

Pre-Application Due Date: June 1, 2018 (3:00 PM, EST)

Submission Due Date: July 31, 2018 (3:00 PM, EST)

**ITHACA URBAN RENEWAL AGENCY (IURA)
GREEN STREET GARAGE REDEVELOPMENT
REQUEST FOR PROPOSALS (RFP)**

MIXED-USE REDEVELOPMENT OPPORTUNITY DOWNTOWN ITHACA, NY



GREEN STREET GARAGE

PROPERTY RFP

Summary

The City of Ithaca and the Urban Renewal Agency (IURA) are seeking redevelopment proposals for all, or portions, of the Green Street Garage project site. The project site is zoned for building heights up to 140 feet and contains a public parking facility. The preferred mixed-use project will incorporate housing, including units affordable to low and/or middle income households; street-level active uses along Green Street; public parking; and a conference center, while retaining the existing 5-screen cinema. For more information please go to: www.IthacaURA.com.

Green Street Garage Property Details

DEVELOPMENT SITE:	Approximately 63,000 SF with full development rights, and an additional 24,000 SF of air rights beginning approximately 17 feet above grade
CURRENT USE:	385 space public parking garage with 5-screen cinema. Center section of garage was reconstructed in 2008. East and West sections constructed in 1975.
LOCATION:	120 E. Green Street, Ithaca, NY, located in the downtown Ithaca core, one-half block off The Commons
DEVELOPER SELECTION:	Step 1: Submit developer team qualifications for evaluation (project sponsor pre-application) Step 2: Redevelopment proposal submitted and evaluated Step 3: Developer interviews and presentation Step 4: Developer designated by IURA as Preferred Developer to enter into Exclusive Negotiation Agreement for site Step 5: IURA recommends Disposition and Development Agreement (DDA) Step 6: Public hearing Step 7: Common Council vote on DDA
RFP INVITATION:	Initial RFP: November 22, 2017 Re-Opened: May 7, 2018
PROJECT SPONSOR PRE-APPLICATION DUE:	3:00 PM, EST, June 1, 2018 Submission of development team qualifications is required to be eligible to submit a full proposal.
PROPOSALS DUE:	3:00 PM, EST, July 31, 2018

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The point of contact for questions and responses regarding this proposal is:

Nels Bohn, Director of Community Development
Ithaca Urban Renewal Agency
108 E. Green St.
Ithaca, NY 14850
nbohn@cityofithaca.org
(607) 274-6565

THE OPPORTUNITY

The Ithaca Urban Renewal Agency (IURA) seeks a qualified partner to redevelop the Green Street Parking Garage site for a project that increases housing choices and retains sufficient parking to meet current parking utilization, as well as additional parking demand created by the project. Other preferred uses include ground-level active uses on Green Street and a conference center. The project must retain the existing 5-screen cinema and pedestrian connection between Green Street and The Commons.

The IURA is authorized to negotiate the property sales price and the development program, subject to final City of Ithaca Common Council approval. The IURA seeks fair-market value for the property, but expects deductions in consideration of public/community benefits provided by the project, like below-market housing and reconstruction of public parking at the developer's expense.

The City faces a housing crisis driven by supply not meeting demand — especially for low- and moderate-income households. The Tompkins County Housing Strategy targets the need for construction of 5,800 workforce-housing units over the next 10 years for households earning 100% or less of the Area Median Income (AMI). In addition, gaps in the supply of housing also exist for supportive housing, senior housing, and purpose-built student housing, although student housing is not the focus for this opportunity.

The location of the project is in the heart of Ithaca's downtown, just one-half block off The Commons, ideal for walkability and transit with convenient dining, shopping, entertainment, banking, and other services.

This Request for Proposals (RFP) is intended to identify and engage a developer or development team to undertake the planning, financing, marketing, and development of the site as an urban renewal project, subject to City of Ithaca Common Council approval. The selected developer(s) will demonstrate their knowledge and capacity to successfully design, entitle, finance, build, and operate a mixed-use project. Developers will be asked to submit a development program and project concept, project budget, preliminary design, financing plan, financial pro forma, while offering incentives and addressing any specific demands made by the IURA or the City.

