



**Program Year 2021
HUD Entitlement Grant Program
FUNDING APPLICATION**

PUBLIC FACILITIES/INFRASTRUCTURE PROJECTS

SUMMARY INFORMATION

GENERAL INFORMATION

Applicant Legal Name:	Greater Ithaca Activities Center, Inc.
Project Name:	GIAC New Gym Renovation
Funding Amount Requested:	\$400,000

PROJECT INFORMATION

Project Location(s):	315 West Court Street, Ithaca, NY 14850		
Project Goal(s) (be specific and succinct):	Renovate the former Immaculate Conception School gymnasium for indoor recreation space, afterschool program space for GIAC Teen Program, classroom training space for HETP, and for community use for meetings, large gatherings, and indoor recreation tournaments.		
Priority Need(s) Which Project Will Address (Consolidated Plan):	Priority #17 will be addressed by this project. Strengthen Neighborhoods.		
Total Number of People to Be Served:	1000	% Below 80% AMI:	80%
Characteristics of People to Be Served (i.e., youth, elderly, disabled, formerly incarcerated, homeless, etc.):	Pre-teen and teens between the ages of 11 and 18, young adults up to age 28, seniors 60-years and above, formerly incarcerated, people with disabilities, neighborhood residents		
Proposed Use of Requested Funds (i.e., professional fees, construction, staff salaries, etc.):	Funds will be used to cover the cost for professional services and some construction costs		
Total Project Cost:	\$2,711,580	Total Budgeted Matching Funds:	\$2,311,580

CONTACT INFORMATION

Head of Agency Information	
Name:	Leslyn McBean-Clairborne
Title:	Executive Director
Address:	301 West Court Street, Ithaca, NY 14850
Phone Number:	607-272-3622
E-Mail Address:	lmcbean@cityofithaca.org
Application Contact Information	
Name:	Leslyn McBean-Clairborne
Title:	Executive Director
Address:	301 West Court Street
Phone Number:	607-272-3622
E-Mail Address:	lmcbean@cityofithaca.org

PROJECT DESCRIPTION

In the space below, provide a clear project summary that includes a description of the proposed project. Include the Census tract number in which the project will be located (see Application Instructions).

The Greater Ithaca Activities Center (GIAC) has acquired and is planning to renovate and expand the former Immaculate Conception School gymnasium, at 315 West Court Street, almost next door to GIAC's main facility, located in Census tract number 8.

The school itself closed a few years ago, and the property was sold by the Diocese of Rochester to Ithaca Neighborhood Housing Services (INHS) who will develop a housing complex on the site. The property was legally subdivided and the gym portion was fully separated and sold to the City of Ithaca to be used by GIAC for our Teen Program operation, other programs space use, and recreational programs including basketball and boxing.

STREAM Collaborative offered pro bono Schematic Design (SD) services. Following is a summary of the main features proposed at this time:

- First, is removal of the old folding partition. The outdated model is a reminder of tragic safety issues in the past.
- Replace the bleachers with a new system, motorized, and with more comfortable, contoured plastic seats, which have been the new standard for many years. They will include steps, railings and other features, to make them safe and practical to use.
- Replace the existing backboards with six new official size units. They will also include safety edges to prevent injury when players attempt to dunk.
- Sand, re-stripe, and refinish the hardwood court.
- Replace the existing wood doors with new units, but keeping the existing hollow metal frames.
- Install retractable room darkening blinds under the sky lights, so movies or other presentations can be shown during day time hours.
- Upgrade the lightening, ventilation and HVAC system to current energy efficient and Green New Deal standards.
- Reconfigure existing storage rooms to house a Recording Studio, a Screen Printing Studio, a Weight Room, and an ADA-compliant restroom.
- Upgrade the locker rooms to be ADA compliant and family friendly.
- Add a space for a Concession area.
- Reconfigure a new entrance to the west of the building.
- Add program and staff office spaces to the new second floor with stairs and a lift to provide handicap accessibility.
- Add new insulation to the entire building.
- Extend the gym on the east wall to reach official, regulation length and for play area safety (another 12 feet).



INSERT EXCEL BUDGET SPREADSHEET(S) IMMEDIATELY AFTER THIS PAGE.

PUBLIC FACILITIES PROJECT BUDGET - PERMANENT FINANCING

Note: Please complete separate "Public Facilities - Constr." tab for construction financing, if applicable.

