

Conducted remotely via online platform Zoom, pursuant to Governor's Executive Order 202.1. A live-stream of the meeting will be accessible at: https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Because of a slight delay in launching the live-stream, the video may begin a few minutes *before* the meeting is formally convened.

AGENDA

IURA Neighborhood Investment Committee (NIC)

8:30 am, Friday, October 9, 2020

Virtual Meeting

<https://us02web.zoom.us/j/88688507240?pwd=ckdTahVabncyMk1yeUg3UklOemE3QT09>

- I. **Call to Order**
- II. **Changes/Additions to Agenda**
- III. **Public Comment**
- IV. **Review of Minutes – September 2020**
- V. **New Business**
 - A. **Discussion:**
 1. **Small Business Resiliency Fund**, Tom Knipe, Deputy Director of Economic Development, City of Ithaca and (TBC) Nels Bohn, Director of Community Development, IURA
 2. **Short Term Rentals and their Impact on Ithaca's Housing Market**, Tom Knipe, Deputy Director of Economic Development, City of Ithaca
 3. **Third Round CARES Act CDBG-CV Award**
- VI. **Other Business**
 - A. IURA Grant Summary
 - B. Staff Report
- VII. **Motion to Adjourn**

PUBLIC COMMENTS: Written public comments may be submitted until 4:00 p.m., the day before the meeting to: amendizabal@cityofithaca.org.



If you have a disability and require accommodation in order to fully participate, please contact the CITY OF ITHACA CLERK'S OFFICE at 274-6570 at least 72 business hours prior to the meeting.



108 E. Green St.
Ithaca, NY 14850
(607) 274-6565

ITHACA URBAN RENEWAL AGENCY (IURA)
NEIGHBORHOOD INVESTMENT COMMITTEE (NIC)
DRAFT MINUTES

8:30 A.M., Friday, September 11, 2020
VIRTUAL MEETING

In attendance: Karl Graham (Chair); Fernando de Aragón (Vice Chair); Tracy Farrell;
Teresa Halpert
Absent: Paulette Manos
Staff: Nels Bohn, Anisa Mendizabal
Guests: John Mazzello, Director of Tompkins/Cortland 2-1-1, Humans Services
Coalition of Tompkins County

Call to Order

Graham called the meeting to order at 8:34 a.m.

Changes to the Agenda

Mendizabal reported that Bohn might join the meeting earlier than indicated originally.

Public Comment

None.

Review of August 2020 Minutes

Farrell noted a change to the August Draft Minutes: she left at that meeting at 9.45 a.m. Halpert moved; Farrell seconded with the change indicated. **Approved 5-0.**

New Business

- A. **Discussion: Review of Efforts related to Inclusionary Zoning and Similar Policies**, Nels Bohn, IURA Community Development Director

Bohn began by defining Inclusionary Zoning (IZ) as a policy mandating a percentage of housing within new developments which must be offered at a

lower-than market rate rents and oftentimes establishes the maximum rent that tenants in the “set aside” units can be earn. This can be seen as a way to create affordable housing through an internal subsidy within a project whereby the market-rates units subsidize the affordable ones. IZ is a way to include affordable housing into market-rate developments and sometimes has a secondary goal of integrating a diverse array of household income levels into a neighborhood or into a single project.

Bohn reviewed former IURA Community Development Planner Lynn Truame’s efforts to design a voluntary, incentive-based Inclusionary Zoning (IZ) Ordinance, as well as a mandatory IZ ordinance.

For the incentive-based proposal, increased density (or building height), as well as parking waivers, were among incentives discussed. An in-lieu model also existed: housing off-site at another property owned by the developer; renovation was discussed as an in lieu option, as well as a financial payment.

The mandatory (non-voluntary) IZ proposal never reached Committee. He described concerns policy makers in Ithaca have had with IZ (for example that it would lead to sprawl development; developments would be displaced from the City to nearby jurisdictions without such ordinances). A second concern was that middle-income units would not be built as a possible consequence. A third concern had to do with quantity of housing of all kinds. There was a concern that an IZ ordinance would have an unintended consequence of slowing development overall, resulting in fewer housing units being built. There were concerns that the City didn’t have a lot of “incentives” to offer for a variety of reasons.

Limiting the discretion of the Planning Board and allowable minor deviations from guidelines in order to avoid going to the Board of Zoning Appeal were voiced by developers of two incentive areas that might induce them to include more affordable units in their market-rate housing plans. However, these ideas were not appealing to the Planning Board.

View Bohn’s discussion in its entirety beginning at minute 5.0 and continuing through minute 47.19 at the link below.