Resource information can be found on the Ithaca Urban Renewal Agency website:

www.IthacaURA.org

PREFERRED USE

The IURA is seeking the following programmatic elements to be included in the project:

- A. Housing units specifically designed to appeal to a diverse demographic, including a substantial number of units to be affordable to low- and/or middle-income households;
- B. Street-level active uses along Green Street;
- C. Retention of the Cinemapolis movie theater & a public walkway between Green Street and the Commons;
- D. At least 450 parking spaces open to the public, of which at least 90 will be available for short-term parking; and
- E. A conference center.

Developers are not required to include every preferred programmatic element to be considered for selection. Moreover, the IURA will consider alternative development programs that creatively address community housing needs and satisfy existing parking demand and projected parking requirements from the proposed project.

Should a developer seek to acquire only a portion of the site, the scope of the proposed project is expected to be reduced.

SITE & PARCEL INFORMATION

OWNER Ithaca Urban Renewal Agency has the right to acquire property from City of Ithaca subject to Common Council approval of a Disposition and Development Agreement.

SITE ADDRESS 120 E. Green Street, Ithaca, NY 14850

TAX PARCEL ID# #70.-4-5.2 & #70.-4-5.2/1

#70.-4-5.2/1 describes a 10,947 sf premises leased to Cayuga Green, LLC for a cinema use. The lease will survive the sale of the development site. See Resources.

SIZE 1.45 acres of land plus 24,000 sf of air rights above elevation 48 (approximately 17 feet above grade).

ASSESSED VALUE #70.-4-5.2: \$9,000,000

#70.-4-5.2/1: \$1,450,000

CURRENT CONDITIONS Approximately 135,000 square foot, 3-level parking structure with 385 parking spaces and a 5-screen cinema. The parking structure was built on air rights to allow for private street-level development. Over time, the City has acquired land under 2/3rds of the garage. Land under the eastern section of the garage is owned by Ithaca Properties, LLC and leased for office use. The lower deck of the garage serves as the ceiling for the office lease space.

PARKING FACILITY The number of active parking spaces is currently 341 spaces. Average daily peak capacity is 81%. Each parking space is generating approximately \$1,500/year in 2017. Total parking revenues in 2015 and 2016 was \$541,000 and \$516,000 respectively.

A structural analysis of the garage prepared in 2016 revealed that there is need for significant structural investment to prolong the useful life of the eastern and western sections of the garage (See Resources). The middle section was reconstructed in 2007 and designed to support four additional levels of parking.

EASEMENTS	There are numerous easements and legal agreements regarding the parcel, including, but not limited to, a hotel parking agreement for the Marriott Hotel, egress easements benefiting the Center Ithaca property, access easements over the westerly surface parking lot benefiting several buildings that front on The Commons. See Resources.
TERMS OF SALE	Purchase price to the selected developer will be determined through negotiation and included in the Disposition and Development Agreement (DDA) between the developer and the Ithaca Urban Renewal Agency. The DDA is subject to City of Ithaca Common Council approval.
UTILITIES	The site is served by water, sewer, and stormwater municipal utilities. NYSEG provides electric and natural gas service to the site.
ENVIRONMENTAL	Phase 1 Environmental Site Assessment was conducted in 2002 for the entire Cayuga Green site, including the cinema portion of the Green Street Parking Garage (See Resources). Developer should independently satisfy themselves as to the condition of the Site. The IURA makes no representations or warranties concerning the environmental conditions of the site.
LAND USE & ZONING	The site is located in a CBD-140 Zoning District. This Central Business District allows buildings up to 140 feet in height. Maximum lot coverage is 100%. A wide variety of permitted uses are allowed by right, including housing, parking, retail, services, and commercial uses. Mixed-use development is encouraged. This site is subject to the Downtown Design Guidelines and a requirement for active street-level uses fronting on Green Street.
ADJACENT USES	<p>East: Ithaca Marriott Downtown on the Commons</p> <p>South: Tompkins County Mental Health, Cayuga Place, and the Tompkins County Public Library</p> <p>West: City Hall</p> <p>North: Buildings fronting on The Commons include: Harold’s Square (under construction), the Maté Factor building, Center Ithaca, and the Rothschild Building</p>

INCENTIVES & INVESTMENTS

The site is located in the Downtown Density District where projects are eligible to apply for incentives through the Community Investment Incentive Tax Abatement Program (CIITAP) administered by the Tompkins County Industrial Development Agency. CIITAP delivers a declining 7-year property tax abatement on the increased value of the property, sales tax exemption, and partial mortgage recording tax exemption to successful applications (See Resources). An enhanced 10-year tax abatement is also available for certain projects.

