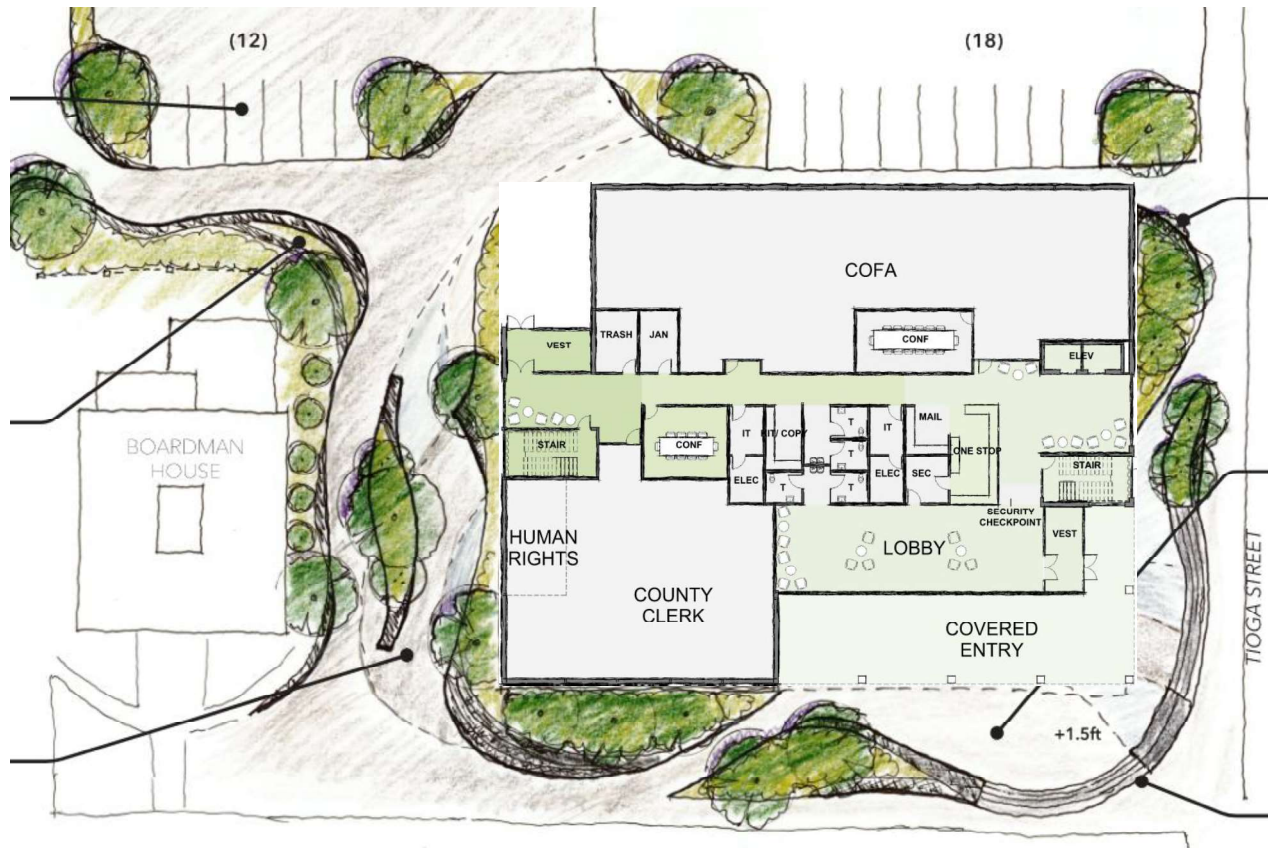
TOMPKINS COG | 07.28.2025



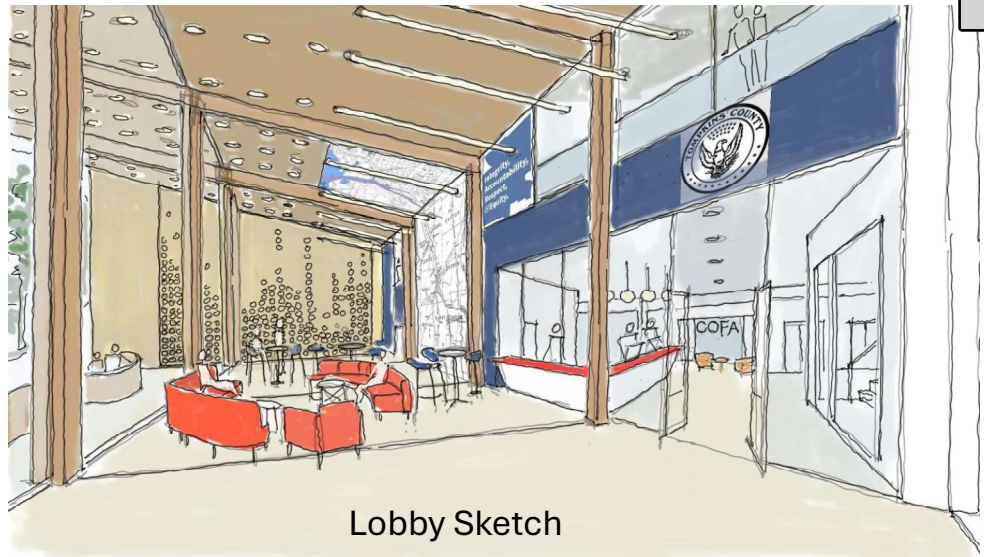
# NEW BUILDING



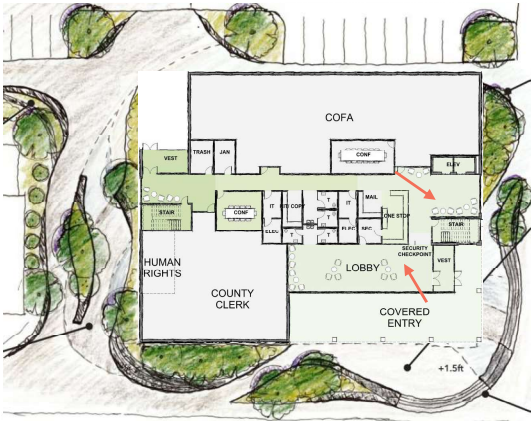
**CORE INCLUDES:**  
1 STAIR, ELEV, JC, TR, LOBBY, COPY/PRINT, KITCHEN/BREAK, LACT, SM CONF, MED CONF, ELEC ROOM  
2<sup>ND</sup> STAIR NOT INCLUDED



