



108 East Green Street
Ithaca, New York 14850
(607) 274-655

Draft Minutes
IURA Neighborhood Investment Committee
May 10, 2013

I. Call to Order

The meeting was called to order at 8:30 AM by Chairperson Tracy Farrell with committee members Theresa Halpert and Karl Graham present. Also present were staff members Sue Kittel and Planning Director JoAnn Cornish.

II. Public comment

None

III. Review of Minutes –March 8, 2013

On a motion by Graham and second by Halpert, the minutes were approved unanimously.

IV. New Business

a) Neighborhood Housing Initiative Program—discussion

The discussion of the Neighborhood Housing Initiative was postponed to another meeting.

b) other

None

V. Old Business

a) Report on IURA Adopted Action Plan

Kittel reported that the draft Action Plan was adopted by the Common Council without changes.

b) Property Disposition—review of project submittals and possible selections

The committee reviewed the two proposals received for 402 South Cayuga Street and the two proposals for 203 Third Street. No proposals were received for 701 Cliff Street or 213-215 West Spencer Road.

Members went through each item on the score sheet and an average score was assigned for each item. These totals were used to decide which proposal to select. The table is attached. The highest rated applications for both properties were submitted by INHS. Staff was directed to take action to have purchase and sale agreements drafted to present to the IURA.

c) update on properties slated for disposition with no proposals received

The committee did not have time to discuss in detail the desired next steps for the properties on Cliff and Spencer Street. The matter will be taken up at the next meeting.

d) other

None

VI. Motion to Adjourn

On a motion by Halpert and second by Graham, the meeting was adjourned at 10:35 AM.

Scoring 402 South Cayuga

50% Community benefits of the project:

48 possible points—assign a score of 1-6 for each element with 6 being highest.

Element	Information	INHS	Score	Information	Heritage Park Townhomes	Score
Extent to which the physical design of the project is thoughtful, innovative and attractive architecturally.	Four owner occupied, two-story townhomes	Your notes	7.25	Nine 1-bedroom and three 2-bedroom apartments. Market rate rentals. Mix of materials.	Your notes	3.5
Prudent use of the site and the relation of new structures to the surrounding neighborhood.	Entrance at grade on Cayuga St.; parking under the building, accessed from S. Titus		7.75	Entrance at grade on Cayuga St.; parking under the building, accessed from S. Titus		7.75
Extent to which the new housing provides accessible, adaptable or visitable units.	Visitable, perhaps adaptable		2	4 first floor units accessible		2
Quality and durability of building materials selected.	Wood frame, fiber-cement siding,		6	Exterior siding a mix of composite siding, fiber cement and stained wood.		2

Extent to which the project promotes sustainability through the use of green building practices, sustainable technology, and quality design.	Built to LEED standards; incl. energy efficiency and water conservation, indoor air quality and efficient construction techniques. Ventilation for possible TCE contamination proposed.		8	Builds 'whenever possible' to energy star standards		4
Other community benefits	Affordable housing with public subsidy of \$420,000. Property would be entered into the housing trust.		6	Application lists 2 street trees and benches		3
		Total score	37		Total score	26.25

30% Qualifications and experience of sponsor /development team to undertake and complete the project in a timely manner:

30 possible points—assign a score of 1-8 for each element with 6 being highest.

Element	Information	INHS	Score	Information	Heritage Park Townhomes	Score
Capacity, qualifications and demonstrated experience of sponsor/development team, including architect.	Long record of multi-unit development both within and outside of the City. Architect = Claudia Brenner	Your notes	6	Large portfolio of rental housing within and outside the City. Architect – Larry Fabbroni, jr.	Your notes	4
Previous record of performance	Extensive and positive, both in timeliness and problem solving when things do not go as planned.		6	Package includes cut sheets on completed projects		6
Demonstration of capacity to complete the project in a timely manner	HOME and CDBG funded activities, tax-credit activities. Strong Board		6	See above		6
Financial capacity & reasonableness of financing plan	Bank loan, proposed \$300,000 HOME (future IURA request?), and \$120,000 from City, County, Cornell partnership. This is assumed to be a successful future request.		6	Bank Loan and Private Equity		6
Applicant’s record of being current on taxes, free of financial interest in properties with violations of zoning or building code, and a responsible landlord, if applicable.	Excellent. Portfolio of 307 rental units.		6	Current on taxes, no violations noted		5.75

		Total score	30		Total score	27.75

20% Economic benefits of the project:

18 possible points—assign a score of 1-6 for each element with 6 being highest.