<https://www.youtube.com/watch?v=RfYIXWOG4Bc>

B. Presentation: 2-1-1 in the Time of COVID, John Mazzelo, Director, Tompkins/Cortland 2-1-1, Human Services Coalition of Tompkins County

2-1-1 of Tompkins/Cortland Counties provides information and referrals by call, text, and walk-in (currently paused due to the pandemic). It maintains a vast database of service agencies-- local, state, and federal to assist callers. When the pandemic began, 2-1-1 was mobilized to assist the County in disseminating information. 2-1-1 acted as the official phone bank for

families in Ithaca City School District who had a pandemic-related need for food. In 2020, the volume is up 41% over previous years (due to pandemic-related calls). By early August of 2020, 2-1-1 exceeded its full-year call count for each of the past three years.

In the past year, there has been an increase in the number of callers from within the City has increased over previous years (a 12% increase, or 700 contacts). A learning that we may be able to take from it is that the level of need might have been higher inside the City than outside of the City, since out-of-City calls have stayed at about the same levels throughout.

Graham asked when Cortland County was added to the service area. Mazzello responded that Cortland was added around 2007.

Mazzello showed the Committee how calls (and therefore, needs) have been changing over the past year, and during the pandemic. During the past four weeks, “Basic Needs” contacts are 77% higher than in previous years. Contacts for “Utilities” increased by 50% and “Housing” by 64%. Questions about election and voting are now trending upward.

View John Mazzello’s complete presentation, which begins at about minute 49.0 at the link below.

<https://www.youtube.com/watch?v=RfYIXWOG4Bc>

Farrell left the meeting.

VI. Other Business

A. IURA Grant Summary

Mendizabal reported that CDBG-CV projects will start showing up on the grant summary next month.

B. Staff Report

Mendizabal stated HUD Contracts Monitor Charles Pyott and herself have been working on back-office tasks related to the Action Plan and CDBG-CV projects (commitment letters, contracts, interfacing with HUD and reviewing HUD’s COVID-specific guidance, etc.)

The team of Ithaca stakeholders involved in the Enterprise Anti-Displacement Learning Network is working on its proposal which is due Oct. 2. This project and the resulting proposal are aimed at helping to meet the City’s anti-displacement goals.

VI. Adjournment

Graham motioned to adjourn; Halper seconded. **Approved 3-0.** Meeting adjourned at 10:02 a.m.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

September 11, 2020

The Honorable Svante Myrick
Mayor of Ithaca
108 E Green Street
City Hall 4th Floor
Ithaca, NY 14850-5614

Dear Mayor Myrick:

I am pleased to inform you of a special allocation to your jurisdiction of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020, to respond to the growing effects of this historic public health crisis.

The CARES Act made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds. Of this amount, the Department immediately allocated \$2 billion on March 27, 2020, the same day President Trump signed the Act, based on the fiscal year 2020 CDBG formula; this constituted the first round of CDBG-CV funds. Next, \$1 billion was required by the Act to be allocated to States and insular areas within 45 days of enactment of the Act; HUD accomplished this on May 11, 2020, and this constituted the second round of CDBG-CV funds. Finally, the remaining \$2 billion in CDBG-CV funds was required by the Act to be allocated to states and local governments at the discretion of the Secretary on a rolling basis; HUD accomplished this on September 11, 2020, and this constituted the third round of CDBG-CV funds. Additionally, up to \$10 million will be set aside for technical assistance.

Accordingly, this letter informs you that your jurisdiction's allocation for the third round is \$367,837. Your cumulative amount for all allocation rounds is \$769,461.

The CARES Act adds additional flexibility for both the CDBG-CV grant and, in some cases, for the annual FY2019 and FY2020 CDBG grants in these unprecedented times. The public comment period is reduced to not less than 5 days, grantees may use virtual public hearings when necessary for public health reasons, the public services cap is suspended during the emergency, and States and local governments may reimburse costs of eligible activities incurred for pandemic response regardless of the date.

In addition, the CARES Act authorizes the HUD Secretary to grant waivers and alternative requirements of statutes and regulations the HUD Secretary administers in connection with the use of CDBG-CV funds and fiscal year 2019 and 2020 CDBG funds (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment). Waivers and alternative

requirements can be granted when necessary to expedite and facilitate the use of funds to prevent, prepare for, and respond to coronavirus.

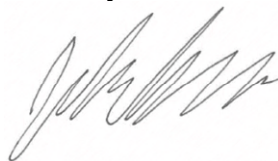
The CDBG CARES Act Federal Register Notice (FR-6218-N-01) was released on August 10, 2020. The notice describes the allocations and grant procedures applicable to the CDBG-CV grants. It also describes the program flexibilities, waivers, and alternative requirements that apply to the CDBG-CV grants as well as the fiscal year 2019 and 2020 CDBG grants. As further such flexibilities become available, they will be posted on HUD's website and distributed to grantees. The Department will also support grantees with technical assistance.

As you develop your plan for the use of these grant funds, we encourage you to consider approaches that prioritize the unique needs of low- and moderate-income persons and the development of partnerships between all levels of government and the private for-profit and non-profit sectors. You should coordinate with state and local health authorities before undertaking any activity to support state or local pandemic response. CDBG-CV grants will be subject to oversight, reporting, and the requirement that each grantee have adequate procedures to prevent the duplication of benefits (DOB). HUD will provide guidance and technical assistance on DOB, the prevention of fraud, waste, and abuse, and on documenting the impact of this program for beneficiaries.