BUFFALO STREET

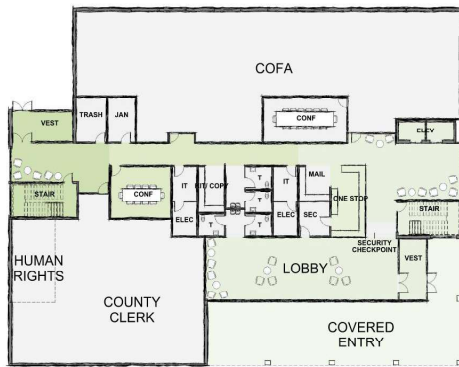


Lobby Sketch

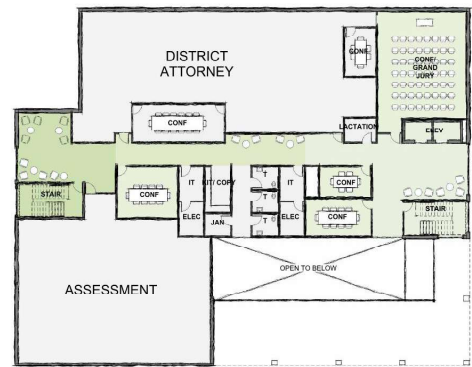


East Node Sketch

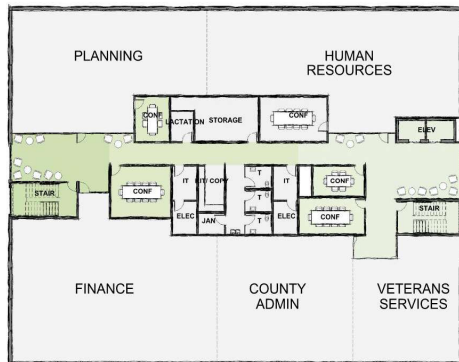
FLOOR PLANS



1ST -- FIRST FLOOR PLAN



2ND -- SECOND FLOOR PLAN

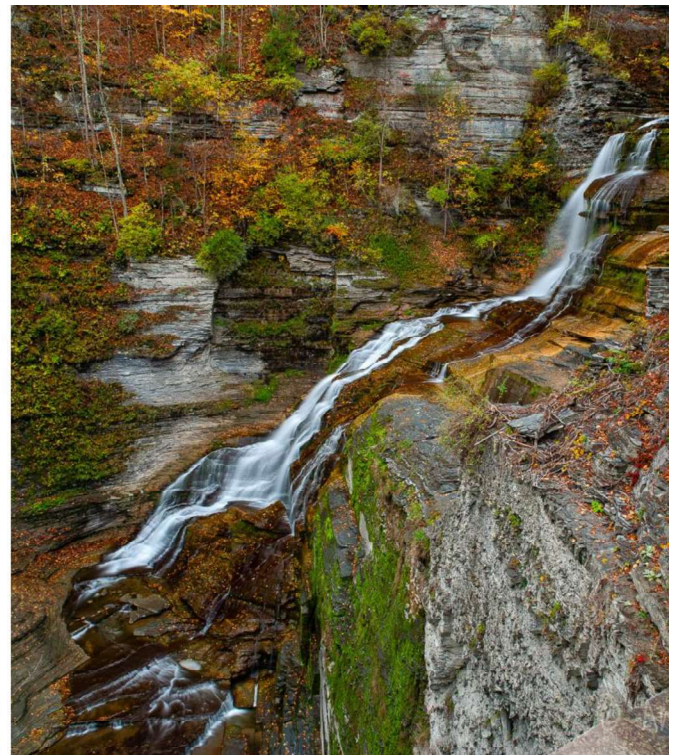
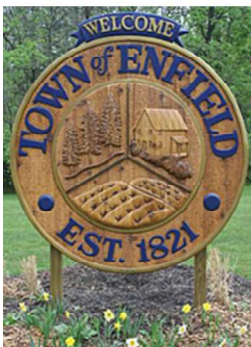
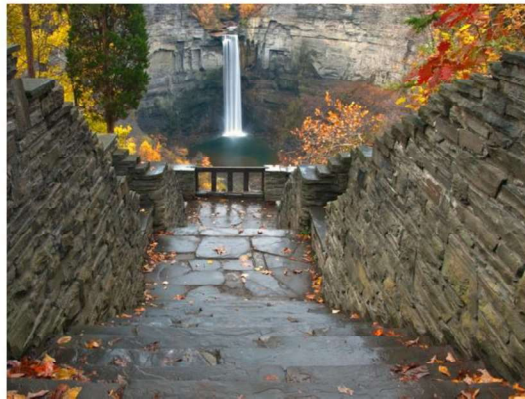


