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ITHACA URBAN RENEWAL AGENCY (IURA)

AGENDA

8:30 A.M., Thursday, August 27, 2020

 VIRTUAL MEETING

Join Zoom Meeting: <https://us02web.zoom.us/j/83869605865?pwd=UUFrMllqbYyWURwZERVaVN2aHRndz09>
Meeting ID: 838 6960 5865
Passcode: Q8X10e
One-Tap Mobile: +16465588656,,83869605865#,,,,,0#,,286752# US (New York)
Dial by Your Location: +1 646 558 8656 US (New York)
Meeting ID: 838 6960 5865
Find Your Local Number: <https://us02web.zoom.us/u/k9BRiTU5J>
Passcode: 286752

- I. Call to Order
- II. Additions/Deletions from Agenda
- III. Public Comments (3-min. max. per person)
- IV. Review of Meeting Minutes: June 25, 2020
- V. Economic Development Committee
 - A. Green Street Garage Redevelopment Urban Renewal Project — Update
 - B. Report from Economic Development Committee (EDC) Chair
- VI. Neighborhood Investment Committee (NIC) Report
- VII. Governance Committee
 - A. Personnel Matter — Motion to Move into Executive Session
 - B. Report from Governance Committee Chair
- VIII. Other Business
 - A. Review of IURA Financials Report — July 2020
 - B. Chairperson Report
 - C. Common Council Liaison Report
 - D. Staff Report
- IX. Adjournment

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

NEXT MEETING: 8:30 A.M., Thursday, September 24, 2020



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

DRAFT MINUTES

ITHACA URBAN RENEWAL AGENCY



8:30 A.M., Thursday, June 25, 2020

Members: Mayor Svante Myrick, Chair; Tracy Farrell, Vice-Chair; Karl Graham; Eric Rosario; Chris Proulx; Laura Lewis, Common Council Liaison

Excused: None

Staff: Nels Bohn; Anisa Mendizabal; Charles Pyott

Guests: Jeffrey Rimland, Ithaca Properties, LLC
James Trasher, CHA Engineering

I. Call to Order

Chair Myrick called the meeting to order at 8:36 A.M.

II. Agenda Additions/Deletions

None.

III. Public Comments Received

Bohn reported the following two written Public Comments were received regarding the Eastern Section of the Green Street Garage Redevelopment Project:

- Todd Kurzweil, Sunny Days of Ithaca, expressed concerns with the project's potential impact on his retail business.
- James Trasher, CHA Engineering, provided initial comments regarding: prevailing wage rates for parking garage portion of the project; the developer's preferred closing date; and the displacement of existing tenants in the construction phase of the project.

IV. Review of Draft Meeting Minutes: June 4, 2020 (Special Meeting)

Graham moved, seconded by Farrell, to approve the meeting minutes, with no modifications.

Carried Unanimously: 4-0

V. Green Street Garage Redevelopment Urban Renewal Project

A. Western & Center Sections of Project Site: Asteri (Vecino Group NY, LLC) — Update

Bohn explained the project is almost on schedule, but was delayed a month because of concerns expressed by the Planning & Development Board (e.g., separation distance between the project and the Harold's Square project; pedestrian walkway improvements between the project and Harold's Square). The Planning & Development Board has otherwise responded very positively to the project's structure and design. Vecino indicated it will respond fulsomely to the Board's concerns, including revised plans. Vecino believes it can retain the vast majority of housing units, although the conference center footprint could be impacted. Once those concerns have been resolved, the project can complete its Environmental Review.

Farrell asked if any recent concerns had been expressed about the financial viability of the conference center, given the current economic situation and heightened focus on social distancing.

(Rosario joined the meeting at 8:41 a.m.)

Bohn replied the Planning & Development Board actually did raise some concerns about the issue. A special meeting is being scheduled in July to discuss the conference center in depth, with both the development team and conference center working group. The IURA Board and Common Council will be invited to participate.