Reminder, all CPD Grantees must ensure they maintain active Dun and Bradstreet Numbering System (DUNS) numbers in the System for Award Management (SAM) system. Entities must have an active and unexpired DUNS before execution of grant agreements to avoid delays in the obligation of funds- which will delay your ability to drawdown funds in the Integrated Disbursement & Information System (IDIS). Grantees are required to maintain an active SAMs registration by re-activating their DUNS number annually in the SAM system for the entire drawdown period of their grants. DUNS numbers can be registered and renewed each year at the following website: <https://www.sam.gov/SAM/>.

The Office of Community Planning and Development (CPD) is looking forward to working with you to successfully meet the urgent and complex challenges faced by our communities. If you or any member of your staff has questions, please contact your local CPD Field Office Director or CPDQuestionsAnswered@hud.gov.

Sincerely,



John Gibbs
Acting Assistant Secretary
for Community Planning and Development
U.S. Department of Housing and Urban Development

IURA Grants Summary
August 2020

| # | ON SCHEDULE | HUD ENTITLEMENT ACTIVITIES | SPONSOR | BUDGET | PROGRAM | TRANSFERS | TRANSFERS | TOTAL | Entitlement Funds | | PI | TOTAL | % SPENT |
|--------------------------------|-------------|--------------------------------------------------------|-----------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------|
| | | | | | INCOME | IN | OUT | BUDGET | EXPENDED | UNEXPENDED | UNEXPENDED | UNEXPENDED | |
| 2017 HOME Activities | | | | | | | | | | | | | |
| 2767 | canceled | 3.0 402 South Cayuga Street ¹⁷ | Habitat for Humanity | 80,000.00 | 0.00 | 0.00 | 80,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100% |
| 2768 | complete | 4.0 Housing Scholarship Program ¹¹ | The Learning Web | 63,980.10 | 0.00 | 1,611.90 | 0.00 | 65,592.00 | 65,592.00 | 0.00 | 0.00 | 0.00 | 100% |
| 2769 | complete | 5.0 Security Deposit Assistance | Catholic Charities | 42,750.00 | 19,950.70 | 0.00 | 0.00 | 62,700.70 | 62,700.70 | 0.00 | 0.00 | 0.00 | 100% |
| 2770 | complete | 21.0 828 Hector Street (CHDO) ²³ | INHS | 41,378.00 | 4,309.08 | 0.00 | 4,309.08 | 41,378.00 | 41,378.00 | 0.00 | 0.00 | 0.00 | 100% |
| 2771 | complete | 20.0 HOME Admin | IURA | 27,565.10 | 0.00 | 0.00 | 0.00 | 27,565.10 | 27,565.10 | 0.00 | 0.00 | 0.00 | 100% |
| 2807 | complete | Unallocated 2017 HOME ^{12, 17, 23, 24} | N/A | 19,977.80 | 0.00 | 84,309.08 | 104,286.88 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | N/A |
| | complete | Home Admin (PI) ²² | N/A | 0.00 | 2,448.76 | 0.00 | 0.00 | 2,448.76 | 2,448.76 | 0.00 | 0.00 | 0.00 | 100% |
| 2810 | ok | Recaptured Funds (HP) ¹⁵ | N/A | 0.00 | 0.00 | 5,000.00 | 1,191.86 | 3,808.14 | 0.00 | 3,808.14 | 0.00 | 3,808.14 | N/A |
| 2809 | ok | Unanticipated Program Income (PI) ⁸ | N/A | 0.00 | 0.00 | 21,545.00 | 0.00 | 21,545.00 | 0.00 | 21,545.00 | 0.00 | 21,545.00 | N/A |
| Total | | | | 275,651.00 | 26,708.54 | 112,465.98 | 189,787.82 | 225,037.70 | 199,684.56 | 25,353.14 | 0.00 | 25,353.14 | 89% |
| 2018 CDBG Activities | | | | | | | | | | | | | |