3RD -- THIRD FLOOR PLAN

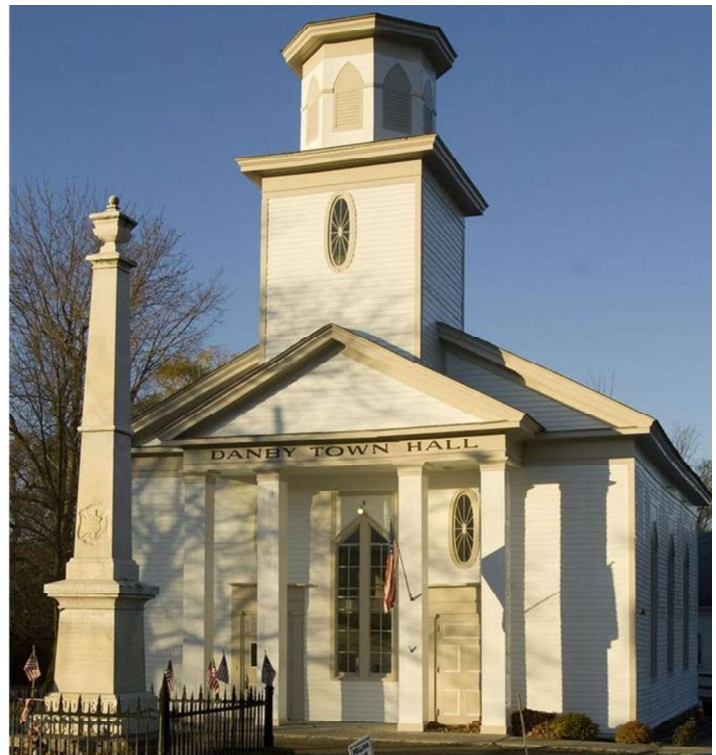
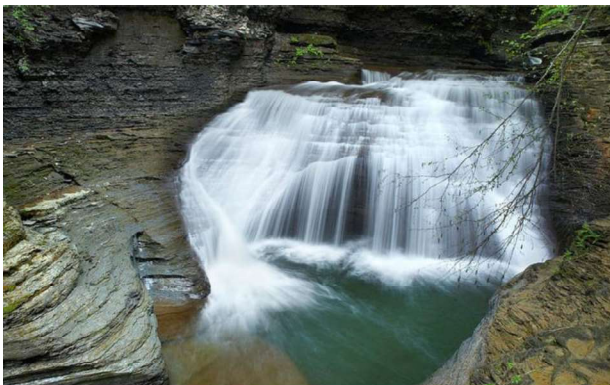


4TH -- FOURTH FLOOR PLAN

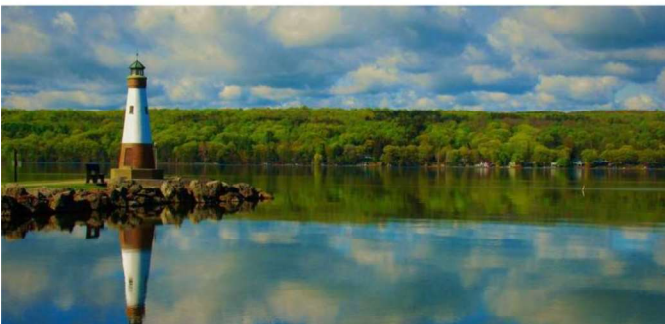
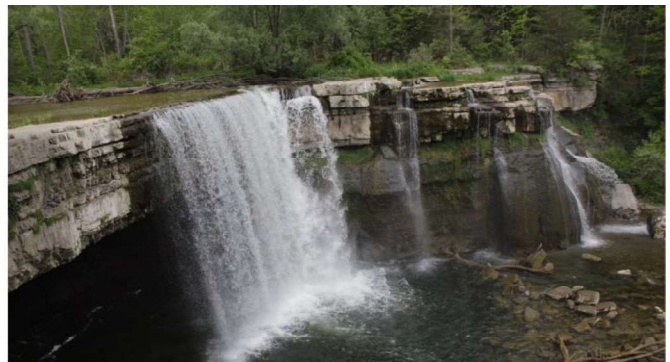
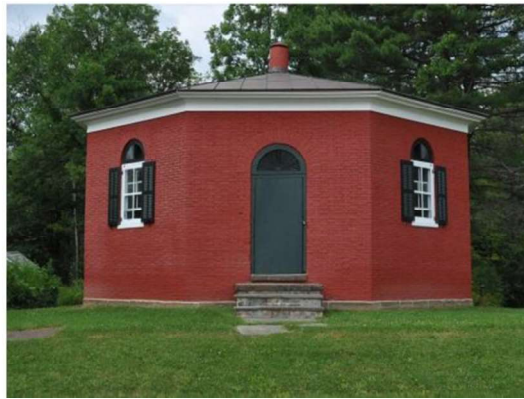
