Myrick remarked it is not necessarily too late or impossible to remove the conference center from the project scope. But with the conference center not opening until 2023, it seems likely the current situation will have stabilized into a semblance of normalcy, by that time. He personally remains comfortable moving forward with the conference center.

Proulx asked whose decision it would be to eliminate the conference center from the project scope. Bohn replied the developer would have considerable input into the decision, since it has many contingencies to satisfy. The City would be the other principal decision-maker, as the financial guarantor of the lease. Vecino would not be able to obtain financing for the conference center without the City's lease guaranty. Removal of the conference center at this point in time would create delays to apply for funding from the State that could imperil the housing component.

B. Eastern Section of Project Site: Rothschild Building (Ithaca Properties, LLC) — Disposition & Development Agreement (DDA)

Proulx reported that the Economic Development Committee (EDC) reviewed the draft DDA and unanimously approved it. The Committee spent most of its time discussing two issues: the developer's concerns about the applicability of prevailing wage regulations; and the concerns of the Rothschild Building's existing retail tenants.

Bohn explained the project would be constructed using the air rights over the eastern section of the garage. The project would be focused entirely on that section and would no longer extend into the Commons, as originally proposed. No displacement of businesses would be necessary. The DDA requires a minimum of 10% of the rental housing units to be reserved for below market-rate housing, which could ideally be increased up to 20%, if the project can retain an annual average return of at least 8% on the investment. Much of the process will depend on decisions made by the Tompkins County Industrial Development Agency (IDA) and the amount of financial support it agrees to provide the project. The project's design received a favorable reception from the Planning & Development Board, resulting in only a few requests for minor modifications and additional information.

Farrell asked if it is only the public parking component of the project that may require it to follow prevailing wages regulations. Bohn responded he is not expert in labor law, so the IURA/City may well need additional expertise on the subject. If the project were entirely private, with no connection to the City, it would not require prevailing wages. The situation becomes murkier with the City's 30-year lease on parking. The only portion of project that raises the prospect of prevailing wages is the public parking component.

Bohn observed the State has historically required prevailing wages for certain public/private projects. Vecino handled the situation by creating two separate construction contracts for the public and private portions of its own project, which may be a possible strategy for this project. Bohn added the Cayuga Street Garage was built on IURA property and developed by a not-for-profit entity; and the City had no relationship with the project. But the City was involved in the process of covering the net deficiency on annual revenue bond payments on an annual discretionary appropriation basis. After the project was completed, the NYS Department of Labor determined several workers should in fact have been paid prevailing wages. Although, fortunately, most of the project paid prevailing wages, the Department of Labor's investigation resulted in significant penalties and a long litigation process. The DDA includes the following language addressing the issue:

“The public parking component of the project is presumed to qualify as a public work project unless the NYS Bureau of Public Works makes a different determination based on project details. A public work project requires New York State prevailing wages be paid to all workers employed on the public work project. The construction contract for any public work project must include the prevailing wage and supplement schedule.

The Developer shall incorporate NYS prevailing wages in the development budget for the public parking component of the project and is responsible to comply with all requirements of a public works project. In the event the NYS Department of Labor imposes any fines or fees on the City of Ithaca or the Agency regarding construction of the parking component by the Developer, the Developer agrees to reimburse such expenses.”

In other words, Bohn explained, if the Department of Labor is asked to issue a formal opinion on the project and it agrees the project is exempt from prevailing wages, then the City/IURA would have no cause for concern. But in the absence of a formal opinion by the Department of Labor, the City/IURA would be legally liable for any future Department of Labor determinations regarding the project.