Element	Information	INHS	Score	Information	Heritage Park Townhomes	Score
Purchase Price	\$29,000	Your notes	3	\$75,000	Your notes	6
Generation of future property tax revenues	Taxable but in land trust		6	taxable		5
Other economic benefits			1			1
		Total score	10		Total score	12

Total = 77

Total = 66

Scoring 203 Third Street

50% Community benefits of the project:

48 possible points--assign a score of 1-8 for each element with 6 being highest.

Element	Information	INHS	Score	Information	Habitat for Humanity	Score
Extent to which the physical design of the project is thoughtful, innovative and attractive architecturally.	Small 2-bedroom single family home, similar to the house at 507 Cascadilla. Includes front and back porch and fill basement.	Your notes	8	Three possible designs are discussed- a 1-story, 2-bedroom ranch, a 2-story, 2-bedroom similar to 507 Cascadilla, and a 2-story, 3-bedroom house. Photos of each style are provided.	Your notes	4
Prudent use of the site and the relation of new structures to the surrounding neighborhood.	Maintains set-backs from neighbors and legal, in site parking.		8			4
Extent to which the new housing provides accessible, adaptable or visitable units.	Not accessible or adaptable		1	All units are adaptable.		5
Quality and durability of building materials selected.	Wood frame house compatible with surrounding architecture.		8	Wood frame houses.		8

Extent to which the project promotes sustainability through the use of green building practices, sustainable technology, and quality design.	Built to LEED standards.		8	Energy Star with green building and sustainable standards		8
Other community benefits	Built as affordable housing with subsidy.		8	Very low income homeowners (30-60% area median)		8
		Total score	41		Total score	37

Total = 85

Total = 76

30% Qualifications and experience of sponsor /development team to undertake and complete the project in a timely manner:

30 possible points--assign a score of 1-6 for each element with 6 being highest.

Element	Information	INHS	Score	Information	Habitat for Humanity	Score
Capacity, qualifications and demonstrated experience of sponsor/development team, including architect.	Long record of housing development both within and outside of the City. Architect = Claudia Brenner	Your notes	6	Portfolio of volunteer built homes is growing with 3 houses built each year on average. Construction supervisors are professional contractors.	Your notes	5
Previous record of performance	Extensive and positive, both in timeliness and problem solving when things do not go as planned.		6	Package includes photos and info on completed projects		5
Demonstration of capacity to complete the project in a timely manner	HOME and CDBG funded activities, tax-credit activities. Strong Board		6	See above		6
Financial capacity & reasonableness of financing plan	Bank loan, proposed \$75,000 HOME (future IURA request?), and \$30,000 from City, County, Cornell partnership. This is assumed to be a successful future request.		6	\$65,000 in grants proposed- not clear if this is in hand or pending.		6
Applicant's record of being current on taxes, free of financial interest in properties with violations of zoning or building code, and a responsible landlord, if applicable.	Excellent. Portfolio of 307 rental units.		6	No record of Habitat in the City. No indication of issues elsewhere.		6

		Total score	30		Total score
					28

20% Economic benefits of the project:

18 possible points--assign a score of 1-6 for each element with 6 being highest.

Element	Information	INHS	Score	Information	Habitat for Humanity	Score
Purchase Price	\$17,000	Your notes	6	\$6,000	Your notes	4
Generation of future property tax revenues	Taxable but in land trust		6	taxable		6
Other economic benefits			2			1
		Total score	14		Total score	11