

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

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

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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
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* * * * *

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

RESULT:	COMPLETED
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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.

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 Downtown Facilities Special Committee
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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.

RESULT:	RECOMMENDED [UNANIMOUS]
MOVED:	Michael Lane, Member
SECONDER:	Greg Mezey, Member
AYES:	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,

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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

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Adjournment

The meeting adjourned at 9:55 a.m.

**Downtown Facilities Special Committee**

121 East Court Street
Ithaca, NY 14850

Meeting: 08/05/25 09:00 AM

Department: Facilities Department

Category: Buildings and Facilities

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

Agenda

- 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)

COMMUNITY ENGAGEMENT ROADMAP

JUNE

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

JULY

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.

SEPT

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

What We Heard



What We Heard

1. Which of these County departments (slated for the project) do you interact with, and how do you engage with them? [More details](#)

● In-person ● On-line ● Both equally ● Rarely interact

Assessment



County Administration



County Attorney



County Clerk



County Office for the Aging



District Attorney



Finance



Office of Human Rights



Information Technology Services



Human Resources



Veterans Services



Ithaca-Tompkins County Transportation Council



Planning and Sustainability



Assigned Counsel



Workforce Development



Legislature Office



Board of Elections



(Location for BOE)

100% 0% 100%

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](#)

Residents and county
Project success
Ease of access
county residents
County services

county government
county employees
county residents
County staff

public
easy access
downtown

access to services service delivery
building county departments

needs
parking office space

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](#)

Barrier	Percentage
Travel Time	19
Parking	92
Difficulty locating the right building	85
Limited hours	37
Accessibility	18
Language access other than English	2
Other	37

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

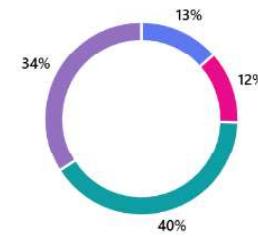
5. What is your preferred way to reach the new Center of Government Campus? Multiple selections are acceptable. [More details](#)

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



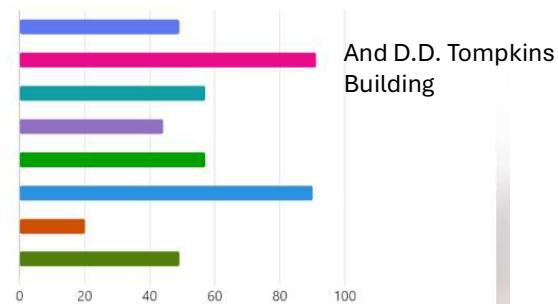
6. Which of these (if any) would make it more likely for you to consider transportation other than personal vehicle? If there are other things that we could do to promote more sustainable transportation, please let us know. [More details](#)

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



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



What We Heard

OTHER:

“Kiosk with upcoming events.”

“Public bathrooms.”

“Wifi, free parking for customers.”

“Bike lockers.”

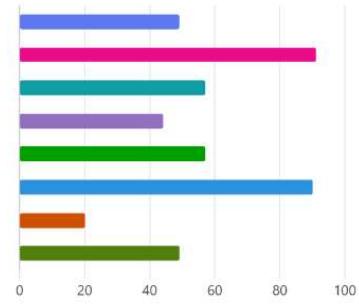
“An overhang or awning.”

“LEED certified building.”

What We Heard

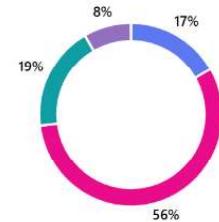
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- Café / vending machine 49
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- Lobby display celebrating the history of Tompkins County 57
- Quiet waiting areas 44
- Device-charging stations 57
- Public computers to fill out County forms, register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



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

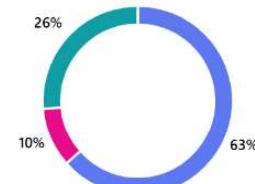
- Frequently 28
- Occasionally 94
- Rarely 31
- Never 14