The IURA is prepared through the disposition process to recommend a sales price below appraised fair-market value — in proportion to the value of community benefits provided by the project, such as provision of below-market housing.

Recent major public investments include: a \$13 million reconstruction of the central portion of the Green Street Parking Garage; a pedestrian-activated mid-block crossing of Green Street in 2007; and a \$15 million reconstruction of The Commons, the three-block downtown pedestrian zone, in 2017.

The City and IURA are prepared to support developer applications to Federal, State, and local funding sources to realize the agreed-upon project.

RFP SUBMITTAL REQUIREMENTS

- A. **COVER LETTER:** Provide a cover letter describing the interest in the site and summarizing the major points contained in the development proposal.
- B. **IURA SPONSOR APPLICATION FORM:** See accompanying form.
- C. **TEAM MEMBERS:** Identify the team members and the proposed legal entity with whom the Agency would negotiate and contract with. Include the contact person, firm name, address, e-mail, and telephone number of each of the members of the team. Include the lead development firm, architectural firm, property management firm, and other key players or consultants, along with their roles. Please include summary resumes of key personnel (no more than 2 pages per person).
- D. **RELEVANT EXPERIENCE OF TEAM MEMBERS:** Teams should include a Developer and an architectural/design/engineer firm.
 - Developer: List any residential, commercial, or mixed-use projects developed by the developer within the past five years. Include a summary of these projects by providing a description, total square feet, total site size, location, and current status of the projects. In addition, include a representative photograph of listed projects if complete or an architectural rendering only if the projects are incomplete.
 - Architect/Design/Engineer Firm: List relevant residential, commercial, parking, or mixed-use projects that have been designed within the past five years. Provide a summary description of each project, detailing the total square feet of project and site, location, current status and client's name. Include representative photographs of listed projects.
- E. **URBAN RENEWAL SPONSOR MINIMUM QUALIFICATIONS:** Provide information to address developer qualifications:
 - Financial status and ability of developer to successfully undertake the proposed project;
 - Legal qualification to operate in the State of New York and to enter into contracts with regard to disposition, use, and development of land; and
 - Reputation and proof of fair, reputable, and ethical business practices and record devoid of convictions. In addition, provide a list of all properties owned by the Developer for analysis as to compliance with all applicable local laws and regulations, consent agreements, orders of the Director of Code Enforcement, and current status on all taxes, assessments, fees, and penalties due the City. Properties owned by Developer shall include any property for which a Developer, or their partners has an ownership interest of 20% or more. Partners shall include any partners owning 20% or more of the project LLC, Corporation, or project equity.

- F. **MARKETING:** Indicate the approach the developer views as a viable marketing plan for the proposed project and provide examples of how the proposed development will be marketed. Describe briefly the target tenants/purchasers for residential, commercial and other portions of the project.
- G. **MANAGEMENT:** Indicate how the completed project will be managed. Describe if management will be in-house or contracted, and any local connections. Explain the proposed management role, if any, for the City of Ithaca and/or IURA.
- H. **CONCEPTUAL PROJECT PLAN & DESIGN CONCEPT:** The project plan and design concept should include a narrative accompanied by a site plan and graphics, which convey the vision and key identity of the proposed project. The plan should identify the portion of the site sought to be acquired, and existing structures to be retained or rehabilitated. It should also include the location and uses of the proposed structure(s), including basic summary of the number of units by size and use, including dimensions and floor area for commercial tenants. Also include parking location and space count, including the estimated number of parking spaces dedicated for tenant/purchaser use. Also include any areas of the project that invite public access and use. **In addition, please complete the attached housing profile form.**

Include at least one conceptual elevation and any information about the proposed project quality with regard to design, materials, or energy efficiency. Please indicate any other information the Developer would be seeking from the City or IURA to implement the project.