Farrell asked what the City's interest is in having a lease on the parking and why the developer could not simply build and operate the parking component, set the parking rates, and so on. She recalls the DDA referring to a figure of \$2,000/year per parking space. Bohn responded that clause is intended to provide the option for the City to opt out of entering into the parking lease agreement, if the rent rate exceeds \$2,000. The lease is a critical financial element of the project, since parking will not generate profit for the developer at current downtown parking rates. Without the City's lease, the project may not move forward. The City also has many financial and contractual relationships relating to the parking garage, which need to be maintained, like the shared parking agreement with the Marriott Hotel. It is the City's policy to have shared public parking, to accommodate multiple users at multiple times of day. If the parking component were privately owned, the City would lose the ability to manage it.

Proulx asked, should prevailing wage regulations be triggered, if that cost would be borne by the City. Bohn replied, yes. He added the parking lease rate is based on actual development costs. The \$2,000 figure was calculated based on early budget projections, deemed sufficient to amortize the debt for developing the parking component, over 30 years.

Graham asked what business impediments the existing retail tenants would be likely to face during construction. Bohn replied the vast majority of construction would be focused on the parking deck area, so there should be little impact on the Commons side. There would be some internal reconstruction and an upgraded entrance on the Commons, but that should not significantly impact the retail tenant spaces. The tenants' leases also include a guaranty for the quiet enjoyment of their space. Both the Planning & Development Board and Building Division would need to approve the final construction plans, so it is impossible to ascertain all the details of the construction phase at this time.

Graham asked if the IURA has confirmed that the existing tenants do not feel compelled to relocate. Bohn replied he is not aware of any tenants explicitly stating they would need to relocate, although he has heard one or two rumors that at least one of them may be exploring the possibility.

Lewis recalled when the Harold's Square project began construction, nearby businesses were not always updated on the details of the construction process, so she would like some assurance that businesses impacted by this project would be updated regularly. Bohn replied it would make the most sense to make a formal written request to the Planning & Development Board to enforce that, since the IURA is not well-positioned to do that itself. He would be happy to make the request to the Board's staff.

Proulx moved, seconded by Rosario:

**Conditional Approval of Disposition & Development Agreement
East Section of Green Street Garage Mixed-Use Urban Renewal Project**

WHEREAS, on October 4, 2017, the City of Ithaca Common Council authorized transfer of the Green Street Parking Garage property located at 120 E. Green St. (Tax Parcel #70.-4-5.2) to the IURA, via an option agreement, for the purpose of structuring a proposed property sale and development agreement with a preferred developer to undertake an urban renewal project subject to approval by the Common Council, and

WHEREAS, the IURA seeks urban renewal projects that improve the social, physical, and economic characteristics of the project site area and expand access to quality affordable housing, and

WHEREAS, on June 27, 2019, the Ithaca Urban Renewal Agency designated Ithaca Properties, LLC (Ithaca Properties) as the preferred developer, and qualified and eligible sponsor pursuant to Section 507 of General Municipal Law, to potentially acquire the eastern portion of Tax Parcel #70.-4-5.2, located at 120 E. Green Street, Ithaca, NY, for the purpose of undertaking an urban renewal project to develop an in-fill, mixed-use project, and

WHEREAS, Developer proposes to purchase an approximately 192' x 119' property at the eastern section of the Green Street parking garage site located at 120 E. Green Street, Ithaca, NY ("Project Site") to undertake an urban renewal project, subject to Common Council approval, and

WHEREAS, the Project Site consists of air rights above a privately-owned ground-floor commercial use and contains two elevated public parking decks constructed in 1974, and

WHEREAS, on December 23, 2019, the IURA endorsed the Developer's proposed urban renewal project program that includes reconstruction of two public parking decks and 9-10 levels of rental housing, of which at least 10% of the units shall be occupied and affordable to households earning up to 80% of Area Median Income; and

WHEREAS, on March 26, 2020, the City of Ithaca Board of Public Works found that the proposed sale and leaseback of reconstructed public parking as incorporated into the Project does not adversely impact City of Ithaca public works and that continued ownership of the Project Site is surplus for municipal purposes; and

