Green Street Garage Redevelopment Project

JUNE 1, 2018

Prepared for:
Ithaca Urban Renewal Agency
108 E. Green St.
Third Floor, City of Ithaca (City Hall)
Ithaca, NY 14850
PROJECT SPONSOR PRE-APPLICATION FORM

DUE by: 3:00 P.M., Friday, June 1, 2018

PROPERTY ADDRESS: 120 E. Green St., Ithaca, NY (Tax Parcel #: 70.-4-5.2)

Green Street Garage Redevelopment Project

— PART 1. APPLICANT INFORMATION —

Applicant Name(s): Harold's Holdings, LLC

Address 1: 455 Cayuga Road

Address 2: Suite 100 City, State, & Zip Code: Buffalo, NY 14225

Telephone: 716-829-1900 Cell Phone: E-Mail: 

Applicant is:

☐ Individual(s)

☐ Corporation Year: State: 

☐ Partnership Year: State: 

☐ Sole Proprietorship Year: State: 

☐ Limited Liability Corporation Year: State: New York

CONTACT PERSON (if different than Applicant):

Name(s): Megan Tafelski - mtafelski@mcguireddevelopment.com

Address 1: 455 Cayuga Road

Address 2: Suite 100 City, State, & Zip Code: Buffalo, NY 14225

Telephone: 716-829-1900 Cell Phone: E-Mail: 

NATURE OF BUSINESS:

Real Estate Development
**COMPANY OFFICERS:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
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<tbody>
<tr>
<td>David Lubin</td>
<td>Member, Harold’s Holdings, LLC</td>
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<tr>
<td>James F. Dentinger</td>
<td>Member, Harold’s Holdings, LLC</td>
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<tr>
<td>John Driscoll</td>
<td>Partner</td>
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</tbody>
</table>

*(attach additional list, as needed)*

**COMPANY PRINCIPALS (SHAREHOLDERS/MEMBERS):**

<table>
<thead>
<tr>
<th>Name</th>
<th>% Interest</th>
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<tbody>
<tr>
<td>Harold’s Square, LLC</td>
<td>50</td>
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<tr>
<td>MDC Harolds, LLC</td>
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*(attach additional list, as needed)*

**DUE DILIGENCE:**

1. Is the company current in all its tax obligations?  □ Yes  □ No  
   Explain: __________________________________________________________

2. Is the company delinquent in the payment of any loan?  □ Yes  □ No  
   Explain: __________________________________________________________

3. Has the company been declared in default on any of its loans?  □ Yes  □ No  
   Explain: __________________________________________________________

4. Has the company ever filed for bankruptcy?  □ Yes  □ No  
   Explain: __________________________________________________________

5. Have any of the company’s principals ever personally filed for bankruptcy or in any way sought protection from creditors?  □ Yes  □ No  
   Explain: __________________________________________________________

6. Are there currently any unsatisfied judgments against the company?  □ Yes  □ No  
   Explain: __________________________________________________________
7. Are there currently any unsatisfied judgments against any of the company’s principals?  
☐ Yes  ☐ No

Explain: ____________________________________________________________

8. Are any of the company’s principals or the company involved in any pending lawsuits?  
☐ Yes  ☐ No

Explain: ____________________________________________________________

9. Is the company a not-for-profit corporation?  
☐ Yes  ☐ No

If “Yes,” explain if property will be exempt from property taxation: ________________________________

10. Please list all properties in the City of Ithaca owned by Applicant’s company AND all properties owned by any individuals/entities with a 20% or greater ownership interest in Applicant’s company. (This will be used for analysis of compliance with all applicable local laws/regulations, consent agreements, Director of Code Enforcement orders, and current status on all taxes, assessments, fees, and penalties due the City):

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Owner(s)</th>
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— PART 2. SPONSOR TEAM QUALIFICATIONS —

**PROJECT TEAM (ONLY LIST THOSE WHO HAVE AUTHORIZED TO BE NAMED AS PROJECT TEAM MEMBERS)**

Project Developer: L Enterprises, LLC / McGuire Development Company, LLC.

Project Co-Developer: ________________________________

Construction Manager: ________________________________

Architect/Engineer: Stream Collaborative

Other (specify): ______________________________________

Other (specify): ______________________________________
ATTACHMENTS: Please attach responses to the following:

A. 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). Only identify members who have authorized their names to be included as part of the project team.

B. 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.

C. 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.

D. 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.
A. TEAM MEMBERS

McGuire Development Company, LLC
455 Cayuga Road
Suite 100
Buffalo, NY 14225
(716) 829-1900
mcguiredevelopment.com

L Enterprises II, LLC
225 Colonial Drive
Horseheads, NY 14845
(607) 739-3826

STREAM Collaborative
108 W. State Street
2nd Floor
Ithaca, NY 14850
WWW.STREAMCOLAB.COM

Taitem Engineering, PC
110 South Albany Street
Ithaca, NY 14850
607.277.1118
www.taitem.com

PRIMARY STAFF PERSONNEL:

Jim Dentinger
President
(716) 829-1980
JDentinger@mcguiredevelopment.com

David Von Derau
Chief Administrative Officer
(716) 829-1987
DVonderau@mcguiredevelopment.com

Dave Carswell
Assistant Vice President,
Development & Finance
(716) 829-1563
DCarswell@mcguiredevelopment.com

David Lubin
L Enterprises II, LLC
(607) 739-3826
lubin2@aol.com

John Driscoll
(919) 757-2274
425 N Cayuga Street
Ithaca, New York 14850
driscoll.john92@gmail.com
A. TEAM MEMBERS CONT.

STREAM Collaborative
108 W. State Street
2nd Floor
Ithaca, NY 14850
WWW.STREAMCOLAB.COM

Noah Demarest
Design Principal
607.216.8802
NOAH@STREAMCOLAB.COM

Taitem Engineering, PC
110 South Albany Street
Ithaca, NY 14850
607.277.1118
www.taitem.com

Umit Sirt
PE, Partner, Senior Engineer
607.277.1118
www.taitem.com

Yossi Bronsnick
PE, Partner, Senior Engineer
607.277.1118
www.taitem.com
McGuire Development’s goal since inception has been to demystify real estate development. When Jim Dentinger, a 33 year veteran of the industry, co-founded the creation of McGuire Development in 2006 with Jim McGuire, he did it with the intent of ensuring every client, big or small, could enjoy an open and stress-free process, rather than the complex, opaque process our industry is known for. Jim’s goal is to differentiate McGuire Development as a firm that discloses all fees, markups, and unforeseen costs, so that every client has a strong comfort level from the beginning as to their project’s budget, timeline, and vision.