- I. **FINANCING PLAN:** Provide an estimate of development costs and an outline of the financing strategy. This should include a pro-forma with estimated revenues and expenses, a sources and uses of funds, including estimated debt and equity, and identify key assumptions in the financial analysis. In addition, provide an estimate of pre-development costs prior to issuance of a Building Permit.

Developer should also provide and outline the economic incentives which the developer expects to apply for, if any, and any assumed public subsidies.

- J. **FINANCIAL CAPACITY:** Provide evidence the developer has the ability to secure the funds required to construct the proposed development. Evidence provided should demonstrate the proposer has sufficient uncommitted funds to complete project pre-development and access to funds to satisfy the equity obligation for the development of the project.

K. PURCHASE PRICE, INCENTIVES, & SCHEDULE: Provide the purchase price the developer wishes to acquire the Site for. If the purchase price is below a reasonable fair-market value, indicate how the proposed purchase price is necessary for financial feasibility of the project, including the specific metrics and rates utilized to establish financial feasibility.

The developer should also provide a preliminary schedule for the negotiations, planning and design, entitlements and commencement and completion of construction for the finished project. The schedule should recognize the time involved in finalizing the development agreements with Agency.

L. SPECIFIC CONCERNS: Developer shall include the identification of any existing conditions, easements, land use regulations, legal agreements, or development objectives that the developer sees as problematic, and reasons why. Whenever possible, developer shall include examples of how these concerns may be resolved.

M. COMMUNITY BENEFIT IMPACT STATEMENT: Include estimated number of housing units created, including number available to households earning no more than 100% of AMI, projected full-time equivalent of permanent jobs, tax revenue, public parking spaces, any subsidy to facilitate a conference center, public open space, energy performance, and other community benefits that advance adopted plans of the community.

N. APPLICATION FEE: \$500 application fee payable to “Ithaca Urban Renewal Agency.”

EVALUATION & SELECTION CRITERIA

Developers will be evaluated utilizing the selection criteria listed below:

SELECTION CRITERIA	WEIGHT
Community Benefits	30%
Project Concept	20%
Financial Capacity & Project Feasibility	20%
Developer Qualifications & Experience	15%
Financial Terms Proposed	15%
TOTAL	100%

COMMUNITY BENEFITS: Calculation of social, economic, and physical community benefits resulting from the project.

The primary social benefit sought is an increase in the supply of affordable and workforce housing. The extent to which the project includes such below-market housing will greatly impact community benefit scoring. New housing targeted to address other housing gaps identified in the *Tompkins County Housing Strategy*, such as senior housing, condominium housing, and supportive housing, provides a secondary housing benefit. Increasing the supply of market-rate housing in the downtown is also encouraged, but a project lacking below-market housing will score poorly.

Other social benefits may include commitments to utilize local labor, construct a high energy performance building, implement parking demand management plan, and pay employees a living wage.

Economic benefits may include job creation, commitment to shoulder the cost to repair or replace aged public parking at the project site or a nearby location, and project elements that enhance economic vitality of the downtown through the attraction of new residents, workers and visitors to the downtown.

Physical benefits may include provision of public open spaces, development of street-level active uses along Green Street, strengthening the public pedestrian connection(s) between Green Street and The Commons, inclusion of public art, and accommodations in design and operations to mitigate potential adverse impacts on adjacent businesses, buildings and historic resources.

PROJECT CONCEPT: The proposal's ability to incorporate the preferred programmatic elements in the project in a manner that will improve the social, economic and physical characteristics of the site and the surrounding area. Preferred programmatic elements are:

- Housing units specifically designed to appeal to a diverse demographic, including a substantial number of units to be affordable to low and/or middle income households;
- Street-level active uses along Green Street;
- At least 450 parking spaces open to the public, of which at least 90 will be available for short-term parking;
- Retention of the Cinemapolis movie theatre and the public walkway between Green Street and The Commons; and
- A conference Center.

The IURA is also open to consider alternative development programs that creatively address community housing needs and satisfy existing parking demand and projected parking requirements from the proposed project.

Proposals that seek to acquire only a portion of the site are expected to have a proportionally reduced project scope.

FINANCIAL CAPACITY & PROJECT FEASIBILITY: Financial capacity is the demonstrated ability of the developer to fund predevelopment expenses, secure project financing and meet equity investment requirements for the proposed project.