WHEREAS, on April 1, 2020, the City of Ithaca Common Council approved a proposed contingent purchase agreement with the Developer for conveyance of the Project Site with conveyance contingent upon Common Council approval of a Disposition and Development Agreement; and

WHEREAS, on May 11, 2020, the IURA, City of Ithaca, and Developer executed the Purchase Agreement – Eastern Section of Green Street Garage Urban Renewal Project Site ("Contingent Purchase Agreement"); now, therefore, be it

RESOLVED, that the IURA hereby conditionally approves the Disposition and Development Agreement (DDA) for the East section of the Green Street Garage Mixed-Use Urban Renewal Project, dated June 16, 2020, subject to completion of Environmental Review and Common Council approval, and be it further

RESOLVED, that the IURA hereby authorizes and directs the IURA Director of Community Development, subject to review by IURA legal counsel, to submit the Agreement to Ithaca Properties, LLC for its execution or counteroffer, and be it further

RESOLVED, should Developer's counteroffer consist of amendments that do not materially alter the IURA-approved DDA in the opinion of the IURA Chair, such requested amendments or similar amendments shall be incorporated into the DDA, and be it further

RESOLVED, should Developer's counteroffer consist of amendments that materially alter the IURA-approved DDA in the opinion of the IURA Chair, the IURA shall consider and vote on requested amendments, and be it further,

RESOLVED, the DDA shall be amended to incorporate recommendations of IURA legal counsel or any amendments requested by Developer's legal counsel that are acceptable to IURA legal counsel, and be it further

RESOLVED, that the IURA Chair, subject to Common Council approval and IURA legal counsel review, is authorized to execute the Disposition and Development Agreement.

Carried Unanimously: 5-0

C. Economic Development Committee (EDC) Chair Report

Proulx indicated he has no substantive report to make, other than to say the Committee remains focused on identifying opportunities to revitalize economic activity within the City and is prepared to assist however it can. He knows of one or two potential loan applications in the pipeline.

VI. Neighborhood Investment Committee (NIC) Report

None.

VII. Other/Old Business

A. Review of IURA Financials Report — May 2020

Bohn reported all HUD Entitlement Program projects are progressing well. The IURA continues to wait for disbursement of its COVID-19 funding from HUD.

Bohn reported all loan repayments are current, except Finger Lakes School of Massage, as previously reported, and the Canopy Hotel, which has fallen behind in its payments, but is in the process of becoming current. GreenStar Cooperative Market was originally delinquent on its interest-only payments, but is now current.

Bohn reported all lease payments are now current. The IURA is working with Cinemapolis and Coltivare, two tenants of Bloomfield/Schon, which has agreed to provide the IURA with delayed Cinemapolis and Coltivare rent payments, while also discounting their rents by 50% for a certain number of months. The IURA is matching Bloomfield/Schon's discounts. Deferred rent payments will eventually be paid, but not the discounted portions.

B. Chairperson Report

Myrick reported the City's budget projections have been seriously impacted by the COVID-19 shutdown, especially in terms of sales tax revenues. The City is currently anticipating a 'best-case scenario', in terms of its budget outlook, which still represents a very serious shortfall. COVID-19 infections have receded in Tompkins County, which is fortunate. The City has also been fortunate to receive a \$10,000 donation from the Legacy Foundation to fund some City services. Purity Ice Cream donated \$80,000, so the Alex Haley pool can re-open. Another anonymous \$25,000 donation was received to re-open City playgrounds. Myrick also soon hopes to announce a \$100,000 anonymous donation for Cass Park. He noted the City is closing the 100-block of N. Aurora Street to vehicular traffic, starting today, to enable restaurants to provide expanded outdoor dining opportunities, while maintaining social distancing measures.

C. Common Council Liaison Report

Lewis reported that the City created a set of illustrative [Budget Basics](#) slides for the public, with an accompanying survey for the public to provide feedback on budget priorities. The initial survey results have been helpful. 75% of respondents live in the City and 50% of respondents work in the City. Defunding the Ithaca Police Department (IPD) and increasing funding for youth/social services are two of the most prominent public concerns. The Mayor is leading a Reinvent Public Safety Task Force to develop a set of recommendations for Common Council by April 1st, 2021.