| 6002 | ok | 1.0 Neighbor to Neighbor Home Rehab | Love Knows No Bounds | 40,000.00 | 0.00 | 0.00 | 0.00 | 40,000.00 | 10,247.00 | 29,753.00 | 0.00 | 29,753.00 | 26% |
| 6003 | complete | 2.0 Chartwell House | Tompkins Community Action | 75,000.00 | 125,000.00 | 0.00 | 125,000.00 | 75,000.00 | 75,000.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6004 | complete | 8.0 Ramp Loan Program | FLIC | 22,740.00 | 2,260.00 | 0.00 | 0.00 | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6005 | complete | 9.0 Mini Repair | INHS | 32,500.00 | 0.00 | 0.00 | 0.00 | 32,500.00 | 32,500.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6006 | complete | 11.0 Hospitality Employment Training Program | GIAC | 110,000.00 | 0.00 | 0.00 | 0.00 | 110,000.00 | 110,000.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6007 | complete | 13.0 Volunteer Worker & Job Skill Training | Finger Lakes ReUse, Inc. | 40,300.00 | 31,500.00 | 0.00 | 0.00 | 71,800.00 | 71,800.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6008 | complete | 14.0 Work Preserve Job Training | Historic Ithaca | 66,760.00 | 740.00 | 0.00 | 2,607.89 | 67,500.00 | 67,500.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6009 | ok | 16.0 Targeted Urban Bus Stop Upgrades | TCAT | 13,500.00 | 0.00 | 0.00 | 0.00 | 13,500.00 | 6,794.50 | 6,705.50 | 0.00 | 6,705.50 | 50% |
| 6010 | complete | 19.0 Immigrant Services | Catholic Charities | 30,000.00 | 0.00 | 0.00 | 0.00 | 30,000.00 | 30,000.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6011 | complete | 20.0 Work Preserve Job Readiness | Historic Ithaca | 20,000.00 | 0.00 | 0.00 | 0.00 | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6012 | complete | 21.0 2-1-1 Info and Referral | Human Services Coalition | 20,000.00 | 0.00 | 0.00 | 0.00 | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6013 | complete | 22.0 Housing For School Success Year #3 | Ithaca City School District (ICSD) | 27,005.00 | 0.00 | 0.00 | 0.00 | 27,005.00 | 27,005.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6014 | complete | 23.0 CDBG Admin | IURA | 137,214.00 | 0.00 | 0.00 | 0.00 | 137,214.00 | 137,214.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6015 | complete | 25.0 Economic Development Loan Fund | IURA | 26,052.00 | 0.00 | 125,000.00 | 0.00 | 151,052.00 | 151,052.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6016 | complete | 17.0 Final Phase: Heating & Roofing ²⁵ | DICC | 0.00 | 0.00 | 29,300.00 | 0.00 | 29,300.00 | 29,300.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6017 | ok | 18.0 Domestic Violence Center Renovation ²⁵ | Advocacy Center | 0.00 | 500.00 | 9,460.72 | 0.00 | 9,960.72 | 8,359.00 | 1,601.72 | 0.00 | 1,601.72 | 84% |
| | ok | Unallocated 2018 CDBG | N/A | 25,000.00 | 0.00 | 2,607.89 | 25,000.00 | 2,607.89 | 0.00 | 2,607.89 | 0.00 | 2,607.89 | N/A |
| Total | | | | 686,071.00 | 160,000.00 | 166,368.61 | 152,607.89 | 862,439.61 | 821,771.50 | 40,668.11 | 0.00 | 40,668.11 | 95% |
| 2018 HOME Activities | | | | | | | | | | | | | |
| 8002 | ok | 3.0 402 South Cayuga Street | INHS | 150,000.00 | 0.00 | 0.00 | 0.00 | 150,000.00 | 140,000.00 | 10,000.00 | 0.00 | 10,000.00 | 93% |