As a lifelong Buffalonian, Jim has a passion for Western New York and development of our community. The depth of his real estate experience, his vision for the company and Western New York, and his commitment to business ethics have all played a major role in the expansion of McGuire Development. Jim’s real estate experience, coupled with his formal education has provided him with the foundation to lead the company through our signature transparent process.

Under Jim’s visionary leadership, McGuire Development has expanded beyond the borders of Western New York. After years of working in the Tampa and Naples, Florida markets, Jim and the McGuire Development team researched several opportunities in Naples which resulted in the acquisition of Collier Health Park, a 76,000 sq. ft. three-building medical office complex, and the redevelopment of 23 acres of land along Airport Pulling Road.

Jim has excelled in numerous areas of commercial real estate and development, real estate consulting, including site selection and development, business development, marketing, leasing, financing, construction management, and property management.

Jim’s expertise extends beyond the doors of McGuire Development and into our community. He is the vice chairman of the ECMC Lifeline Foundation; board member of the Amherst Police Foundation; member of Shea’s Board of Trustees; immediate past president of the Buffalo Renaissance Foundation; former chairman of the Buffalo Urban League; former vice chairman and current member of Employers Supporting the Guard and Reserve (ESGR); past president of the Leadership Buffalo board of directors; former board member for the Canisius College Board of Regents; a former member of the Buffalo State College Foundation, Leadership Buffalo Class of 1992. Jim has also been the recipient of the Buffalo Business First “40 Under 40 Award” (2000), the Amherst Chamber of Commerce “President’s Award” (2004), the Canisius College “Bernard Martin Outstanding Alumni Award, MBA” (2008), and the NFJC “Community Leader Award” (2017).

Jim is a licensed real estate broker in New York State and Florida.
David Von Derau possesses 18 years of health care experience and more than 29 years of experience in construction, ranging from residential to commercial to heavy highway to complex health care construction. As an experienced owner representative and construction manager, David has successfully managed numerous complicated construction processes, ensuring the project timeline and deliverables are controlled to meet the project’s objectives. Through his keen attention to detail, David has effectively ensured his projects are completed on time and on or under budget.

David embraces fully McGuire Development’s signature transparent process, delivering the greatest value to the client. He has continually challenged the status quo throughout all aspects of the construction process to provide the best result for McGuire Development’s clients. He has gained a thorough working knowledge through his experiences working in the public, not-for-profit, and private sectors.

As CAO, David is responsible for McGuire Development’s construction, facilities, and property management divisions. Currently, David and his team are responsible for 3.5 million square feet of Class A office, medical office, educational, warehouse, industrial, commercial, residential, and long-term care facilities.

David also serves as the owner’s representative on a number of construction projects for McGuire Development clients. He is responsible for ensuring that clients enter into fair and equitable contracts with the project architects, conducting a proactive design review process, and adhering to the project vision, timeline, and budget. David also works with the construction manager to negotiate fees, complete a facilities overview of the design, and assume the lead project management role alongside the owner.

Projects include 28 projects for ECMC, including its new Dialysis Center and the Terrace View long-term care facility; conversion of the former Sheehan Memorial Hospital into Compass East, a class A professional office building; renovation of the former Holy Angels Academy, a 200 student all-female private school, into the state-of-the-art, 500+ student, co-ed Charter Middle School for Applied Technology; suite build-outs for Tonawanda Pediatrics and University Pediatric Dentistry at Northwoods Medical Center; construction of 50,000 sq. ft. of space for Time Warner Cable Business Class; and the construction of Camp Road 200, a 16,000 sq. ft. cutting edge medical office building. Additional projects include the construction of Excelsior Orthopaedics’ new surgery center, construction projects for King Center Charter School and Tapestry Charter School, and the construction of the new Buffalo IT Innovation and Commercialization Hub for IBM.

David is involved in many organizations throughout the industry and his community. He is a past president of the WNY chapter of the American Society of Healthcare Engineers, member of the Roswell Park Cancer Institute Prostate Cancer Awareness Planning Committee, co-founder of Roswell Park Cancer Institute’s Cruisin’ for a Cure event, member of the East Aurora Chamber of Commerce, certified judge for the United States Ski and Snowboard Association, and a coach for the Buffalo Ski Club. David is also a small business owner of the Duck Duck Goose Child Care Center in East Aurora, NY.
In his role as assistant vice president of development & finance, David facilitates origination of commercial mortgages, analyzes acquisition opportunities, coordinates various development and construction activities, and provides owner’s representation services. He also prepares valuation analyses, economic projections, and facilitates contract and lease negotiations for the McGuire Development portfolio of properties.

Dave’s broad background in consultative sales and commercial real estate has provided him the opportunity to work on the development side of the business, building strong relationships within Western New York’s real estate brokerage community and achieving client satisfaction by meeting their real estate goals. His projects have been successful due to his keen ability to coordinate efforts between several internal and external stakeholders including finance, accounting, legal, construction, engineering, and property management.

David is a past member of the NYSCAR Board of Directors. He currently serves as an Advisory Team member for the Westside Ministries, Inc., a not-for-profit organization that seeks to stabilize Buffalo’s under-resourced West Side through economic and community development. He is also a member of Buffalo Niagara 360 (BN360) and the Amherst Chamber of Commerce Emerging Business Leaders.

David has a Masters of Business Administration from Medaille College and a B.A. in Communication from the University at Buffalo. He is a Licensed Real Estate Salesperson in the State of New York.
During the years of 1976 through 1998 I worked for Harold’s Army & Navy Stores, a small family owned regional retail chain store located in upstate New York. Expanded from eight stores to sixteen at its peak, the company had over two hundred employees. Harold’s closed its doors in October 1998 after many years of retail decline. My responsibilities at Harold have covered all aspects of the job. By the end I had been responsible for planning, budgeting, advertising, buying, modernizing, as well as computerizing the business. I presently manage L Enterprises, LLC, a real estate development company located in Horseheads, New York, and several other real estate entities.