Rosario remarked he believes it will be important to maintain social distancing measures over the coming months, especially with current reopening efforts and the influx of returning students, many of whom are traveling from places with higher infection rates. He wondered if some kind of mandatory social distancing/public health policy would be something the City would consider instituting. He also wondered if the City would consider closing additional streets to vehicular traffic to provide greater latitude and social distancing opportunities.

Myrick responded the City is certainly open to both those options, although the State currently prohibits mandatory municipal directives, without State approval. He believes the State would be amenable to those kinds of measures, at some point. He announced he recently produced a video encouraging the public to wear masks: <https://youtu.be/hkc2WTE1Iro>. He likes the idea of closing additional streets, although it is more complicated than one might think. The Engineering Division is short-staffed, so working on future street closings will take additional time. But it seems it would make particular sense in Collegetown, with its large, dense student population and narrow sidewalks.

D. Staff Report

1. Emergency Rental Assistance Program (ERAP) Update

Mendizabal reported that Ithaca Neighborhood Housing Services (INHS) provided her with an update on the program. There have been 53 applications, 24 from City residents and 27 from the rest of the County. 10 applications are not moving forward, mostly because applicants are over the \$5,000 threshold of liquid assets. 16 applications are moving forward, with 3 in the City already approved. The applications on hold are waiting for additional documentation. At least half the program's funding remains available.

VIII. Adjournment

The meeting was adjourned at 9:35 A.M.

— END —



CITY OF ITHACA

108 E. Green St. — Third Floor Ithaca, NY 14850-5690

DEPARTMENT OF PLANNING AND DEVELOPMENT

JoAnn Cornish, Director

Planning & Development – 607-274-6550 Community Development/IURA – 607-274-6565

E-Mail: dgrunder@cityofithaca.org

PLANNING & DEVELOPMENT BOARD AGENDA

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at **6:00 p.m.** on **TUESDAY, AUGUST 25, 2020**. City Hall remains closed to the public. This meeting will be conducted remotely via the online platform Zoom, pursuant to the Governor’s Executive Order 202.1. The meeting will also be live streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

Instructions for commenting to the Planning Board

Scheduled Public Hearings (Refer to the agenda for projects that have scheduled public hearings.)

There are two options to participate in a Public Hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting (contacts below). Please indicate if you would like your comments read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing.
2. To speak at the meeting, sign up and receive instructions through the contact(s) listed below.

General Public Comments

Send written comments to the contact(s) listed below. All comments received will be forwarded it to the Planning Board for their consideration. Written comments received in advance of the meeting give the Board/Committee time to consider them fully. If you want your comment read aloud, please state so in your email and limit the comment to three minutes. A minimum of 15 minutes will be allotted at the beginning to read comments, if needed. The Chair will make an effort to accommodate as many read comments as time permits.

All comments and questions can be emailed to Anya Harris at aharris@cityofithaca.org or Lisa Nicholas at lnicholas@cityofithaca.org. Or call 607-274-6550.

Start Times: Start times are *approximate* only — APPLICANTS are responsible for being available at whatever time(s) their agenda item(s) is actually discussed.

AGENDA ITEM

Approx. Start Time

1	Agenda Review	6:00
2	Public Comments (See instructions above)	6:05
3	Board Response to Public Comment	6:15
4	Subdivision Review	
A	Project: Minor Subdivision (Chainworks District Property)	6:20
	Location: 620 S Aurora St Tax Parcel #106.-1-8	6:30
	Applicant: Francis L Goram of Harris Beach PLLC for Emersub 15 LLC	6:35
	Actions: <input type="checkbox"/> Public Hearing <input type="checkbox"/> Consideration of Preliminary & Final Subdivision Approval	