## EXISTING CONTEXT

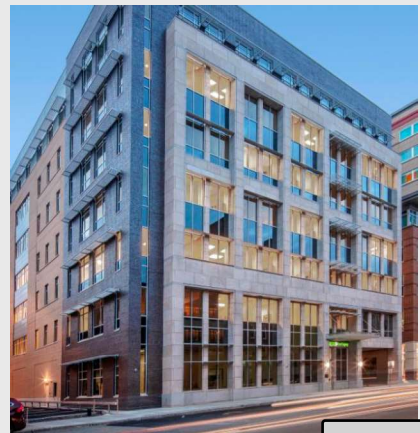




# TIMELESSNESS

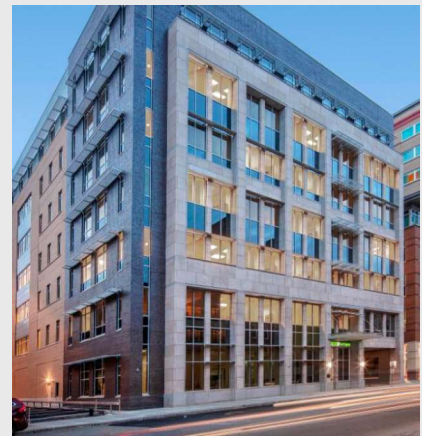
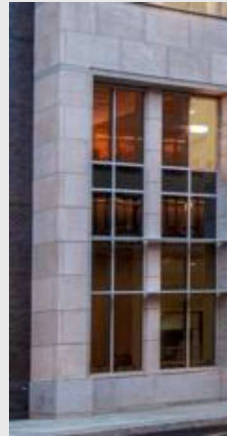
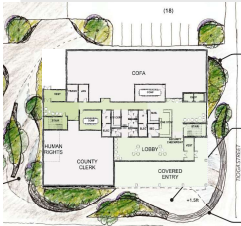


## Building Concept 1: Traditional/Stone/Contemporary Detailing





## Building Concept 1b: Traditional/Stone/Contemporary Detailing



## Building Concept 2: Contemporary Stone and Glass Expression

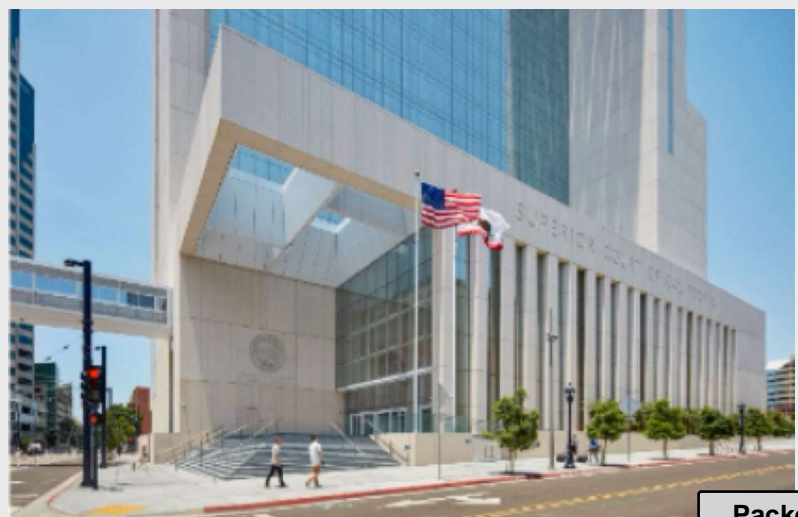




## Building Concept 2: Contemporary Stone and Glass Expression



## Building Concept 3: Monumental/Stone



## Questions and Discussion

If you haven't already, please take a moment to fill out the survey



What questions or comments do you have about the project that should be considered as we begin the design process?

## STAY INFORMED



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