Since 1980 I have leased properties to many national and regional corporations throughout Western New York State including McDonald’s, Rite Aid, Corning Inc., Toys ‘R’ Us, Present Company, Chase Pitkin (Wegman’s), Guthrie Medical Clinic, Pier I as well as numerous smaller tenants. I have been the general contractor for many of my leased projects, such as Guthrie Medical Clinic, Guthrie Cosmetic Suite, and a four-story apartment building in Oneonta, NY, many of the Harold’s locations, Pier I, Brand Names, Sear-Brown 10,000 sq ft office space, and GTL 7,500 sq ft office space. February 1998 I purchased and developed a 525-acre site into a business park and residential area in Athens Township Pennsylvania. September 1999 Mill’s Pride, (now Masco) began production in a new 400,000 square foot 50 million dollar dimensional lumber mill to fabricate hardwood doors for the cabinet industry, which employs 600 people with a twenty million dollar payroll in this first phase of their development. I worked with Corp of Army Engineers, DEC of Pennsylvania, Bradford Planning Commission and others to bring in water and sewer lines, constructed a 325,000-gallon water tank, roads, and other assorted utilities for the development of the park. Planned a mixed-use development of the surrounding land for residential and multifamily. Then in 2007 I located Camco, a tool and dye manufacturer that built a new 35,000 square foot facility on seven acres of the industrial park. I also located Chesapeake’s residential training facility on 13 acres in 2009. In 2011 I sold 50 acres to Chesapeake and they bought an adjacent parcel of 50 acres of land and built a 100 acre four divisional corporate regional headquarters, which was a 35 million investment bringing many hundreds of jobs to the area. I am currently working with two additional industries that are in the process of locating on the final piece of my industrial park.

Developed and assisted in the construction and opened in 2000 the Hilton Garden Inn Elmira/Corning, located in Horseheads, New York. I am currently the managing member of the LLC that owns the Hilton. I am involved in the business of the Hilton and I am physically on-site at least once a week. I review the monthly interim financial statements monthly. I developed a Management company for the Hotels, Sustainable Development and Management Company.

I developed and assisted in the construction of a 71 room Hampton Inn – in 2003 in Oneonta located in Oneonta, New York. I am the managing member of the LLC that owns the Hampton. In 2007 I expanded the hotel to 106 guest rooms. In December 2009 I built and opened a 73 room Hampton Inn, this was a LEED Silver Certified building in Horseheads/ Elmira adjacent to the Hilton Garden Inn and in 2011 I expanded the Hampton Hotel to 101 guest rooms. I have also developed a management company that manages all the hotels. I also have developed a 35,000 square foot Guthrie Clinic – Big Flats and more recently the Guthrie Ambulatory Surgical Center.
In 2016 I renovated a property for a 17,000 sq. ft. Pediatrics Clinic which will be adjacent to an additional renovation of 63,000 sq. ft. for the Guthrie Clinic.

I have developed buildings on Market Street located in Corning, N.Y. into a mixed-use residential and retail space. I am currently in the process of converting two additional buildings into a mixed-use residential and retail space also located on Market Street in Corning. I am in the final approval process for a development in downtown Ithaca on the Commons for a new mixed-use building, which will house one floor of retail space, four floors of office space and a twelve story tower of residential space in a new 180,000 square foot building.

I am also the developer of the former Emerson Power Transmission Project, in Ithaca, which I call the Chain Works District. I started working with Emerson in July 2010 and have a formal purchase contract on the parcel that is a 95-acre site with 850,000 sq. ft. of developed industrial buildings. I have been developing this site with architects, engineers, environmentalist, politicians, and a legal team with over 20 consultants, many who are local and regional, to develop a new community near downtown Ithaca. I am nearing the final approval stage with this project that will include a Final Generic Environmental Impact study. This approval would be to develop the site to a total of 1,700,000 sq. ft. of structures.

In my development projects I have taken them from the idea through local, state and federal agencies to the final developed product. My basic philosophy of construction development is to build a quality product and to maintain it as in “as new” condition as possible. I develop projects for the long term and I rarely sell them.

Education
Attended Grammar School Elmira, N.Y.
High School – Blair Academy, Blairstown, N.J.

College – Goddard College, Plainfield, Vt.
B.S. Social Ecology 1975

Post Grad Courses – Rochester Institute of Technology
Retail, Economics, & Statistical Modeling
John Driscoll
Designer & Planner

Experienced project manager and senior designer in upper end residential and historic preservation. Experienced in all phases of design, production and construction. Architectural skills are augmented by analytic experience in data science and currently ABD in a PhD in Systems Science. Systems thinking, sustainability and green design have been an ongoing focus with respect to design as well as urban planning and analysis.

EXPERIENCE

Barry Donaldson Architects: Project manager, senior designer,
New York, NY 2015 - Present
14 King Street, Croton on Hudson, NY
Employed as a project manager and senior designer and now a freelancer working on the preservation of historic clubs and churches in New York City.

Lichten Craig Architecture and Interiors: Senior designer
New York, NY 2015 - Present
6 West 18th Street, Ninth Floor, New York, NY
Employed as a senior designer and now a freelancer working on various award winning townhouses and apartments in New York City with a focus on preservation and historic detail.

Robert Harvey Oshatz Architect: Senior designer
Portland, OR 2014 - 2015
Robert Oshatz is a premier residential architect in the North West, he has worked with Lloyd Wright and has been practicing Organic architecture for over forty years.

Complexity Explorer: Research assistant and teaching assistant
Portland, OR 2011 - 2014
Built/developed and taught 2 series units for Santa Fe Institute’s online school (MOOC): Biological and Urban scaling. Assistant professor for Melanie Mitchell.

Oruga Design-Build: Co-founder
Asheville, NC. Ithaca, NY 2000 - 2008
Co-founded sustainable construction firm specializing in affordable residential architecture and light commercial. General contractor for various projects coordinating with sub contractors, vendors, cost estimation and bidding. Construction and remodeling of various projects. Foundations, framing and finish carpentry.

Crawford Murphy Associates: Project designer
Asheville, NC 1999 - 2000
Designed various religious buildings and coordinated with draftsmen and interns. Produced rendered presentation drawings and presented to congregations securing contracts. Generated support for designs by emphasizing metaphorical content and architectural merit of essential features.

Griffin Architects: Intern
Asheville, NC 1996 - 1999
Developed presentation drawings for residential, commercial and planning projects. Produced construction documents with project manager for upper end residential projects.

Hascup Associates: Intern
Ithaca, NY 1995 - 1996
Designed and developed presentation drawings for upper end residential projects. Produced construction documents for three residential projects.