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

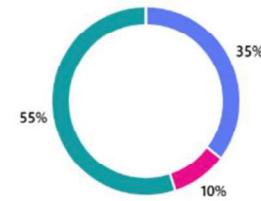


What We Heard

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

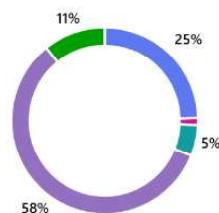


What We Heard

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

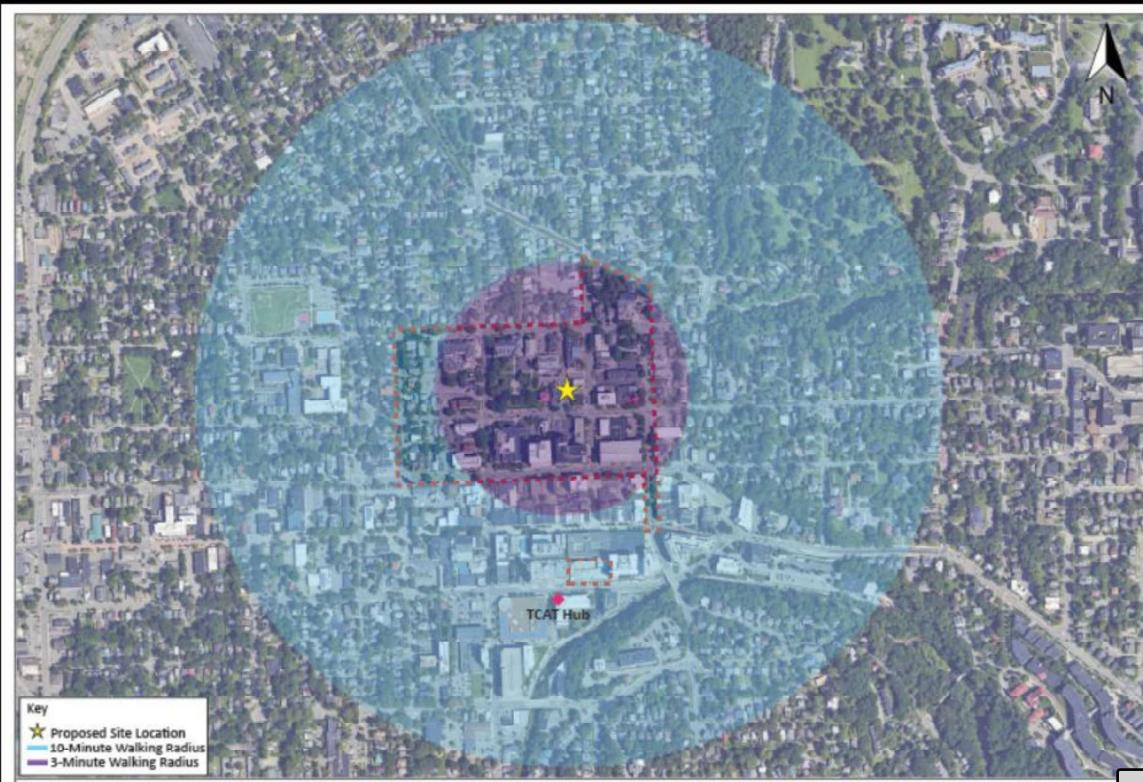
Parking Study Area

FISHER 
ASSOCIATES



3/10 Minute Walk Radius

FISHER 
ASSOCIATES



Parking Study Locations

FISHER 
ASSOCIATES



Existing On-Street Parking Supply

FISHER 
ASSOCIATES

- 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

FISHER 
ASSOCIATES

- 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

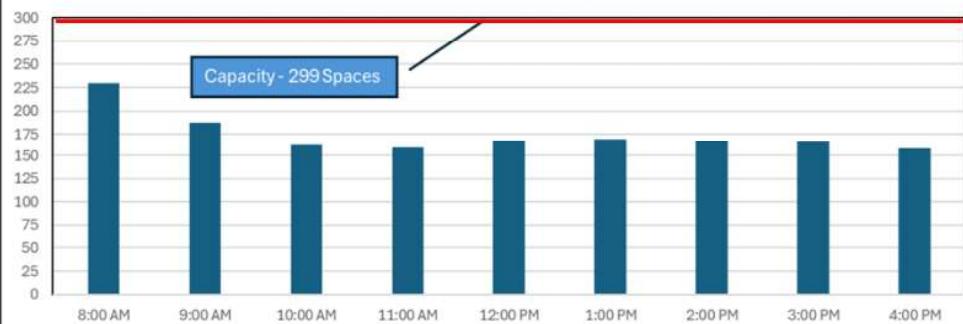
FISHER 
ASSOCIATES



On-Street Parking Availability



Publicly Available On-Street Parking Spaces > 30 mins.