| 8003 | complete | 4.0 Housing Scholarship Program ² | The Learning Web | 65,592.00 | 8,886.25 | 0.00 | 8,886.25 | 65,592.00 | 65,592.00 | 0.00 | 0.00 | 0.00 | 100% |
| 8004 | complete | 5.0 Security Deposit Assistance ^{24, 2} | Catholic Charities | 18,250.00 | 6,255.00 | 29,995.00 | 6,250.00 | 48,250.00 | 48,250.00 | 0.00 | 0.00 | 0.00 | 100% |
| 8004a | complete | 6.0 Security Deposit Inspections ²⁴ | TCA | 1,058.00 | 0.00 | 1,442.00 | 0.00 | 2,500.00 | 2,500.00 | 0.00 | 0.00 | 0.00 | 100% |
| 8005 | ok | 7.0 INHS Scattered Site 2 (CHDO) ²⁴ | IURA | 0.00 | 0.00 | 100,000.00 | 0.00 | 100,000.00 | 95,622.00 | 4,378.00 | 0.00 | 4,378.00 | 96% |
| 8006 | complete | 10.0 Additional Reserve (CHDO) 24, 26 | TBD | 97,022.70 | 0.00 | 2,351.78 | 99,374.48 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | N/A |
| 8007 | complete | Home Admin | IURA | 36,880.30 | 0.00 | 0.00 | 0.00 | 36,880.30 | 36,880.30 | 0.00 | 0.00 | 0.00 | 100% |
| | ok | 2018 HOME Unallocated ² | N/A | 0.00 | 0.00 | 15,891.14 | 0.00 | 15,891.14 | 0.00 | 15,891.14 | 0.00 | 15,891.14 | N/A |
| Total | | | | 368,803.00 | 15,141.25 | 149,679.92 | 114,510.73 | 419,113.44 | 388,844.30 | 30,269.14 | 0.00 | 30,269.14 | 93% |
| 2019 CDBG Activities | | | | | | | | | | | | | |
| 6022 | ok | 1.0 Homeowner Rehab | INHS | 67,594.32 | 0.00 | 0.00 | 0.00 | 67,594.32 | 0.00 | 67,594.32 | 0.00 | 67,594.32 | 0% |
| 6023 | ok | 2.0 Small Repair Program | INHS | 21,110.00 | 0.00 | 11,390.00 | 0.00 | 32,500.00 | 9,917.72 | 22,582.28 | 0.00 | 22,582.28 | 31% |
| 6024 | ok | 6.0 Finger Lakes ReUse Job Skills Training | Finger Lakes ReUse, Inc. | 95,529.00 | 0.00 | 0.00 | 0.00 | 95,529.00 | 40,761.88 | 54,767.12 | 0.00 | 54,767.12 | 43% |
| 6025 | ok | 7.0 Work Preserve Job Training | Historic Ithaca | 67,500.00 | 0.00 | 0.00 | 0.00 | 67,500.00 | 14,640.01 | 52,859.99 | 0.00 | 52,859.99 | 22% |
| 6026 | ok | 8.0 Hospitality Employment Training Program | GIAC | 110,725.28 | 0.00 | 0.00 | 0.00 | 110,725.28 | 0.00 | 110,725.28 | 0.00 | 110,725.28 | 0% |
| 6027 | complete | 9.0 Ithaca ReUse Center Acquisition | Finger Lakes ReUse, Inc. | 100,000.00 | 0.00 | 0.00 | 0.00 | 100,000.00 | 100,000.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6028 | complete | 10.0 Economic Development Loan Fund | IURA | 0.00 | 107,000.00 | 396.99 | 0.00 | 107,396.99 | 107,396.99 | 0.00 | 0.00 | 0.00 | 100% |
| 6029 | ok | 11.0 Black Girl Alchemists Public Art Mosaic | CAP | 7,500.00 | 0.00 | 0.00 | 0.00 | 7,500.00 | 1,066.46 | 6,433.54 | 0.00 | 6,433.54 | 14% |
| 6030 | complete | 12.0 Housing For School Success | Beverly J. Martin Elem | 15,700.00 | 0.00 | 0.00 | 0.00 | 15,700.00 | 15,700.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6031 | complete | 13.0 2-1-1 | Human Services Coalition | 0.00 | 0.00 | 15,000.00 | 0.00 | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 0.00 | 100% |
| 6032 | ok | 14.0 Work Preserve: Job Readiness | Historic Ithaca | 20,000.00 | 0.00 | 0.00 | 0.00 | 20,000.00 | 3,556.08 | 16,443.92 | 0.00 | 16,443.92 | 18% |
| 6033 | ok | 15.0 A Place To Stay | Catholic Charities | 20,000.00 | 0.00 | 0.00 | 0.00 | 20,000.00 | 0.00 | 20,000.00 | 0.00 | 20,000.00 | 0% |
| 6034 | ok | 16.0 Immigrant Services | Catholic Charities | 25,059.00 | 0.00 | 0.00 | 0.00 | 25,059.00 | 20,882.50 | 4,176.50 | 0.00 | 4,176.50 | 83% |