EDUCATION

MS Systems Science, PhD ABD Systems Science. Portland State University. 2010 - ongoing
Complex Systems Summer School (CSSS). Santa Fe Institute 2013
BA in Architecture, B. Arch. University of North Carolina at Charlotte. 1990 - 1995
Talesin Summer School. San Francisco Institute of Architecture. 1993

PUBLICATIONS/EXHIBITIONS

City Population dynamics and fractal transport Networks, Proceedings of the Santa Fe Institute, 2013
Noah Demarest AIA, RLA, LEED AP  
Design Principal

Noah is the principal in charge of the multi-disciplinary design firm STREAM Collaborative Architecture + Landscape Architecture DPC. He leads a growing staff of employees and consultants in the practice of community design. Noah and his team use the latest building information modeling tools to create coordinated design solutions. He received his B.S. of Design and Environmental Analysis in ‘98 from Cornell University and returned to Cornell University for his M.L.A. in ‘02. He is professionally certified Registered Architect in New York State, Registered Landscape Architect in New York State, LEED Accredited professional. Noah is also a member of American Institute of Architects, Ithaca Green Building Alliance, Local First Ithaca. Noah’s public service involvement in Ithaca includes: Member of City of Ithaca Conservation Advisory Council 2013 to present, Member of City of Ithaca Planning & Development Board 2012-2013, City of Ithaca Downtown Re-zoning working group 2013, and City of Ithaca Minimum Parking Requirement working group 2013.

WORK EXPERIENCE
2012 – Present STREAM Collaborative Architecture + Landscape Architecture, Ithaca, NY Principal
2005 – 2007 Union Studio Architects (formerly Donald Powers Architects), Providence, RI Project Manager and Job Captain
2001 – 2005 Deviron LLC, Ithaca, NY Principal Designer and CEO

SOFTWARE SKILLS
- Autodesk Revit – Building Information Modeling beginning with version 4.0 through 2015
- AutoCAD – release 12 through 2015
- SketchUp Pro – expert user including teaching experience in 3D modeling, rendering and presentation
- Adobe Suite – advanced techniques in vector and raster digital manipulation including Photoshop, Illustrator and InDesign
- Microsoft Office – experienced user of complete suite

SELECT PROJECTS *
- Multi-Unit Housing and Mixed-Use
- Starland Farms, Ithaca, NY – Architect and Landscape Architect for 16-unit cottage community STREAM
- 215-221 West Spencer Street, Ithaca, NY – Architect and Landscape Architect for 12-unit mixed use water front building STREAM
- 707 East Seneca – Architect and Landscape Architect for new 6 unit apartment building STREAM
- 323 Taughannock Blvd, Ithaca, NY – Architect and Landscape Architect for 20-unit mixed use water front building STREAM
- TREE at EcoVillage, Ithaca, NY – Architect of record for construction administration phase of 40 sustainable homes
- (Jerry Weisburd, Coterre design architect) STREAM
- Breckenridge Place, Ithaca, NY Landscape Architect including site design for 6-story affordable housing located at
Noah Demarest Cont.

the former Women’s Community Building TWM
• Belle Sherman Cottages, Ithaca, NY – Architect and Landscape Architect including site design and facade design for 19 new market rate single family homes and 10 new townhouse units (LEED ND pending) TWM/ STREAM
• The Village at SUNY Oswego, NY – Landscape Architect including site design for new 350 bed student townhouses (LEED Homes Silver) TWM
• Holly Creek Townhouses, Ithaca, NY – Landscape Architect including site design for 22 affordable townhouse units developed by Ithaca Neighborhood Housing Services (LEED Homes pending) TWM
• Catherine Place, Bristol, RI – Job Captain for eight infill affordable housing units USA
• Greater Elmwood Redevelopment, Providence, RI – Job Captain for historic tax credit project including the renovation and new construction of affordable housing USA
• San Juan Passage, Seattle, WA – Job Captain for site planning and conceptual design of 100 market rate units USA
• SUNY Cortland Bowers Hall to Graham Avenue Walkway – Landscape Architect for pedestrian walkway improvements STREAM
• Ithaca College Master Plan – Landscape Architect including development of campus vision through year 2020 TWM
• Broome Community College Science Building – Landscape Architect including site design (LEED NC pending) TWM
• SUNY Oswego Science and Technology Building – Landscape Architect including site design (LEED NC pending) TWM
• Cornell University Law School Addition -Landscape Architect TWM
• Cornell University Arts Quad ADA Study – Landscape Architect TWM
• SUNY Oswego Facilities Master Plan – Landscape Architect TWM
• SUNY Cornell Facilities Master Plan – Landscape Architect TWM
• SUNY Oneonta Milne Library Plaza – Landscape Architect TWM

Commercial
• eHub @ College Avenue, Ithaca, NY – Architect for interior renovations and façade improvements STREAM
• Harold’s Square, Ithaca, NY – Landscape Architect for loading dock and alterations to parking garage STREAM
• Fingerlakes Re-Use Center, Ithaca, NY – Architect for conversion of former school facility into retail use STREAM
• Rothchilds Building, Ithaca, NY – Architect for second floor subdivision and circulation STREAM
• Gourd Workshop, Ithaca, NY – Architect for small commercial building at EcoVillage at Ithaca STREAM
• South Hill Business Campus Master Plan, Ithaca, NY – Landscape Architect TWM
• Hangar Theatre Renovation, Ithaca, NY – Landscape Architect including site design TWM
• Simeon’s Restaurant Expansion, Ithaca, NY – Design Architect for feasibility and concept phase
• Mama Goose Relocation, Ithaca, NY – Design Architect for feasibility and concept phase
• YMCA of Ithaca and Tompkins County Addition, Lansing, NY – Architectural Designer including construction documents and visualization TDA
• Town Hall, Lansing, NY – Architectural Designer TDA
• Ithaca Shopping Plaza, Ithaca, NY – Architectural designer for facade improvements TDA
RELEVANT EXPERIENCE

Sustainable Design and Energy Efficiency
- Design new and retrofit HVAC, plumbing, electrical, and fire protection installations
- Program designer and Quality Assurance for Energy Star Pilot Program for multifamily buildings for NYSERDA and U.S. Environmental Protection Agency
- Greenhouse gas survey/carbon-footprint study for municipality and a museum
- Design of geoxchange heat pump systems
- Performed comprehensive energy audits for numerous public and private multifamily buildings
- Expert participant on DoE/NREL panel to create standardized specifications for HVAC energy renovations