Project Description: The applicant proposes to subdivide the 96-acre parcel into two parcels: Parcel OU-1, measuring .897 acres (39,057 SF) with approximately 240 feet of frontage on S Cayuga Street and containing two underground storage tanks, a treatment building, and a portion of an asphalt parking lot; and Parcel OU-2, measuring 95.04 acres in both the City and the Town of Ithaca and containing all existing buildings, roads, and parking areas of the former factory site. The owner intends to retain OU-1 to continue remediation work and to convey OU-2 to L Enterprises, LLC, for mixed-use development. The proposed subdivision plats include easements for one primary and two alternative routes of a future trail that will connect S Aurora Street to Stone Quarry Road, and, ultimately, to the planned Gateway Trail. The portion of the property in the City of

B Project:	Asteri Mixed-Use Apartments, Conference Center, Parking	Applicant Presentation	7:10
Location:	120 Green Street (West end & middle of Green St. garage)	Board Q&A	7:20
Applicant:	Whitham Planning & Design for Vecino Group, LLC	Board Discussion	7:25
Actions:	<input type="checkbox"/> Project Update		

Project Description: The applicant is proposing to demolish the western and center sections of the existing garage and helix to build 1) an 11-story building with a 22,120 SF footprint and 2) rebuild and expand the center section of the parking garage with a total of seven levels of parking and an increase of 241 spaces. The parking decks will be connected to the building by bridge on the second and seventh floors. The building will contain 218 permanently affordable apartments on the fourth through eleventh floors in a U-shaped configuration. The first through third floors will have building amenities, a conference center and a small scale retail space. The Cinemopolis Plaza will maintain the current public pedestrian passage between the Commons and Green Street. It will be rebuilt and enhanced with lighting, signage, art, and landscaping. The applicant is also requesting consideration of a City Hall Plaza in the area that currently contains a small parking lot between the project site and City Hall. This proposal would feature a large outdoor gathering spot with paving, lighting, landscaping, and furnishings, while retaining a limited number of parking spaces. The project is in the CBD-140 zoning district and is subject to Design Review. It will require area variances for rear yard setback and potentially, for height, and may require a subdivision or lot line adjustment. The project will require approval from Common Council for sale of the property. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (5)(iii) and (9) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1143>

C Project:	Mixed-Use – Apartments & Parking	Applicant Presentation	7:35
Location:	215 State Street (East end of Green St. Garage)	Board Q&A	7:45
Applicant:	Ithaca Properties LLC/Jeff Rimland	Board Discussion	7:50
Actions:	<input type="checkbox"/> Review of FEAF Part 3 <input type="checkbox"/> Determination of Environmental Significance <input type="checkbox"/> Recommendation to BZA		

Project Description: The applicant is proposing to demolish the eastern section of the existing public parking garage, rebuild two levels of public parking (approx. 130 spaces), construct one ground-level private parking area (approx. 34 spaces) and 10 floors of residential with approximately 200 apartments. The new building will have an interior connection to the existing building and will be accessed through the entrance at 215 E. State Street on the Commons. Likewise, the parking decks will connect to the new proposed decks and garage entrance to the west. The building will also feature a residential lobby on Green Street. Portions of the existing two-story Rothschild Building will be renovated to house amenity spaces for tenants. The project is in the CBD-140 zoning district and is subject to Design Review. It will require area variances for rear yard setback and number of stories. It is also in the Street Level Active Use Overlay Zone (SLAuOZ). The project will require approval from Common Council for sale of the property (air rights). This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (5)(iii) and (9) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1160>

Tompkins County

Industrial Development Agency

Workforce Housing Policy

Adopted: July 8, 2020

The Tompkins County IDA supports the development of workforce housing. In addition to meeting any other requirements as set forth in the TCIDA Uniform Tax Exemption Policy, all multi-family rental housing project applicants will be subject to the Workforce Housing Policy as follows:

Applicants will be required to make a one-time payment to the Tompkins County Community Housing Development Fund. Payment will be made at time of closing.