| 6035 | ok | 17.0 CDBG Admin | IURA | 137,679.40 | 0.00 | 0.00 | 0.00 | 137,679.40 | 117,075.37 | 20,604.03 | 0.00 | 20,604.03 | 85% |
| Total | | | | 688,397.00 | 107,000.00 | 26,786.99 | 0.00 | 822,183.99 | 445,997.01 | 376,186.98 | 0.00 | 376,186.98 | 54% |
| 2019 HOME Activities | | | | | | | | | | | | | |
| 8011 | ok | 1.0 Homeowner Rehab | INHS | 42,151.58 | 0.00 | 0.00 | 0.00 | 42,151.58 | 0.00 | 42,151.58 | 0.00 | 42,151.58 | 0% |
| 8012 | ok | 3.0 Immaculate Conception School Redev | INHS | 98,668.22 | 0.00 | 101,231.78 | 0.00 | 199,900.00 | 0.00 | 199,900.00 | 0.00 | 199,900.00 | 0% |
| 8013 | ok | 4.0 Housing Scholarship Program | The Learning Web | 70,560.00 | 0.00 | 0.00 | 0.00 | 70,560.00 | 6,840.79 | 63,719.21 | 0.00 | 63,719.21 | 10% |
| 8014 | ok | 5.0 Security Deposit Assistance-Vulnerable Households | Catholic Charities | 63,995.00 | 0.00 | 1,456.00 | 1,451.00 | 64,000.00 | 26,619.30 | 37,380.70 | 0.00 | 37,380.70 | 42% |
| 8015 | ok | 18.0 HOME Admin | IURA | 30,597.20 | 0.00 | 0.00 | 0.00 | 30,597.20 | 25,158.90 | 5,438.30 | 0.00 | 5,438.30 | 82% |
| | ok | 2019 HOME Unallocated ³ | | 0.00 | 0.00 | 1,451.00 | 0.00 | 1,451.00 | 0.00 | 1,451.00 | 0.00 | 1,451.00 | 0% |
| Total | | | | 305,972.00 | 0.00 | 104,138.78 | 1,451.00 | 408,659.78 | 58,618.99 | 350,040.79 | 0.00 | 350,040.79 | 14% |
| 2019 CDBG-CV Activities | | | | | | | | | | | | | |
| 6039 | ok | 10.0 CD-RLF #46: COVID-19 Emergency SBRF | AFCU | 0.00 | 140,000.00 | 0.00 | 0.00 | 140,000.00 | 0.00 | 0.00 | 140,000.00 | 140,000.00 | 0% |
| 6039 | ok | 19.0 Emergency Rental Assistance Program | INHS | 190,000.00 | 0.00 | 0.00 | 0.00 | 190,000.00 | 0.00 | 190,000.00 | 0.00 | 190,000.00 | 0% |
| 6040 | ok | 20.0 CDBG-CV Admin | IURA | 80,324.80 | 0.00 | 0.00 | 0.00 | 80,324.80 | 0.00 | 80,324.80 | 0.00 | 80,324.80 | 0% |
| 6041 | ok | 21.0 Laundry & Internet Needs During COVID-19 | OAR of Tompkins County | 11,000.00 | 0.00 | 0.00 | 0.00 | 11,000.00 | 0.00 | 11,000.00 | 0.00 | 11,000.00 | 0% |
| | ok | 22.0 Ithaca CARES About Re-opening Child Care | Child Development Council of Central NY, Inc. | 10,000.00 | 0.00 | 0.00 | 0.00 | 10,000.00 | 0.00 | 10,000.00 | 0.00 | 10,000.00 | 0% |
| 6043 | ok | 23.0 Aid for Immigrants During COVID-19 | Catholic Charities | 10,879.00 | 0.00 | 0.00 | 0.00 | 10,879.00 | 0.00 | 10,879.00 | 0.00 | 10,879.00 | 0% |
| 6044 | ok | 24.0 DICC Child Care Center Re-Opening Assistance | DICC | 25,600.00 | 0.00 | 0.00 | 0.00 | 25,600.00 | 0.00 | 25,600.00 | 0.00 | 25,600.00 | 0% |
| 6045 | ok | 25.0 COVID-19 Emergency Assistance Program | The Salvation Army Assistance | 20,000.00 | 0.00 | 0.00 | 0.00 | 20,000.00 | 0.00 | 20,000.00 | 0.00 | 20,000.00 | 0% |
| 6046 | ok | 26.0 COVID-19 Testing for Vulnerable Populations | The REACH Project | 20,000.00 | 0.00 | 0.00 | 0.00 | 20,000.00 | 0.00 | 20,000.00 | 0.00 | 20,000.00 | 0% |
| 6047 | ok | 27.0 Security Deposits for Safer Housing | Catholic Charities | 25,000.00 | 0.00 | 0.00 | 0.00 | 25,000.00 | 0.00 | 25,000.00 | 0.00 | 25,000.00 | 0% |
| Total | | | | 392,803.80 | 140,000.00 | 0.00 | 0.00 | 532,803.80 | 0.00 | 392,803.80 | 140,000.00 | 532,803. | |