Green Building Consulting
- Design, energy modeling, and commissioning of LEED and other high-performance buildings, including large multifamily residential, institutional, and multiuse buildings
- Review contractor submittals and specifications for LEED compliance
- Energy Performance Contract consultant for public housing authorities
- Energy modeling using eQuest, HAP, and other programs
- Technical assistance including design review, modeling and evaluation of energy-conservation measures for NYSERDA New Construction Program

NOTABLE RECENT PROJECTS
- LEED commissioning for Varyap Meridian, Istanbul, Turkey, a 4.2 million square foot commercial/residential complex seeking LEED Gold certification (in construction)
- LEED commissioning and consulting for national-award-wining NYS Parks & Recreation Bushwick Inlet HQ.
- City of Ithaca Energy Action Plan and Greenhouse Gas Survey
- LEED commissioning for City Cedars, an 8-story Bronx, NY apartment building incorporating a historic mansion, that received LEED Gold certification
- Commissioning for renovation and addition to Moynihan Federal Courthouse, New York, NY and Nazario Federal Courthouse, Hato Rey, PR (GSA subcontract)
- EcoVillage TREE Neighborhood energy planning and schematic design to attain Passive House standard and potential net zero energy use.

Education
B.S. Mechanical Engineering, Purdue University, 1980

Certifications
NYS Professional Engineer, License No. 072718-1
Certified Commissioning Professional, Building Commissioning Association
LEED™ Accredited Professional
Homeland Security Presidential Directive (HSPD-12) security clearance

Primary Office
Ithaca, NY

Employment
Taitem Engineering since 2002.
RELEVANT EXPERIENCE

Project management
- Department manager with oversight of staff and workflow for design services.
- Successfully manage many design department projects with construction costs ranging from $500k to $5mil.
- Project design review for coordination with Mechanical, Electrical, Plumbing, and Fire protection.

Structural design and construction services
- Analysis and design of concrete, masonry, steel or wood structures, foundations, including shallow, frost-protected foundations, and retaining walls for residential, commercial, and industrial projects as structural department leader.
- Structural assessment, feasibility studies, special inspections, specialty structures, repair recommendations, design for restoration of historic structures, and expert testimony.
- Structural design for solar PV and solar thermal installations.
- Structural special inspections. Inspections include concrete, steel, attention to thermal bridging issues, and insulation installation.

NOTABLE PROJECTS
- Engineer of record, project management, and design review for MEP+FP and full structural design for Tompkins Community Action Amici House, a new construction five story apartment building and single story child care center.
- Engineer of record, project management, and design review for MEP+FP trades for 85,000 SF apartment complex.
- Tompkins Community Action Magnolia House, Ithaca, NY. Structural design review for new apartment building.
- Structural design and project management for EcoVillage Tree SLC, a four story apartment building built to passive house standards.

Education
- M.S. Civil and Environmental Engineering, Cornell University, 2005
- B.S. Civil and Environmental Engineering, Cornell University, 2004

Certifications
- NYS Professional Engineer
- LEED™ Accredited Professional

Presentations

Publications

Affiliations
- American Institute of Steel Construction, Member.

Primary Office
- Ithaca, NY

Employment
- Taitem Engineering since 2006
RELEVANT EXPERIENCE

Project management
- Department manager with oversight of staff and workflow for energy consulting services department providing services for several programs including: NYSERDA Technical Review, Small Commercial Energy Efficiency Program, FlexTech, Benchmarking Pilot, Agricultural Energy Efficiency Program, NYPA ESP, New Jersey Pay for Performance, and others.
- Energy modeling team manager responsible for production, quality control, training, and presentation.
- Managed and oversaw energy assessment studies of more than 50 projects, including multi-family, commercial, institutional, and educational buildings
- Provides technical assistance for potential energy improvements and implements measurement and verification for energy savings.

Energy-efficient and sustainable buildings consulting
- Energy modeling and model review using eQuest and other building energy modeling applications with particular expertise in modeling and design of highly efficient HVAC-R systems
- Different levels of energy audit and benchmarking study and energy reduction plan review.
- Collaboration with MEP design team to improve energy efficiency and high-performance building system design to help projects achieve LEED and ESTIDAMA certifications and NYSERDA incentives.
- Conduct sustainable building design evaluations and energy audit assessments that include facility energy end-use characterizations.
- Generated models incorporating hourly energy simulation for LEED-NC and -CS, and NYSERDA-New Construction Program (NCP) buildings based on design and ASHRAE standard-baseline case.
- Produced reports that evaluate energy performances of both cases and recommend further energy efficient measures to improve original designs.

NOTABLE PROJECTS
- Supervised the energy modeling and analysis for Solar 2, New York City’s first net-zero energy building project
- Supervised the energy modeling and analysis for the Lower East Side Girls Club, a LEED Gold facility.
- Energy modeling and modeling project management for Varyap Meridian, Istanbul, Turkey, a 4.2 million square foot multi-building development seeking LEED Gold certification, now in construction
- Energy modeling and modeling project management for Abu Dhabi Media Zone, a 4.5 million square foot complex

Education
M.Eng. Mechanical Engineering, Stevens Institute of Technology
B.S. Mechanical Engineering, Middle East Technical University

Certifications
NYS Professional Engineer, License No. 087186-1
Certified Energy Manager
ASHRAE Building Energy Modeling Professional and High Performance Building Design Professional
ICP Credentialed Project Developer

Affiliations
Member, ASHRAE

Primary Office
Ithaca, NY

Awards
40 Under 40 award by Consulting Specifying Engineer Magazine, 2014

Articles

Employment
Taitem Engineering since 2010
B. RELEVANT EXPERIENCE

Developer:
McGuire Development has extensive experience in the development, redevelopment, leasing, and sale of non-profit, speciality use, and mixed-use facilities.

Our team is adept at envisioning novel uses for properties and assisting in redevelopment, to attract the right occupant. Some notable examples are mentioned below. Our team members have provided superior service to their respective clients for these projects.

- Compass East
- IBM
- 79 Perry St., Pegula Sports
- Richardson Olmsted Campus
McGuire Development completed the adaptive reuse of the former Sheehan Memorial Hospital on the East Side of Buffalo, resulting in a mixed-use facility that includes professional office, medical office, conference, residential, retail, education and high-tech manufacturing space.

Our team performed a complete interior demolition and rehabilitation of the 150,000 sq. ft., five-story facility. All interior furnishings and finishes were stripped, old building systems were removed and replaced with new energy efficient systems and a new roof was installed. The redundant power and connectivity already present within the building from its use as a hospital was maintained and upgraded where necessary.

