

**City of Ithaca
Downtown Development Authority
Regular Meeting Minutes
November 4, 2025**

The regular meeting of the City of Ithaca Downtown Authority was called to order at 10:30 a.m. by Vice Chair Kim Hodge.

Members Present: Marci Browne, Kevin Collison, Kim Hodge, Joe Padilla and Deb Vusich.

Members Absent: Janet Strong.

City Staff Present: City Manager, Jamey Conn and DDA Coordinator, Shelly Moffit.

Approval of Meeting Agenda

Motion by Browne, second by Collison to approve the meeting agenda as presented; motion carried.

Approval of Regular Meeting Minutes

Motion by Vusich, second by Padilla to approve the Regular DDA Meeting minutes from August 12, 2025; motion carried.

Public Comment: None

Unfinished Business

No unfinished business.

New Business

- **Financial Reports.** The Board reviewed the DDA check register from 8/7/25 – 11/5/25, balance sheets and revenue/expense reports for the period ending 9/30/25. After review, motion by Collison, second by Browne to approve the financial reports; motion carried.
- **Fall Lamppost Revenue Report.** There were a total of 25 business that sponsored lampposts this year. Downtown was decorated for fall with the help of students and high school staff. The total revenue for this year was \$1,200.00 with expenditures of \$568.95 for a profit of \$631.05.
- **Approval of 2026 DDA Meeting Dates.** After review, motion by Browne, seconded by Collison to approve the DDA Meeting Dates for 2026; motion carried.
- **Update on Businesses.** DDA Coordinator Moffit reported that she went on a walk-through of the new pharmacy located inside Ric's Food Center. Operations Manager Shawn Stressman is projecting an early January opening date. Beth Johnson will be returning as the pharmacist. The Rite Aid building is still for lease. Jo Baracy, owner of Sage and Barrel, will be closing her consignment boutique. She was hoping to move to the former Precious Memories space; however, Gemini Capital Management was asking \$1500 a month for rent plus utilities and was not a feasible option for her. The Gathering Hub is doing very well since their opening. They are now offering build your own salad bar and soup on Mondays in addition to Thursday's Hub Sub's. Padilla inquired about the new bookstore coming to downtown. It will be called "Novel Thoughts Books - Vintage Wares" and are planning to open in the

summer of 2026. They are in the process of renovations and will be living in the upstairs while operating the bookstore downstairs.

Staff Updates

DDA Coordinator Moffit reported that it was another successful year for the US-27 Motor Tour with a total of 274 vehicles and a lot of participation from the businesses. The Ribbon Cutting for The Gathering Hub was well attended. The Downtown Lamppost decorating was a huge success this year with 25 sponsors. Graphics have been approved and are in production for the new DDA Billboard. The Farmers Market wrapped up a great season with an average of 7-8 vendors each week. The Ithaca Pharmacy projects an opening day of January 1, 2026. Christmas decorations for downtown have been ordered and will be installed November 9th. The Good Morning Gratiot Breakfast Awards is scheduled for January 29, 2026 from 7:30am to 9:00am.

City Manager Jamey Conn reported that Frontier is installing fiber-optic lines within the city and will also be installing some small cell wireless to help with cell phone service in the area. The Pine River Street project is now complete except for some rehabilitation and will now move forward with options for Union Street.

Roundtable Discussion

Browne shared that Cody Nevins is now the new owner of America's Choice Realty. She also reported that loans are still being processed even with the government shutdown. Vusich asked if the city has checked other vendors besides Rent Rite for porta-john services. Moffit said that they have, however, because we rent several throughout the year their discount price is cheaper than others. Vusich also suggested that businesses could double up on lamppost for the fall decorating so that more businesses could participate. Padilla's business Creative Moments and Lace and Grace are hosting a adopt-a-family with suggestions for families in need through the school for Thanksgiving and Christmas.

Public Comments

No public comment was offered.

Adjournment

Being no further business to come before the Board motion by Padilla, second by Vusich to adjourn the meeting at 11:05 a.m.; motion carried.

The next Regular DDA Meeting will be scheduled for March 10, 2026 at 10:30 a.m.

Marci Browne, Secretary/Treasurer

Shelly Moffit, Recording Secretary