LOAN REPAYMENTS DUE TO IURA

August 2020

| | Original Loan | Year | Final Due Date | % | Monthly Pymnt | Paid | Loan Balance | Status | Date Pymnt Recd |
|----------------------------------------------|-------------------|------|----------------|---|------------------|------------------|----------------------|------------------------------------------|-----------------|
| Entitlement Loans | | | | | | | | | |
| Diane's Downtown Auto-revised 5/3/12 | \$ 80,000 | 2006 | 2026 | 4 | \$ 449.85 | \$ 454.70 | \$ 28,753.75 | Current | 8/21/2020 |
| Cedar Creek(90K HOME/10K HODAG) ² | \$ 100,000 | 2008 | 2038 | 5 | N/A | N/A | \$ 172,695.32 | Int. Only Pmts. subject to cash flow | N/A |
| Breckenridge Place | \$ 400,000 | 2012 | 2053 | 1 | N/A | N/A | \$ 495,253.34 | Int. only pmts. due subject to cash flow | N/A |
| TOTAL ENTITLEMENT LOANS | \$ 580,000 | | | | \$ 449.85 | \$ 454.70 | \$ 696,702.41 | | |

| | | | | | | | | | |
|-----------------------------------------------|-------------------|------|------|-----|--------------------|--------------------|----------------------|----------------------------------------------------------------------------------------------|----------|
| CD-RLF | | | | | | | | | |
| Ithaca Coffee Roasting Facility | \$ 100,000 | 2013 | 2033 | 2.5 | \$ 537.42 | \$ - | \$ 74,103.50 | Past Due-owes August 2020 - Interest only 4/1-9/1/2020 (Principal deferment due to COVID-19) | 7/1/2020 |
| LAG Restaurant (The Rook) | \$ 40,000 | 2016 | 2022 | 2.5 | \$ 600.72 | \$ 31.64 | \$ 15,187.98 | Current - Interest only 4/1-9/1/2020 (Principal deferment due to COVID-19) | 8/1/2020 |
| 210 Hancock ⁶ | \$ 120,000 | 2016 | 2048 | 3.5 | \$ 565.87 | \$ 565.87 | \$ 119,375.71 | Current | 8/7/2020 |
| Tompkins Community Action (Harriet Giannelis) | \$ 84,200 | 2018 | 2039 | 2.5 | \$ 440.54 | \$ 440.54 | \$ 78,237.91 | Current | 8/3/2020 |
| Tompkins Community Action Relocation Loan | \$ 90,960 | 2018 | 2029 | 2.5 | \$ 857.48 | \$ 857.48 | \$ 79,413.09 | Current | 8/3/2020 |
| Scattered Site Preservation | \$ 160,000 | 2018 | 2051 | 2 | \$ - | \$ - | \$ 128,662.00 | No accrued interest or pmts due in construction period - up to 3 years | N/A |
| Sunny Days | \$ 50,000 | 2014 | 2020 | 2.5 | \$ 888.37 | \$ 888.37 | \$ 3,411.42 | Current | 8/1/2020 |
| TOTAL CD-RLF LOANS | \$ 645,160 | | | | \$ 3,890.40 | \$ 2,783.90 | \$ 498,391.61 | | |

| | | | | | | | | | |
|---------------------------------------|---------------------|------|-------|-----|---------------------|--------------------|------------------------|----------------------------------------------------------------------------|----------|
| CD-RLF Priority Business | | | | | | | | | |
| State Theatre ¹ | \$ 458,500 | 2009 | 2029* | 2 | \$ 1,741.96 | \$ 560.79 | \$ 330,144.10 | Current - Interest only 4/1-9/1/2020 (Principal deferment due to COVID-19) | 8/1/2020 |
| Delante ⁵ | \$ 150,000 | 2015 | 2023 | 2.5 | \$ 1,954.31 | \$ 30.81 | \$ 14,789.27 | Current - Interest only 4/1-9/1/2020 (Principal deferment due to COVID-19) | 8/1/2020 |
| Liquid State Brewing Company | | 2017 | 2024 | 0 | \$ 975.54 | \$ 96.16 | \$ 46,177.09 | Current (Interest only 4/1-9/1/2020 (Principal deferment due to COVID-19)) | 3/5/2020 |
| Urban Core | \$ 200,000 | 2017 | 2037 | 3.5 | \$ 1,159.92 | \$ 386.85 | \$ 185,687.68 | Current - Interest only 4/1-9/1/2020 (Principal deferment due to COVID-19) | 8/1/2020 |
| GreenStar Coop | \$ 400,000 | 2019 | 2029 | 3.5 | \$ 3,955.43 | \$ 3,955.43 | \$ 391,609.28 | Current | 8/3/2020 |
| Finger Lakes Massage Group | \$ 150,000 | 2015 | 2023 | 3.5 | \$ 2,152.91 | \$ - | \$ 83,081.39 | Past Due-owes Sept. 2019 - Aug 2020 | 8/1/2019 |
| TOTAL CD-RLF PRIORITY BUSINESS | \$ 1,358,500 | | | | \$ 11,940.07 | \$ 5,030.04 | \$ 1,051,488.81 | | |

| | | | | | | | | | |
|--------------------------|------------|------|------|---|-----|-------------|---------------|------------------------------------------|-----------|
| CDBG | | | | | | | | | |
| 210 Hancock ⁶ | \$ 130,404 | 2016 | 2048 | 2 | N/A | \$ 2,599.00 | \$ 133,147.50 | Int. only pmts. due subject to cash flow | 8/28/2020 |

| | | | | | | | | | |
|---------------------------------------------------|---------------------|------|------|-------|--------------------|-------------|------------------------|----------------------------------------------------------------------------------------------|-----------|
| Non-CDBG | | | | | | | | | |
| Ithaca Downtown Assoc (Canopy Hotel) ⁴ | \$ 1,375,000 | 2016 | 2037 | 3.05% | \$ 7,660.18 | \$ - | \$ 1,263,188.13 | Past Due-owes August 2020 (Interest only 3/1- 8/1/2020- Principal deferment due to COVID-19) | 6/22/2020 |
| TOTAL NON-CDBG | \$ 1,375,000 | | | | \$ 7,660.18 | \$ - | \$ 1,263,188.13 | | |