The extent to which the following submissions are complete and based on reasonable inputs and assumptions that demonstrate a well-researched and financially successful project increases a project's financial feasibility:

- Project plan;
- Marketing plan;
- Financing plan, including project budget and projects revenues and expenses.

In addition, the project's compliance with land use regulations and building codes increases a project's feasibility to secure entitlements.

DEVELOPER QUALIFICATIONS & EXPERIENCE: The qualifications and experience of the developer team, including investors, project managers, and construction and design teams involved. A highly qualified development team should demonstrate experience in the successful development, operation and management of a mixed-use project of comparable size and scale.

FINANCIAL TERMS PROPOSED: The project's ability to achieve financial benefit to the City through direct economic benefits. Direct benefits may include the land purchase price offered by the developer, generation of new City property tax or revenues, private sector capital investments in lieu of public investments to improve existing, or construct new, public parking, and financial subsidy to construct and/or operate a conference center. Indirect economic benefits, such as attracting new residents or visitors who may increase revenues at downtown businesses, are not considered under this criterion.

POST-SELECTION PROCESS & ENTITLEMENTS

EXCLUSIVE NEGOTIATION AGREEMENT (ENA): Following designation by the IURA of a Sponsor (aka “preferred developer”), the selected developer shall enter into an Exclusive Negotiation Agreement (ENA). Once entered into an ENA, there will be a 90-day period to finalize a Term Sheet and resolve the following City contingencies and pre-identified negotiation issues for presentation to the IURA:

SELLER CONTINGENCIES: Seller contingencies to be satisfied prior to closing:

- A. Determination by the Board of Public Works that the land and air rights to be conveyed for the redevelopment project are surplus for public works purposes. This determination is anticipated to focus primarily on how the proposal impacts the supply, condition and pricing of public parking;
- B. Discharge of mortgage, or consent of property transfer, by M&T Bank who holds a leasehold mortgage on the Green Garage as security for bonds issued to construct the public portions of the Cayuga Green project;
- C. Determination of exact boundaries of the parcel to be conveyed;
- D. Common Council approval of the proposed sale and development agreement with the developer following publication of a legal notice disclosing the essential terms of the proposed sale and development project and a public hearing on the proposed project,
- E. Completion of environmental review and site plan approval of the urban renewal project.

NEGOTIATION ISSUES: Resolve the following issues through negotiation to the satisfaction of the IURA and City:

- A. Disposition of the parking agreement for Marriott Hotel guests;
- B. Compliance with the *Downtown Design Guidelines*;
- C. Coordination and compatibility with adjacent properties/uses and the Downtown Ithaca Alliance’s *2020 Strategic Plan*;
- D. Pricing and management of parking available to the public;
- E. Disposition of approximately \$10 million of outstanding municipal bonds issued for the Green Street Parking Garage;
- F. Taxable status of the project;
- G. Customer access to Cinemapolis during all phases of the project;
- H. Relocation of municipal garbage, recycling, and storage functions currently operating at the project site;
- I. Establishment of boundaries of the parcel to be conveyed;
- J. Sales price; and
- K. Design of the public walkway between Green Street and The Commons.

TERM SHEET: The Term Sheet, will have the negotiated terms and conditions of the development transaction between the Agency and the selected developer. These terms shall include the project elements, business deal points and performance milestones, financial obligations, schedules, and purchase terms.

DISPOSITION AND DEVELOPMENT AGREEMENT (DDA): Once the term sheet is approved by the IURA, the developer and Agency staff will negotiate a Disposition and Development Agreement (DDA) containing all terms and conditions of the Site's disposition transaction and development of the site. The DDA is subject to a Public Hearing and approval by the City of Ithaca Common Council, the City Attorney, and IURA legal counsel. The City reserves the right to reject the recommended DDA.

PROJECT SCHEDULE

The Agency anticipates the schedule listed below. The schedule is *tentative* in nature and provided to outline the target dates set by the Agency. The Agency reserves the right to change the timeline at any point in the proposal and disposition process. Any changes made to the dates stated below shall be updated at: www.IthacaURA.org.