McGuire Development installed all new HVAC systems, new windows with energy efficient coatings and LED lighting. Additionally, windows were created within the façade of the first floor as well as skylights providing abundant natural light. New windows were also created on the upper floors to allow additional natural light in the space.

Throughout the design and construction process, we collaborated with the surrounding neighborhood, as well as political and religious stakeholders, to ensure the building would be an asset to the community. The resulting project is just one of many steps being taken to revitalize the Downtown Core, the African American Heritage Corridor and the East Side of Buffalo.

The building is now 100% occupied. It is anchored by Time Warner Cable and Bak USA, an electronic tablet manufacturer.
IBM/BUFFALO INFO TECH HUB
BUFFALO, NY

OUR ROLE:
Developer
Owner's Representative

PROJECT DESCRIPTION:
McGuire was selected to serve as designated Developer and Owner’s Representative for IBM’s new innovation center in Buffalo, NY.

McGuire conducted a comprehensive site search, seeking a facility in Buffalo’s downtown core that would accommodate IBM’s 500-employee technology center. The selected facility, Key Center at Fountain Plaza, will house an approximate 100,000 SF center for IBM. The facility will occupy the top six floors of the building.

McGuire led the effort to construct the project scope with Carmina Wood Morris, the project architect. We advised the client and user on phasing and schedule issues, working hand in hand with funders to make sure the project complied with all requirements and parameters. Additionally, we competitively bid all construction services and oversaw the project process to make sure it proceeded smoothly and on schedule.

SCHEDULE:
2014 - 2017

SIZE:
100,000 SF

RESULTS:
The project was recently completed this past April 2017, and was a part of the Buffalo Billion economic development initiative.
OUR ROLE:
Developer, Property Management
Owner’s Representative

PROJECT DESCRIPTION:
McGuire was retained by Pegula Sports and Entertainment (PSE) to provide Owner Representation services for the redevelopment of 79 Perry Street. The 79,030 SF building located in the historic Cobblestone district in Buffalo, NY, will become a first class entertainment destination. The five-story warehouse will be developed into a mixed-use facility that will include retail, commercial, and residential space.

PSE named Labatt USA as their anchor tenant, which will house the Labatt headquarters and include a Labatt-themed Brew House.

SCHEDULE:
Projected Completion 2018

SIZE:
79,030 SF

RESULTS:
As the Owner’s Representative on this project, McGuire will act as PSE’s local expert real estate arm. The build-out is expected to be completed by Summer 2018.
THE RICHARDSON OLMSTED COMPLEX
BUFFALO, NY

OUR ROLE:
Owner’s Representative
Developer

PROJECT DESCRIPTION:
McGuire Development was selected by the Richardson Center Corporation to be its owner’s representative, and most recently, their Development partner for future renovations of one of Buffalo’s most iconic architectural treasures, the Richardson Olmsted Complex.

This project entails converting 180,000 sq. ft. of the complex into a boutique hotel, conference center and the Buffalo Architectural Center, a museum that celebrates Buffalo’s architectural heritage. Other areas of the Richardson Center are being stabilized and prepared for future phases of development.

SIZE:
180,000 sq. ft.

RESULTS:
As an extension of the Richardson Center Corporation team, McGuire Development manages costs and the overall project schedule. Our team educates the organization on daily decisions and vendor disputes; reviews change orders for accuracy and fairness; facilitates furniture, fixtures and equipment-related design and procurement decisions; and coordinates with the construction management team and all other project stakeholders to ensure the project proceeds on time and within budget.
B. RELEVANT EXPERIENCE

Architect/Design Firm:
STREAM Collaborative Architecture + Landscape Architecture DPC

STREAM Collaborative Architecture + Landscape Architecture DPC is a local first firm in Ithaca, NY founded by Noah Demarest AIA, ASLA, LEED AP, CNU. STREAM offers a wide array of services related to community design, architecture, landscape architecture and new media as it relates to environmental graphics and the built environment. Collaboration is at the heart of our process and we enjoy teaming with other architects, landscape architects, urban planners, engineers, interior designers, product designers and new media programmers to tackle design problems from the smallest household object to an entire new urban community.

- Form Ithaca- Buttermilk Village
- 409 College Ave
- Chain Works Districts
- 201 College Ave
Buttermilk Village is the result of a three day charrette to reimagine a key development parcel in the Town of Ithaca. Form Ithaca is an initiative to help support the ongoing efforts of the City and Town of Ithaca, New York to update the land use regulations to meet the goals and objectives of their comprehensive plans. The project supports a full range of housing and lifestyle options within a framework that facilitates transportation choice, a reduction in greenhouse gas emissions, and a strong economy for the region.

The New York State Energy Research and Development Authority funded Form Ithaca with matching resources from the Park Foundation, the city and the town.

Client: Better! Cities & Towns
Contact: Rob Steuteville (607)275-3087
Date: 2014 - 2016
Services: Conceptual Master Planning, Public Design Charrette, and Final Illustrations
Team: Better! Cities & Towns, Rob Steuteville CNU, Randall + West Planners, CJ Randall LEED AP, and David West LEED AP, Seth Harry, Sandy Sorlien
409 College Ave
ITHACA, NY

“The nation’s oldest student run business since 1894”
Student Agencies Inc.
www.streamcolab.com

The 409 College Ave. project was the creation of a dynamic new space for the offices of Student Agencies, Inc., their affiliated not-for-profit, and their student-run companies. This space houses the E-Hub, a business incubator geared to Cornell students. STREAM Collaborative’s design retains the current building uses while renovating the lobby, facade, 2nd, and 3rd stories. Facilities include open office space with areas of both fixed and movable furniture, meeting rooms of various sizes, business support spaces for printing and communication, lounge spaces for casual collaboration, and a multipurpose space for gatherings, lectures and other educational and networking events. In considering the façade re-design, a balance had to be struck between creating more openness while respecting the positive attributes of the existing façade.

Client  Student Agencies Inc.
Contact  Kyle Karnes (607) 220-3333
Date  2015
Services  Full Architectural Services, Site Plan Review
Team  Taitem Engineering
Chain Works Districts

ITHACA, NY

STREAM Collaborative has been working since 2012 on the conceptual site planning and re-zoning analysis for the 95 acre industrial site formerly operated by Emerson Power Transmission. Noah Demarest has been contributing to the initial conceptual mixed-use site plans as part of a multi-disciplinary team of architects, planners, and engineers. The team is undertaking the rezoning process and STREAM is leading the investigation of a single form-based code that will span the inter-municipal boundary of the Town and City of Ithaca. STREAM also led the preparation of a multiple NYSERDA Cleaner Greener Communities grant applications to help with the nearly $100 million anticipated development costs.