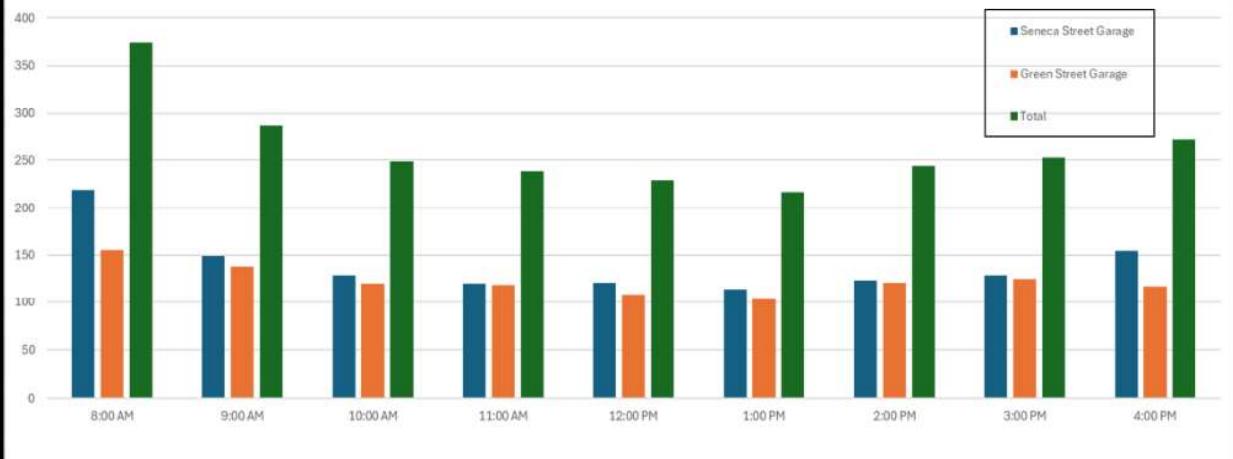
Publicly Available On-Street Parking Spaces