Action	DATE
Agency Issues Request for Proposals	November 22, 2017
Site Tour & Pre-Proposal Meeting	10 AM, December 4, 2017, City Hall 1 PM, December 12, 2017, City Hall
Question Period	December 4 – December 22, 2017
Response Issued to Developer Questions	January 8, 2018
Proposals Due	3:00 PM, EST, February 23, 2018
Proposals Review & Evaluation	February 24, 2018 – March 13, 2018
Preferred Developer Q &A with IURA Economic Development Committee	March 13, 2018
RFP Submission Process Re-Opened by IURA	April 26, 2018
Project Sponsor Pre-Application Form Issued	May 7, 2018
Project Sponsor Pre-Application Form Due	June 1, 2018 (3:00 PM, EST)
Revised RFP Responses Due	July 31, 2018 (3:00 PM, EST)
Preferred Developer Designated	August 22, 2018 (tentative)

PROPOSAL SUBMISSION PROCESS

An optional step is for interested prospective developer(s) to attend a pre-submittal information meeting and site tour, which can be arranged for interested parties. If a developer is interested in doing so, they are advised to contact Nels Bohn at Nbohn@cityofithaca.org. They can also register their contact information for any potential addendums to the RFP, or answers to common questions.

IURA staff will not be available for individual tours, though the site is highly accessible and available for inspection on an individual basis.

PROPOSAL DEADLINE:

Proposals shall not exceed a total of 100 pages, including any appendices, resumes, and required forms. Each respondent shall submit: one (1) unbound original copy, ten (10) hardcopies, and one (1) "high quality" digital PDF file delivered by:

JULY 31, 2018 (3:00 PM, EST)

Delivered to:

Ithaca Urban Renewal Agency
RE: Green Street Garage RFP
City Hall, Third Floor
108 E. Green St.
Ithaca, NY 14850

Phone # for FedEx & UPS deliveries: (607) 274-6565

CONTACT QUESTIONS:

All questions and communications should be in writing and sent via e-mail to Nels Bohn at NBohn@cityofithaca.org. Questions and requests for clarifications related to definition or interpretation of this RFP shall be submitted in writing prior to 4 p.m. on January 8, 2018. An addendum will be issued in response to any questions and posted by January 15, 2018 at www.IthacaURA.org

NON-LIABILITY & RELATED MATTERS

Each developer submitting in response to this RFP agrees that the preparation of all materials for submittal to the IURA and all presentations are at the developer's sole cost and expense, and the IURA shall not, under any circumstances, be responsible for any costs or expenses incurred by any developer. In addition, each developer agrees that all documentation and materials submitted with a proposal shall remain the property of the IURA and City of Ithaca.

The IURA reserves the right to reject any and all proposals or request revisions prior to selecting a developer. This RFP and the selection process shall in no way be deemed to create a binding contract, agreement or offer of any kind between the IURA and any developer. If the IURA selects a developer pursuant to this RFP, any legal rights and obligations between the successful developer, if any, and the IURA will come into existence only when the Disposition and Development Agreement (DDA) is fully executed by the parties.

The IURA at its sole discretion may waive any defects in proposals, issue a new RFP at any time, alter or postpone the selection process for its own convenience. The City reserves the right to approve, reject, modify or fail to take action on any proposed DDA recommended by the IURA.

CONFIDENTIALITY: The IURA is subject to Open Meetings Law and Freedom of Information Law. Developers should mark which portions of their proposal they consider to be confidential. If the Agency receives any Freedom of Information requests, it will consult with legal staff to determine which records may be withheld from disclosure pursuant to the Freedom of Information Law. *Marking materials as confidential does not guarantee they will be withheld.*

No representation or warranty is made to the accuracy of information provided in the RFP.

Developers are advised that any future agreements will include an anti-discrimination clause prohibiting unlawful discriminatory practices sale or lease of housing or land because of actual or perceived age; creed; color; disability; domestic violence victim status; ethnicity; familial status; gender; gender identity or expression; height; immigration or citizenship status; marital status; military status; national origin; predisposing genetic characteristics; race; religion; sex; sexual orientation; socioeconomic status; or weight.

RESOURCES: LIST OF AVAILABLE REPORTS & DATA

The following reports, legal documents, and other informational resources can be accessed via the City web site either in the Document Center (www.cityofithaca.org/DocumentCenter), under “Bids & RFP Documents,” or under the Bids & RFP Postings page (www.cityofithaca.org/bids.aspx).