“‘It’s really a rethinking of a major area of the city, and so the Planned Unit Development is the perfect tool for that rethinking’”

Scott Whitham
“Ithaca Adopts Planned Unit Development Zoning District Capability”
Ithaca Journal, 2014

Client
UnChained Properties, LLC

Contact
David Lubin

Date
2012 - ongoing

Size
95 acres

Cost
$100 million (anticipated)

Services
Conceptual Master Planning, Re-Zoning Developments and Approvals

Team
CJS Architects, DIRT Studio, Whitham Planning + Design, A+M Architects, Fagan Engineers, Randall + West Planners, and LaBella Engineers

www.streamcolab.com
The 201 College Ave. project involves the construction of a five story apartment building at the corner of College Avenue and Bool Street, in the Collegetown district of Ithaca, NY. As a primarily student-housing building the complex will contain 44 dwelling units with 76 bedrooms. The basement level features a fitness room with windows overlooking the street-level. There will also be a basement bicycle garage for approximately 30 bikes with ramp access from an entry on Bool Street. The space will have an air station and ebike charging stations. STREAM was responsible for full architectural designs, planning, approvals, and site design.

**Client**  Visum Development Group  
**Contact**  Todd Fox (607) 269-7300  
**Date**  2016  
**Size**  5 story building, 44 units with 76 bedrooms  
**Services**  Full Architectural Services, Site Plan Review  
**Team**  Elwyn & Palmer Consulting Engineers, W. H. Lane Construction, LaBella Engineers, T.G. Miller Engineers & Surveyors, Century Heating

www.streamcolab.com
B. RELEVANT EXPERIENCE

Engineer Firm:
Taitem Engineering, PC

Taitem is a full service design engineering firm specializing in sustainability, energy efficiency, engineering consulting, and renewable energy technologies. Taitem is based in Ithaca, New York, where the firm was founded in 1989. Taitem’s clients are both public and private entities and our projects include buildings in all sectors, including multifamily, commercial, industrial, education, and healthcare.

- City Center, TCAction Amici House, Harold’s Square
- Carmel Place/MyMicroNY, EcoVillage TREE Neighborhood, The Lux
Multifamily Projects within the past five years

Services provided: Design, Energy Consulting, Energy Modeling, Commissioning

City Center, Ithaca, NY. Eight-story new construction residential building with ground floor retail and below-grade parking. City Center will contain 192 market-rate apartment units. **NYSERDA Multifamily New Construction Program** energy modeling. Size: 205,617 SF. In construction.


Harold’s Square, Ithaca, NY. New mixed-use 12-story building with 108 apartments. **NYSERDA MPP-compliant** energy modeling and testing and verification services; **NYS ECC compliant commissioning.** Size: 165,112 SF. In construction.

EcoVillage TREE Neighborhood, Ithaca, NY. Develop energy plan and schematic design for co-housing community with townhouses and a 4-story apartment building. MEP+S design. Energy modeling and commissioning plans for townhouses. 2014.

The Lux, Ithaca, NY. MEP and FP design and construction phase services for new 191 bed 85,000 SF apartment complex. Completion Fall 2018.
B. RELEVANT EXPERIENCE

Design Firm:
John Driscoll
Experienced project manager and senior designer in upper end residential and historic preservation. Experienced in all phases of design, production and construction. Architectural skills are augmented by analytic experience in data science and currently ABD in a PhD in Systems Science. System’s thinking, sustainability and green design have been an ongoing focus with respect to design as well as urban planning and analysis.

- Mercer Street Apartment Building & Town House
- New York Yacht Club & Racquet and Tennis Club
- River House & Town House
Mercer Street Apartment Building
Architect: Barry Davidson Architects
Project manager: John Driscoll
Client: Mercer House

This project comprises a façade and roof renovation of a 1920 historic SoHo building consisting of 30,000 Sq. Ft. and 12 privately owned units. Attention to detail was important throughout, preserving the original stonework and ironwork as well as updating the energy efficiency of the building with new thermal windows and roof insulation and waterproofing.

Town House
Architect: Lichtman Craig Architects and Interiors
Senior Designer: John Driscoll
Client: Private Residence

5,700 Sq. Ft. townhouse renovation on the Upper East Side of Manhattan. This five story row house was the former home of FDR's wife. The project included a complete renovation while maintaining the architectural legacy of the property.
New York Yacht Club, 37 W 44th Street

Architect: Barry Davidson Architects
Project manager: John Disceoll
Client: NYC

This project is a national historic landmark built in 1901 and designed by Warren and Wetmore who also designed Grand Central Station. The project consists of a full renovation of 80% of the windows including the Model Room windows which are ornate carved limestone and wood masterpieces. The project is ongoing.

Racquet and Tennis Club

Architect: Barry Davidson Architects
Project manager: John Disceoll
Client: RTC

Listed on the National Register of Historic Places, the Racquet and Tennis Club was designed by McKim, Mead and White and built in 1908. The project consisted of redesigning the pool and spa area as well as renovating the rear steel and concrete drive.
River House
Architect: Lichten Craig Architecture and Interiors
Senior Designer: John Disceoll
Client: Competition project for River House
One of the prestigious apartment buildings and clubs in Manhattan, the River House is a 28 story tower designed by William Lawrence Bottemey and built between 1929 and 1932. The River House is located at 435 East 52nd Street on the bank of the East River. It has a relatively secluded location on a dead-end street with the entrance through a private courtyard. The scope of this project was to renovate and re-design aspects of the club, including a new lobby, bar, restaurant, gymnasium, and squash court. Attention was paid to the original Art Deco architecture and detailing, especially in the pool area where the geometric vocabulary of the colonnade was integrated into the surrounding spaces, at once sensitive to the original intent of the design as well as updating it for modern convenience and technology.

Town House
Architect: Lichten Craig Architecture and Interiors
Senior Designer: John Disceoll
Client: Private
This project is for a townhouse renovation on the Upper East Side of Manhattan. Typical for the office, this project included a full scope of architectural and interior design services including interior planning and presentation (re-lock) concepts, through automatic design and space planning, working closely with the clients and on to design development and working drawings, submittials and close-out. Projects such as this evolve with the clients' taste and needs, making every project unique and a reflection of the individual clients' lifestyle and aesthetic.
C. URBAN RENEWAL SPONSOR MINIMUM QUALIFICATIONS:

Financial Status and ability of developer to successfully undertake the proposed project;
• Please reference attached letter(s) of recommendation from Largo Real Estate Advisors and NBT Bank on pages 38-39.