SOURCES - PERMANENT FINANCING

FUNDING SOURCE TITLE		AMOUNT SECURED*	AMOUNT UNSECURED**	% OF TOTAL BUDGET
1.	FY2021 CDBG/HOME		\$400,000.00	14.75%
2.	Dormitory Authority of New York State	\$600,000.00		22.13%
3.	Private Capital Campaign Donations	\$511,580.00		18.87%
4.	Private Capital Campaign Donations		\$224,000.00	8.26%
5.	New York State Legislative Grant	\$76,000.00		2.80%
6.	Other Grants		\$900,000.00	33.19%
7.				0.00%
8.				0.00%
9.				0.00%
10.				
11.				0.00%
12.				
TOTAL SECURED & UNSECURED FUNDING		\$1,187,580.00	\$1,524,000.00	100.00%
TOTAL PROJECT BUDGET		\$2,711,580.00		100%

LEVERAGE OF SECURED FUNDING PERCENTAGE	43.80%
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* Supporting documentation is required for amounts listed as secured.

** Please be sure to list all unsecured funding amounts (e.g., funding applied for, but not yet received).

USES

PERSONNEL EXPENSES: POSITION TITLES	PROPOSED CDBG/HOME	PROPOSED OTHER	TOTAL
			\$0.00
			\$0.00
			\$0.00
A-TOTAL PROPOSED PERSONNEL BUDGET	\$0.00	\$0.00	\$0.00

NON-PERSONNEL EXPENSES: LINE ITEM/TYPE	PROPOSED CDBG/HOME	PROPOSED OTHER	TOTAL
Acquisition			
Construction	\$300,000.00	\$1,520,602.00	\$1,820,602.00
Construction Contingency		\$222,136.00	\$222,136.00
Hazmat Abatement		\$40,000.00	\$40,000.00
Architectural & Engineering Fees	\$100,000.00	\$0.00	\$100,000.00
Other Professional Fees		\$268,082.00	\$268,082.00
Other (list below):			\$0.00
Design Contingency		\$196,060.00	\$196,060.00
Escalation		\$64,700.00	\$64,700.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
B-TOTAL PROPOSED NON-PERSONNEL BUDGET	\$400,000.00	\$2,311,580.00	\$2,711,580.00
(A+B) TOTAL PROPOSED PROJECT BUDGET	\$400,000.00	\$2,311,580.00	\$2,711,580.00

PUBLIC FACILITIES PROJECT BUDGET - CONSTRUCTION FINANCING

SOURCES - CONSTRUCTION FINANCING

FUNDING SOURCE TITLE		AMOUNT SECURED*	AMOUNT UNSECURED**	% OF TOTAL BUDGET
1.	PY2021 CDBG/HOME		\$400,000.00	14.75%
2.	Dormitory Authority of New York State	\$600,000.00		22.13%
3.	Private Capital campaign Donations	\$511,580.00		18.87%
4.	New York Legislative Grants	\$76,000.00		2.80%
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TOTAL SECURED & UNSECURED FUNDING		\$1,187,580.00	\$1,524,000.00	100.00%
TOTAL PROJECT BUDGET		\$2,711,580.00		100%
LEVERAGE OF SECURED FUNDING PERCENTAGE			43.80%	

* Supporting documentation is required for amounts listed as secured.

** Please be sure to list all unsecured funding amounts (e.g., funding applied for, but not yet received).

PROJECT DESCRIPTION (cont.)

Explain how the amount of funding requested is justified, taking into account other available sources of funding for the project type. Explain how and when the cost estimates for the project were prepared. Provide the name, title, company name, and qualifications of the individual who prepared the cost estimates.

The total construction cost of this project is upwards of \$2,700,000 including hazardous materials abatement. This is a significant increase over the estimate we received in 2019 and is mainly attributed to increased materials and service costs due to COVID-19, lengthening the space, and new materials in keeping with the Green energy plan. With the building separation schematic renderings we realize that we will have to rebuild the addition that would serve as the lobby area. We were approved for a \$600,000 capital project DASNY funds. We also were awarded 2 sets of NYS Legislative grants a few years ago totaling \$76,000 that we have not drawn down and is still available to us in 2021 that will be used for this project. We began a soft capital campaign with a goal of raising at minimum \$1,000,000. We will continue the capital campaign, have applied, and will be applying to foundations and to state and federal grants. We are requesting \$400,000 from the IURA for this project to help cover the cost of continuing professional services through construction documents, and some of the estimated construction costs.

Costs estimates were prepared in February, 2021 by Nick Robertson, Project Executive of Welliver, using the updated, as of January, 2021, schematic design documents provided by Christian Nielsen-Palacios, architect working with STREAM Collaborative.

Is the proposed activity located in the Flood Hazard Area? Yes No

- If so, in the space below, describe how your plans for the project take this into account.