Downtown Design Guidelines

Downtown Design Guidelines (Aug. 2017)

Structural Analysis

Structural Study - Green St. Garage (East-West End) - Stantec (12/7/16)

Vertical Expansion Capacity - Green St. Garage - Hunt Engineers (4/24/06)

Deed-Related Information

116-128 E. Green St. - Corrective Deed - S. Goldberg (8/31/95)

116-128 E. Green St. - Deed - IURA - UDC (2/26/76)

116-128 E. Green St. - Deed - IURA-G&M Associates (12/3/80)

116-128 E. Green St. - Deed - S. Goldberg (3/16/95)

116-128 E. Green St. - Deed - S. Goldberg (12/17-96)

116-128 E. Green St. - Indenture Deed - IURA (7/20/77)

116-128 E. Green St. - Stipulation & Order of Condemnation (5/10/06)

Green St. Garage - Common Council Minutes - Approve Boundary Line Air Rights Agreement – (4/1/09)

Green St. Garage - Center Ithaca Egress Easement Agreement (10/12/06)

Green St. Garage - Deed - CDC Ithaca, Inc. (4/19/74)

Easement for Commons Buildings - City Hall Parking Lot (5/12/73)

Green St. Garage - Boundary Line Agreement (Air Rights) - East Section (4/16/09)

Green St. Garage - Leasehold Mortgage - M&T Bank (12/1/03)

116-128 E. Green St. - Notice of Pendency - Acquisition (5/12/06)

Green St. Garage - Temporary Construction Easement (9/27/06)

Resolutions

Green St. Garage - Common Council Resolutions - Approve Transfer to IURA (10/18/17)

Green St. Garage - IURA Resolution - Approve Transfer to IURA (10/26/17)

Legal Agreements

116-128 E. Green St. - Acquisition Map (4/28/06)

Green St. Garage - Access & Parking Permit Agreement (10/29/80)

116-128 E. Green St. - Letter - Cinemapolis Lease Commencement Date (4/24/09)

Green St. Garage - Parking Agreement - Hotel Ithaca (Marriott) (10/24/14)

116-128 E. Green St. - Movie Theater Executed Lease (7/24/07)

116-128 E. Green St. - Movie Theater Lease Agreement (7/16/07)

Green St. Garage - Option & Purchase Agreement - Hotel Ithaca (Marriott) (12/22/14)

Incentives

Industrial Development Agency - Application for Incentives (Preamble)

Housing Studies

Housing Strategy - Tompkins County (6/29/17)

Downtown Residential Analysis - Danter Company (9/1/16)

Green St. Garage - Redevelopment - Rent & Income Limit Calculator - Novogradac & Co.

Housing Needs Assessment- Executive Summary - Tompkins County (2016)

Historic Documents

Green St. Garage - Agreement - CDC Ithaca, Inc. - NYS Urban Development (2/26/76)

Green St. Garage - Agreement (North-South Service Corridor) - TTH Associates (3/3/11)

Green St. Garage - Amendment to Land Disposition & Transfer Agreements - CDC Ithaca, Inc.-UDC (2/26/76)

Green St. Garage - Ithaca CBD Project 1974 - Site Map - Level 1

Green St. Garage - Ithaca CBD Project 1974 - Site Map - Level 2

Green St. Garage - Ithaca CBD Project 1974 - Site Map - Level 3

Green St. Garage - Ithaca CBD Project 1974 - Site Map - Rothschild Building

Green St. Garage - Non-Exclusive Assignment of Lease - City of Ithaca-UDC (2/26/76)

Environmental

Phase I Environmental Site Assessment - Cayuga Green Project (10/4/02)

Site Plans & Property Descriptions

Green St. Garage - Site Plan (1/28/14)

Proposed Green St. Parking Garage Redevelopment Parcel (Tompkins County Property Viewer)

2017 Tax Assessment Property Description - 120 E. Green St. (Parking Garage)

2017 Tax Assessment Property Description - 120 E. Green St. (Cinema Lease Parcel)

Conference Center Study

Ithaca Conference Center Market & Feasibility Study (4/14/17)