Legal qualification to operate in NYS and enter into contracts with regard to disposition, use, and development of land; and
• Harold’s Holdings (“HH”) is a limited liability company formed and operating in compliance with the laws of the State of New York. In accordance with its Operating Agreement, HH is duly authorized to enter into transactional documents required for the acquisition, disposition, and development of real property throughout the State.

Reputation (proof of fair/reputable/ethical business practices), and no convictions/clean record.
• McGuire, based in Buffalo, NY, has a longstanding history of being a fair and equitable real estate developer, reintroducing a level of transparency and fiduciary responsibility into an industry that has become known for the opposite.
• List of properties owned by Developer for analysis as to compliance with all applicable.
  - 123-127, 133, 135 and 137-139 East State Street, Ithaca, NY 14850
  - These parcels have been merged and are in the process of being combined to a single address: 125 E. State Street.
  - The subject parcel includes the historic Sage Block building, as well as the development site for the new 12-story Harold’s square project.
  - All property taxes are current.
  - There are no known violations, nor are any fees or other financial obligations due from the developer to the City or any other municipal entity. The Developer is current on all financial obligations as they pertain to these properties.
D. FINANCIAL CAPACITY

The Harold’s Holdings, LLC teams’ financial strength enables the necessary financial means to provide an unparalleled immediate availability of cash for development. Harold’s Holdings, LLC investor party represents a combined 9-figure net worth, with an 8-figure liquidity value. If selected, we are prepared to make accessible the necessary funds to cover all related pre-development costs until such a time that we choose to engage a construction lender.

The team is not currently/nor have ever been involved in bankruptcy or a major lawsuit.

Additionally, we are pleased to include with our submission two recommendation letters from Largo Real Estate Advisors, the largest local, full service commercial mortgage banking services firm which has been financing commercial properties and development projects in Western New York since in 1989, and NBT Bank.
May 1, 2018

David Carswell  
McGuire Development  
560 Delaware Ave. Suite 300  
Buffalo, NY  14202

RE:  Green Street Garage Redevelopment Project - Ithaca, NY

Dear David:

Given our experience in commercial real estate finance, the information regarding design and construction costs that you have shared to date about your plans for the Green St. parking garage reconstruction and redevelopment effort, the significant liquidity of your firm and partner David Lubin, and our long term relationship with McGuire Development and its partners we would like to endorse your team as a qualified candidate to take on this important project in downtown Ithaca.

Largo has worked with the McGuire family of businesses and David Lubin for more than 10 years and has financed more than 2 dozen real estate development projects, including major construction and build-to-suit projects such as the Harold’s Square mixed-use project adjacent to this subject location. The partners have well-established credit and commitment from its investors. Both have performed on all projects as expected.

Largo Real Estate Advisors Inc. (“Largo”) is full service commercial mortgage banking services firm established in 1989 in Buffalo, New York. Since its inception, Largo has financed in excess of $25 billion of commercial real estate ranging from $1 million to $250 million and has a current servicing portfolio of approximately $2 billion.

This information is confidential to the client it is presented to. If there are any further questions please feel free to contact me.

Sincerely,

John H. Phillips
Principal
June 1, 2018

McGuire Development Co
455 Cayuga Road, Ste 100
Buffalo, New York 14225

Re: Bank Reference

To whom it may concern:

NBT Bank has enjoyed a productive lending relationship with James McGuire and David Lubin at Harold’s Square, and enjoys operating in the Ithaca market.

Additionally, NBT Bank has a longstanding banking relationship with Mr. Lubin and can attest to his financial wherewithal and longstanding history of successful real estate development projects throughout Upstate New York.

The bank endorses the team in its pursuit of new mixed-use projects in the Ithaca market, and has strong confidence in the team’s experience and qualifications.

Best regards,

Thomas Roman
Vice President
Relationship Manager
Ph: (315) 475-1333
troman@nbtbank.com
PART 4. DECLARATIONS

I (we) authorize the Ithaca Urban Renewal Agency to order credit reports and/or other financial background information on my (our) personal and business financial background. I (we) waive all claims against the Ithaca Urban Renewal Agency and its consultants. I (we) attest that to the best of my (our) knowledge, information, and belief, the information contained in the foregoing application is correct and true. I (we) am (are) aware the filing of a false instrument in connection with this application may constitute an attempt to defraud the Ithaca Urban Renewal Agency and may be a felony under the laws of the State of New York.

If Applicant is an individual(s), a sole proprietorship, or partnership, sign below:

Applicant's Signature: ___________________________ Date: 

Name & Title (PRINT): ___________________________

Applicant's Signature: ___________________________ Date: 

Name & Title (PRINT): ___________________________

If Applicant is a corporation or LLC, sign below:

Applicant's Signature: ___________________________ Date: 5-31-2018

Name of Corporation (PRINT): Harold's Holdings, LLC

Authorized Signature: ___________________________ Date: 

Name & Title (PRINT): ___________________________

ELECTRONIC SUBMISSION: Electronic submission of application and accompanying documents is encouraged, but not required. Incoming e-mails to IURA must be under 10 MB (incl. message envelope). E-mail to: thohn@cityofithaca.org. No mailed original signed hardcopies needed, if electronic version is signed/dated/notarized.

STATE OF NEW YORK )
COUNTY OF TOMPKINS )

On this ________________ day of ________________, Two Thousand and ______________, before me, the undersigned, a Notary Public in and for said State, personally appeared _____________________________, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within the instrument and acknowledged to me that she/he executed the same in her/his capacity, and that by her/his signature on the instrument, the individual, or the person of which the individual acted executed the instrument.

(Signature)

CATHARINE A. PANZIKOWSKI NOTARY PUBLIC
STATE OF NEW YORK )
COUNTY OF TOMPKINS )

On this ________________ day of ________________, Two Thousand and ______________, before me, the undersigned, a Notary Public in and for said State, personally appeared _____________________________, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within the instrument and acknowledged to me that she/he executed the same in her/his capacity, and that by her/his signature on the instrument, the individual, or the person of which the individual acted executed the instrument.

(Signature)

NOTARY PUBLIC