Off-Street Parking Availability



Publicly Available Off-Street Parking Spaces



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

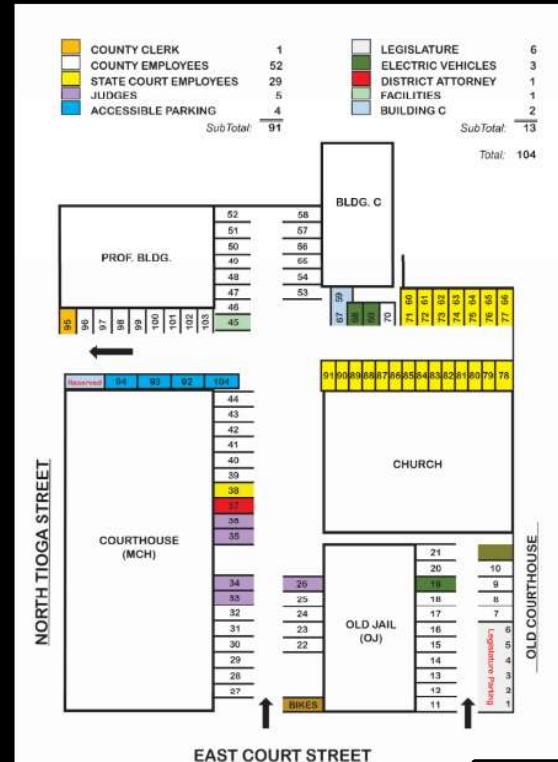
• Visitor Parking

- 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



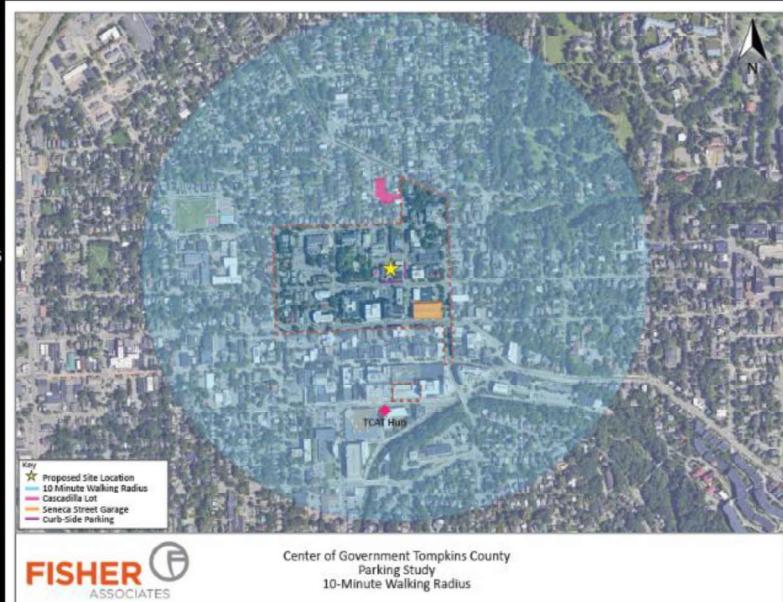
- **Proposed On-Site Parking**
 - Project will keep 39 spaces north of proposed site
 - New site will accommodate approx. 30 parking spaces for a total of 69 spaces on site