| | | | | | | | | | |
|--------------------------|-------------------|------|------|---|--------------------|--------------------|----------------------|---------|----------|
| HODAG | | | | | | | | | |
| Breckenridge Place | \$ 600,000 | 2012 | 2043 | 2 | \$ 2,217.72 | \$ 2,217.72 | \$ 495,882.02 | Current | 8/4/2020 |
| TOTAL HODAG LOANS | \$ 600,000 | | | | \$ 2,217.72 | \$ 2,217.72 | \$ 495,882.02 | | |

| | | | | | | | | | |
|-------------------------------------------|-------------------|------|------|---|-----|-----------------|----------------------|--------------------------------------------------------------------------------------|-----------|
| HOME | | | | | | | | | |
| Stone Quarry Apartments, LLC ³ | \$ 370,000 | 2014 | 2045 | 2 | N/A | \$ - | \$ 377,806.97 | Int. only pmts. due subject to cash flow | 6/2/2020 |
| 210 Hancock ⁶ | \$ 206,923 | 2017 | 2047 | 2 | N/A | \$ 4,145.00 | \$ 211,306.59 | Int. only pmts. due subject to cash flow | 8/28/2020 |
| Cayuga Flats | \$ 100,000 | 2020 | 2070 | 0 | N/A | N/A | \$ 95,622.00 | No accrued interest or pmts due in construction period - not to extend for 24 months | N/A |
| TOTAL HOME | \$ 576,923 | | | | | 4,145.00 | \$ 684,735.56 | | |

TOTAL IURA LOAN PORTFOLIO **\$ 5,265,986** **\$ 26,158.22** **\$ 17,230.36** **\$ 4,823,536.04** Agrees to Balance Sheet for August 2020

\$ (4,145.00) 210 Hancock HOME Interest Only Pmt (directly to IURA)

\$ (2,599.00) 210 Hancock CDBG Interest Only Pmt (directly to IURA)

\$ 10,486.36 Agrees to M&T loan Statement for August 2020

Notes

- State Theatre's loan was extended/balloon payment now due in March 2029
- Cedar Creek's first Interest Only payt. due 1/1/11 - yearly payt. subject to available cash flow
- Permanent phase for Stone Quarry began 11/1/2015. Permanent phase interest rate is 2%. Interest compounds annually. Interest payments in permanent phase are subject to cash flow. Balloon payment of principal and all interest owed due in 2045.
- Canopy Hotel closed on 8/10/2016. Interest only pmts are due for the first 15 months. Interest rate is adjustable every five years. P&I payments begin 1/1/2018.
- Delante Loan was disbursed 2/3/2016. First 6 months Interest Only payments due beginning 3/1/2016. Interest Rate 3.5%.
- 210 Hancock loans (3) have a maximum 24 month const period where interest at 2% and 3.5% will compound annually. No principal or interest payments are due during the construction period. Interest rates will remain constant in Permanent phases.
- Urban Core Loan was disbursed 8/29/2017 for closing on 8/30/2017. First 6 months Interest Only payments due beginning 10/1/2017. Interest Rate 3.5%.

LEASE PAYMENTS DUE TO IURA
August 2020

| Project | Monthly Fee | Quarterly Fee | Yearly Fee | Status | Date Last Payt. Rec'd |
|-------------------------------------------------------------------------------|----------------|------------------|---------------|-------------------------------------------------------------------------------------------------|--------------------------|
| Cherry Street Industrial Park | | | | | |
| Evaporated Metal Films | | | | | |
| Yearly Maintenance Fee - July | | | \$ 236.80 | Current | 7/29/2020 |
| Precision Filters | | | | | |
| Yearly Maintenance Fee - July | | | \$ 375.00 | Current | 7/21/2020 |
| Cayuga Green | | | | | |
| Allpro Parking - air rights lease | | | | | |
| Monthly Lease (rate change 1/1/2020) | \$ 2,937.00 | | | Past Due - owes August 2020 | 8/3/2020 |
| Cayuga Green-Parcel A ground floor | | | | | |
| Monthly Lease-rate change on 2/1/2020 | \$ 6,784.00 | | | Current | 8/19/2020 |
| Cinemapolis | | | | | |
| Monthly Lease-rate change on 5/1/20 | \$ 3,320.00 | | | Past Due - owes August 2020 (Pmt Rec'd 9/3/2020- Will be reflected on September's statement) | 5/13/2020 |
| Qrtly Maint Fee- Jan., April, July, Oct. (Maint Fee rate change on 7/1/20) | | \$ 293.75 | | Current | 7/14/2020 |
| Other Leases | | | | | |
| Southside Community Center-RIBS | | | | | |
| Monthly Lease -New rate 7/1/20 | \$ 468.41 | | | Past Due - owes August (Pmt Rec'd 9/2/2020-Pmt will be reflected on September's statement) | 7/8/2020 |
| Farmer's Market/Steamboat Landing | | | | | |
| Quarterly Lease - June, Aug., Oct., Dec. | | \$ 8,719.00 | | Past Due - owes August 2020 (Agreement to discount/defer payments in process) | 6/9/2020 |