Does the project require coordination with, or the participation of, another entity or organization? If so, how will you ensure the project's successful and timely completion?

Outside of the architects and future construction company, the project does not require coordination or participation with any other organization.

POPULATION SERVED & PROJECT IMPACT

Describe the population the project will serve, being sure to include income levels (i.e., 30% AMI, 50% AMI, 60% AMI, 80% AMI), and any special needs characteristics (e.g., disabled, elderly, homeless). How has the project been designed to address the specific needs of this population?

GIAC programs include services to intergenerational participants from age 4 to senior citizen. Approximately 80% of the participants we serve have family incomes that are 80% or below AMI. 10% register at 60% AMI. These are the same participants who will be utilizing the new gym and program space primarily. The project design takes into consideration all gender identities, ADA accessibility and safety of all.

Explain the project goal(s). How will each goal be measured and documented to confirm whether or not it has been met?

Our overarching goal for this project is to provide a space to house all of GIAC's teen program operations which have been displaced from the main GIAC facility by the growing youth program and recently because of COVID-19 distancing protocols. We will measure this goal by documenting the increased number of teens who register and participate in all the program offerings.

The screen-printing shop and a recording/animation studio, two micro-entrepreneurship opportunities for teens and younger adults will be housed in this facility and provide job training and actual jobs for approximately 10 older teens and young adults from our community. We will measure this goal by documenting the number of individuals who are hired for the jobs and who move on to more permanent employment in the related fields.

Another goal for this project is to increase the sports tourism in our community. We will measure this by the number of tournaments we are able to host a year that attract out of area guests.

GIAC is located in a very active and socially engaged neighborhood and the current GIAC facility was frequently used for educational and social justice events. These events often spilled over into the classrooms because our current gym is too small often causing disturbance to the classroom settings. Providing a large, accessible space for community/neighborhood gatherings is also a goal that is central to this project and would eliminate the need to use the classroom spaces as well. The goal will be measured by the documenting the number of facility rental requests we receive.

POPULATION SERVED & PROJECT IMPACT (cont.)

Will your project advance the City's goal of ending and preventing homelessness? How?

Although this project does not directly advance the goal of ending or preventing homelessness, we think that there may be some peripheral impact. This new addition, with the increased programming that are proposed could add volunteer opportunities for those who need to demonstrate volunteer hours as a requirement for their housing vouchers. Many people approach us now to assist with such volunteer opportunities, however, because of New York State Office of Children and Family Services (OCFS) regulations, we cannot accommodate many of them in GIAC's current facility and programs and they risk losing their housing vouchers and their homes. The new facility will not be regulated by OCFS, therefore can support residents who need to accomplish their required monthly volunteer hours.

Additionally, providing space for HETP job training as well jobs for young adults, can help those who need income to help pay their rent, keeping them from being evicted.

Will your project advance the City's goal of moving people out of poverty? How?

Since INHS is proposing low income housing within the same site, it could be anticipated that many families of limited financial means will be housed there in close proximity to the gym and programs. This would allow them the opportunity to take advantage of GIAC's relatively affordable programs for their children, which could save them a significant amount of money that they won't have to spend to have their children attend other programs or less-affordable childcare. In addition, this new addition to GIAC will provide opportunities for seasonal as well as long-term jobs for teens and young adults, such as work in the studio, custodial work, and concession sales.

PROMOTION OF FAIR HOUSING

How will your project address any of the factors contributing ("Contributing Factors") to fair housing issues and problems in the City of Ithaca? Refer to: [Explanation of IURA Assessment of Fair Housing Contributing Factors](#) document.

As mentioned before, helping neighboring families to fulfill their volunteer hours so that they can keep their housing choice vouchers is one way that we see this project helping to address fair housing issues. Ranked #3 under contributing factor, Disability and Access, is Lack of affordable in-home or community-based supportive services. Throughout its existence GIAC has been a strong partner in helping others advocate for their rights and needs. As a supportive community service, GIAC also provides financial support through a managed fund for those residents facing housing-insecurity needs. This project will provide a large community space for meetings, forums and discussions on housing issues, especially issues affecting residents relative to fair housing.

ORGANIZATIONAL CAPACITY

Describe your organization's experience in successfully implementing projects of similar scope and comparable complexity to the proposed project.

GIAC and its administration have had a successful history of implementing similar projects. In 2009, we were awarded a matching grant totaling \$4 million for complete renovation of the GIAC facility. This was a very large and complex project that included work from hazardous materials mitigation to all other aspects of construction. The project was completed on-time and within the appropriated budget.