 - Of the 69 total spaces, 52 spaces dedicated to courthouse staff/legislators and 10 spaces dedicated to County EV fleet vehicles.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



Off-Site Parking Solutions



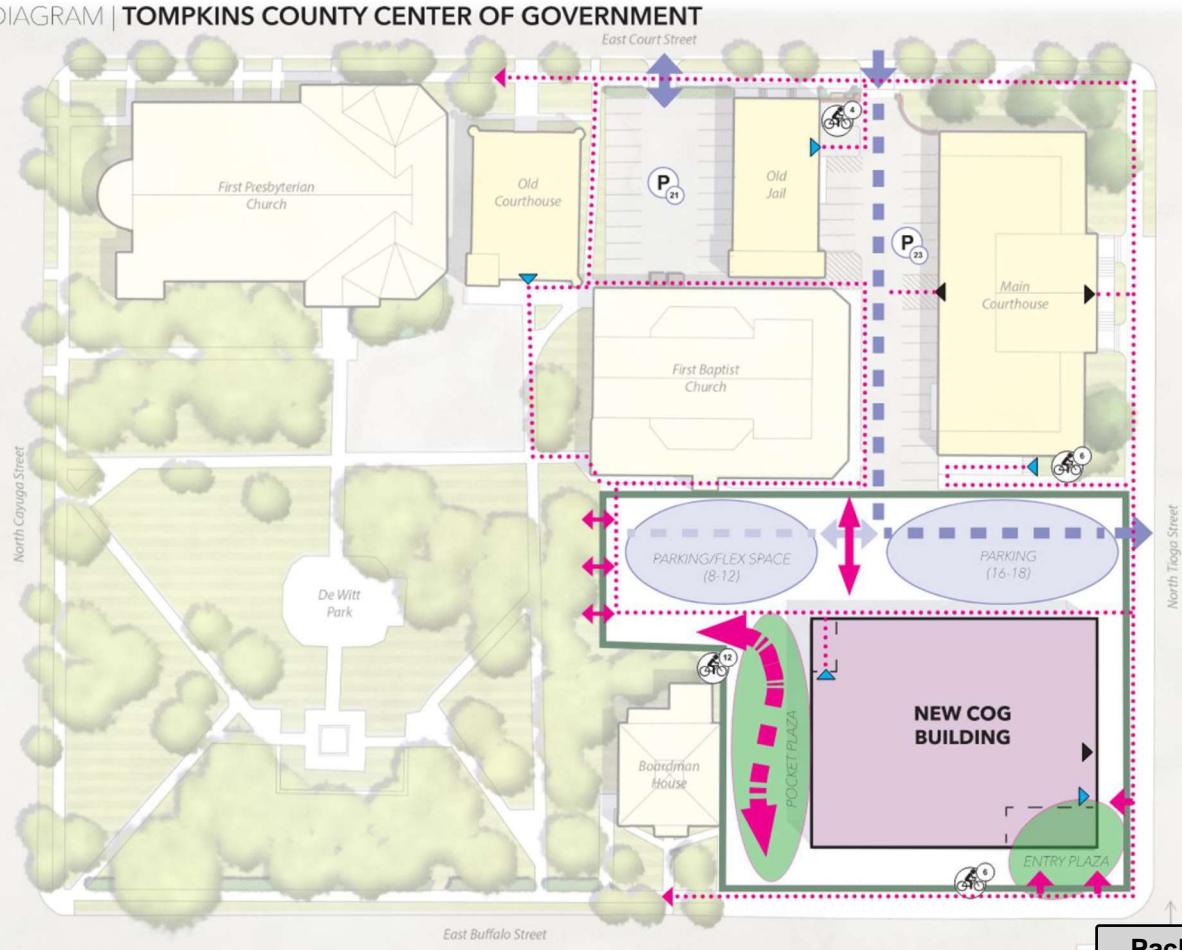
- **Proposed Off-Site Parking**
 - Cascadilla Lot – approximately 40 spaces available for County use
 - Curbside – Visitor Parking – space for up to 18 vehicles
 - Seneca and Green Street Garages
 - Free On-Street Parking
 - Approximately 800 spaces that allow 24-hour parking within 10 min. walk radius.



SITE PLAN



SITE DIAGRAM | TOMPKINS COUNTY CENTER OF GOVERNMENT



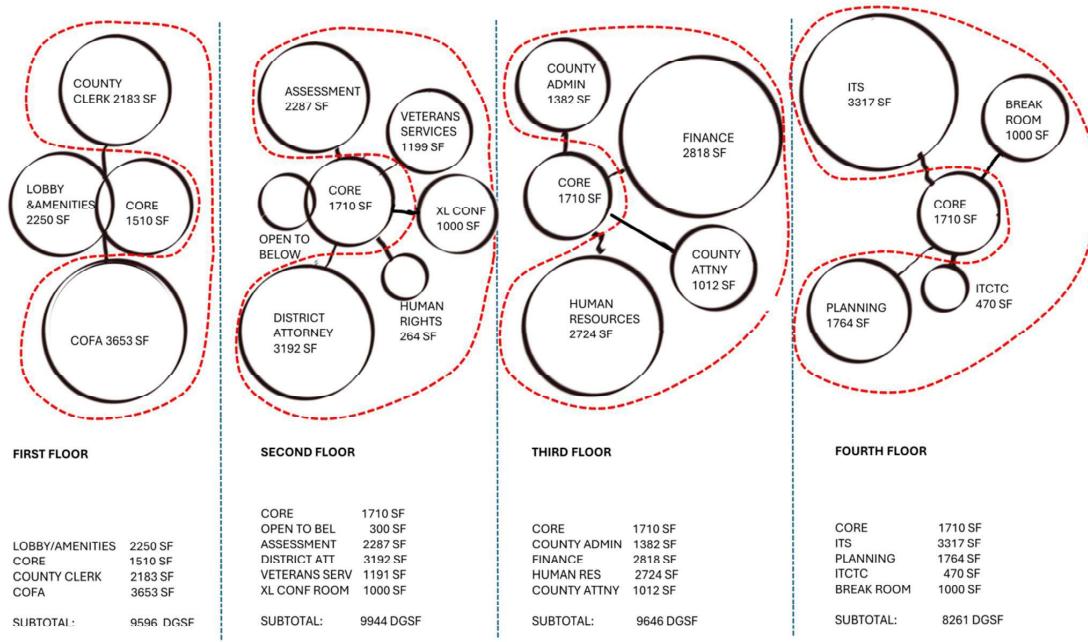
CONCEPT A



CONCEPT B

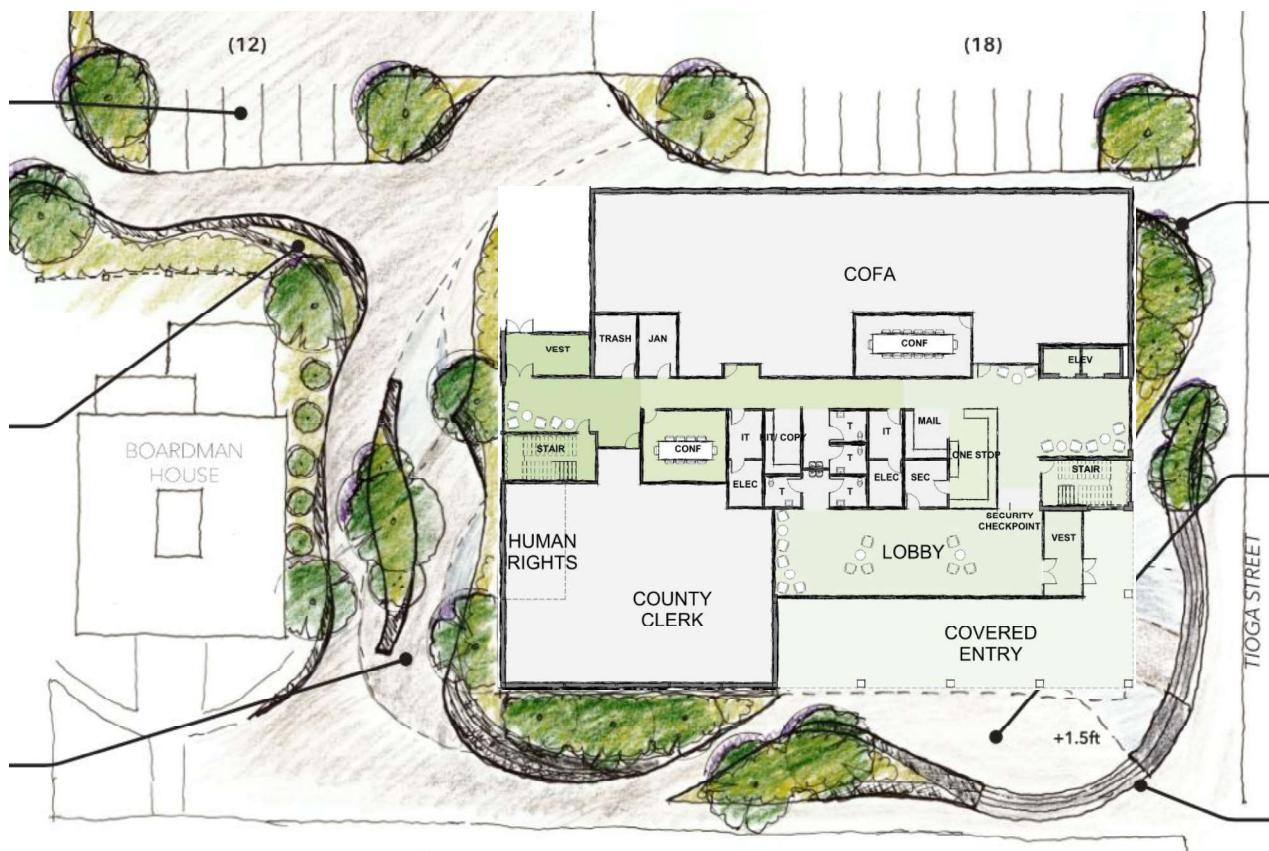


NEW BUILDING



CORE INCLUDES:

1 STAIR, ELEV, JC, TR, LOBBY, COPY/PRINT, KITCHEN/BREAK,LACT,SM CONF, MED CONF, ELEC ROOM
2ND STAIR NOT INCLUDED



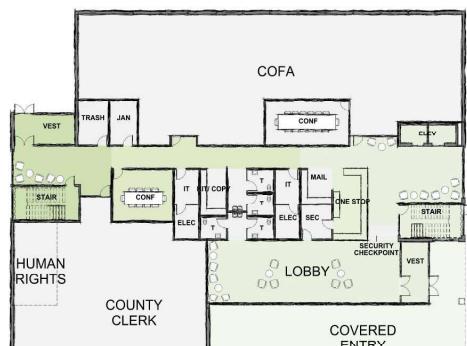


Lobby Sketch



East Node Sketch

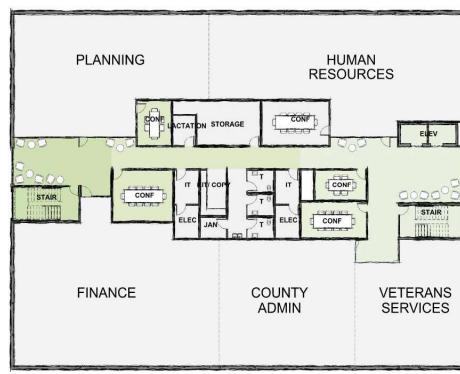
FLOOR PLANS



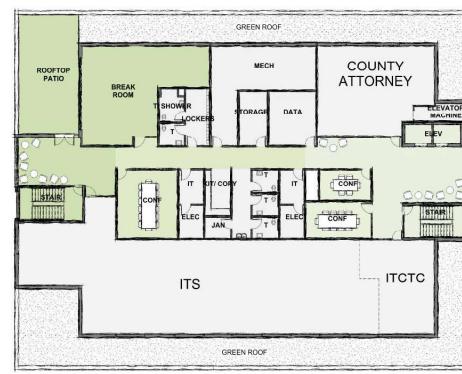
1ST -- FIRST FLOOR PLAN



2ND -- SECOND FLOOR PLAN

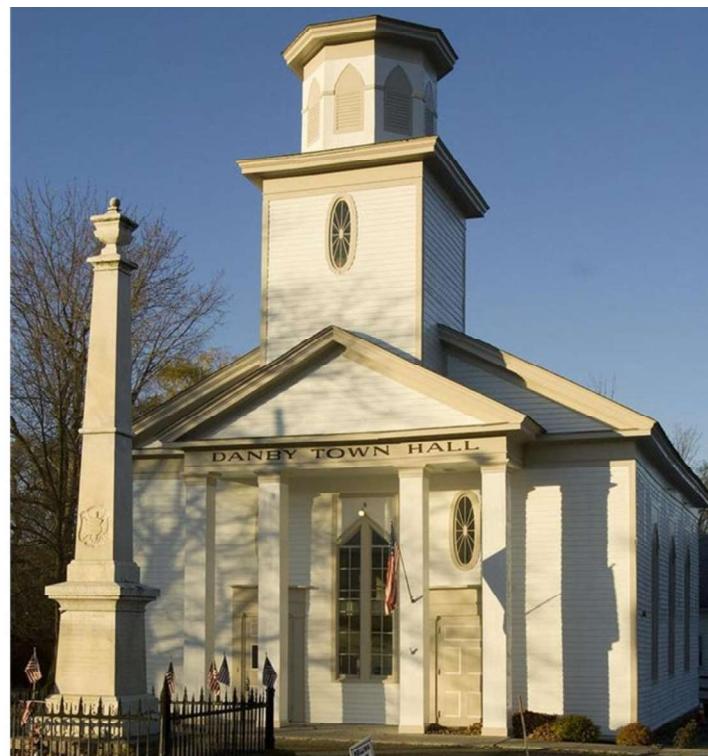
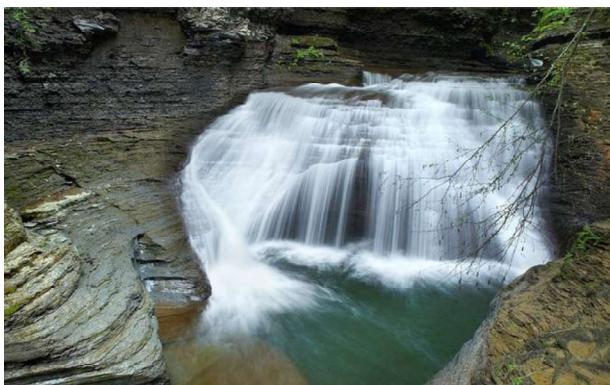