In 2018, GIAC was awarded a \$185,000 CDBG grant towards a total project cost of \$525,000 to expand its wading pool. A soft capital campaign raised \$315,000 and with \$25,000 from the City of Ithaca we were able to complete the project on time, taking it from a 10-person wading pool to a 70-person wading pool. We worked closely with the City's Engineering Department as the Project Managers to complete the project.

Describe your staffing plan for the proposed project. Indicate what percentage of each staff member's time will be allocated to this project and how many other projects, in addition to the one proposed, each staff member will be responsible for. *If you are requesting funds to pay for staff salaries, please explain how the proposed project will be impacted, if full funding is not awarded.*

GIAC Director, Leslyn McBean-Clairborne and Deputy Director, Travis Brooks will assist in the initial phase of the project putting in about 25% of their time. We do not have any other major projects occurring at this time. We are again working with the City's Engineering Department on this new gym project as our Project Managers. Additionally, STREAM Collaborative has volunteered their time to help us with the schematic designs that we have been using for our capital campaign. Christian Nielsen-Palacios, architect with STREAM Collaborative has been specifically advising us on this project and will continue to offer technical support as the project moves forward. Once the professional staff is hired and bids are awarded, GIAC staff will have minimum involvement.

PROJECT SCHEDULE

Month	Specify Project Milestone/Actions Completed	Cumulative Amount of CDBG Funds Expended	% of Project Budget
November 2021	Construction begins	\$100,000	
December 2021	Construction continues		
January 2022	Construction continues		
February 2022	Construction continues		
March 2022	Construction continues		
April 2022	Substantial Completion	\$300,000	
May 2022	Facility Opening		
June 2022			
July 2022			
August 2022			
September 2022			
October 2022			
November 2022			
TOTAL:		\$400,000	

① **Note:** Assume contracts will be executed by NOVEMBER 1, 2021, so that funds may be drawn that month.

CERTIFICATION & SUBMISSION REQUIREMENTS

By checking this box and providing the following information, I certify the statements made in this application are true and correct, and I am authorized to submit this application on behalf of my organization.

<u>Leslyn McBean-Clairborne</u>	<u>February 25, 2021</u>
Name	Date
<u>Greater Ithaca Activities Center, Inc. (GIAC)</u>	<u>Director</u>
Organization	Title/Role
<u>lmcbean@cityofithaca.org</u>	<u>607-272-3622</u>
E-Mail Address	Phone Number

Is your organization a 501(c)(3)? Yes No

Federal Tax ID: 16-0997063

DUNS #: 602-288-094

Required Attachments:

- Excel budget page(s)
- Resumés of key staff and/or consultants who will be responsible for this activity
- List of your organization's current board members
- Architectural drawings, including site plan(s)
- All environmental reports and related documents (e.g., SHPO review) completed to date
- Cost estimates prepared by qualified third parties (e.g., architect, engineer, etc.)
- Letter(s) of commitment from any individuals or entities (outside your own organization) whose participation is required for project completion
- Evidence of commitment for any funds indicated as "secured" in your project budget
- Most recent Form 990 or tax returns for the applicant entity

Optional Attachments:

- Letters of support
- Program materials (e.g., brochures, program guidelines, outreach materials)

IMPORTANT: Unlike prior years, all application materials are to be submitted *electronically*, by e-mailing Charles Pyott, Contracts Monitor, at: cpyott@cityofithaca.org . Call (607) 274-8885 for questions/assistance.



**Program Year 2021
HUD Entitlement Grant Program
FUNDING APPLICATION ADDENDUM**

ALL PROJECT CATEGORIES

FUNDRAISING INITIATIVES

Regarding the secured vs. unsecured funding section of your Excel budget application form, please describe in detail below what fundraising initiatives your organization has undertaken over the past year and/or plans to undertake in the year ahead, to identify/secure additional funding and ensure the financial viability of your project/program (even if you have pursued funding that was declined by the time of your IURA application). The IURA is interested in knowing what your organization does on an ongoing basis to support the program/project.

GIAC New Gym Project

In January 2020, GIAC completed its application for a \$600,000 capital project grant (DASNY grant) through Assemblywoman Barbara Lifton. The grant request has been approved and funds are available to draw down as project spending occurs.

GIAC continued its local capital campaign in 2020 but COVID-19 significantly slowed our intake to only \$100,000 compared to \$400,000 in 2019.

We will continue with the capital campaign to help raise funds and we are exploring other large grant opportunities through our federal government representatives and other private foundations.

Our fundraising efforts also includes pro bono professional services.

It's important to note that in 2020, we pivoted our fundraising efforts to support current programs for our community.