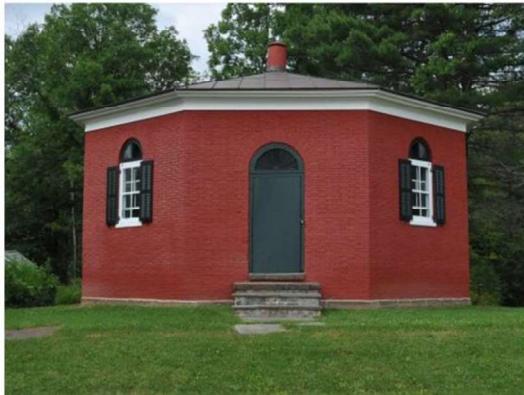
3RD -- THIRD FLOOR PLAN



4TH -- FOURTH FLOOR PLAN









EXISTING CONTEXT



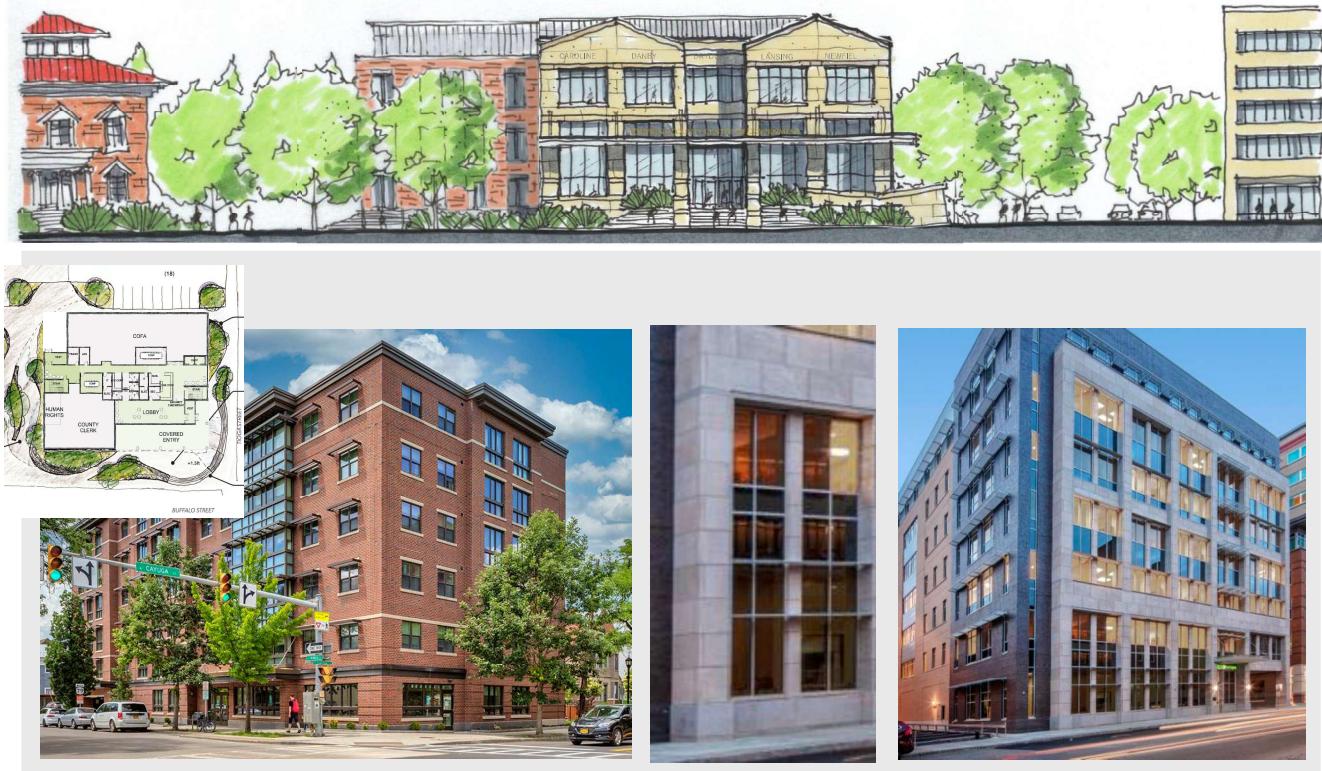
TIMELESSNESS



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





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



Go to the Project Website

tcgov.co/cog



Take the Survey Online

tcgov.co/cogsurvey



Sign up for Email Newsletter Updates

tcgov.co/newsletter