The payment amount will be \$5,000 multiplied by the total unit count and is due and payable at time of closing. This payment amount is based on a calculation of \$25,000 per 20% of the total units in lieu of providing 20% of the units on-site as affordable units.

The payment is not required if the project applicant will set aside a minimum of 20% of the units available for households earning 80% or less of area median income and is subject to a regulatory agreement by a local, state or federal agency for compliance for a period of at least 20 years.

In general, the TCIDA delivers incentives to multi-family residential housing projects in the following areas:

- City of Ithaca's Downtown Density District
- The redevelopment of a Brownfield site that is registered as a DEC inactive hazardous waste site
- Lansing Town Center Incentive Zone

The Community Housing Development Fund is a joint effort of Tompkins County, the City of Ithaca, and Cornell University and helps communities and organizations throughout Tompkins County respond to the diverse affordable housing needs of its residents. The benefits of supporting the Community Housing Development Fund include:

- Flexible funding for any type of affordable housing (rental and for sale units) at a mix of income levels
- The fund supports workforce housing countywide
- The fund has a proven track record
- Applicants generally leverage State and Federal funds to produce far more units per local subsidy provided than the TCIDA ever could.

This policy will be reviewed at least annually.

IURA Grants Summary

July 2020

ON SCHEDULE	HUD ENTITLEMENT ACTIVITIES	SPONSOR	TOTAL BUDGET	TOTAL UNEXPENDED	% SPENT
2017 HOME Activities					
canceled	3.0 402 South Cayuga Street ¹⁷	Habitat for Humanity	0.00	0.00	100%
complete	4.0 Housing Scholarship Program ¹¹	The Learning Web	65,592.00	0.00	100%
complete	5.0 Security Deposit Assistance	Catholic Charities	62,700.70	0.00	100%
complete	21.0 828 Hector Street (CHDO) ²³	INHS	41,378.00	0.00	100%
complete	20.0 HOME Admin	IURA	27,565.10	0.00	100%
complete	Unallocated 2017 HOME ^{12, 17, 23, 24}	N/A	0.00	0.00	N/A
complete	Home Admin (PI) ²²	N/A	2,448.76	0.00	100%
ok	Recaptured Funds (HP) ¹⁵	N/A	3,808.14	3,808.14	N/A
ok	Unanticipated Program Income (PI) ⁸	N/A	21,545.00	21,545.00	N/A
Total			225,037.70	25,353.14	89%
2018 CDBG Activities					
ok	1.0 Neighbor to Neighbor Home Rehab	Love Knows No Bounds	40,000.00	29,753.00	26%
complete	2.0 Chartwell House	Tompkins Community Action	75,000.00	0.00	100%
complete	8.0 Ramp Loan Program	FLIC	25,000.00	0.00	100%
complete	9.0 Mini Repair	INHS	32,500.00	0.00	100%
complete	11.0 Hospitality Employment Training Program	GIAC	110,000.00	0.00	100%
complete	13.0 Volunteer Worker & Job Skill Training	Finger Lakes ReUse, Inc.	71,800.00	0.00	100%
complete	14.0 Work Preserve Job Training	Historic Ithaca	67,500.00	0.00	100%
ok	16.0 Targeted Urban Bus Stop Upgrades	TCAT	13,500.00	6,705.50	50%
complete	19.0 Immigrant Services	Catholic Charities	30,000.00	0.00	100%
complete	20.0 Work Preserve Job Readiness	Historic Ithaca	20,000.00	0.00	100%
complete	21.0 2-1-1 Info and Referral	Human Services Coalition	20,000.00	0.00	100%
complete	22.0 Housing For School Success Year #3	Ithaca City School District (ICSD)	27,005.00	0.00	100%
complete	23.0 CDBG Admin	IURA	137,214.00	0.00	100%
complete	25.0 Economic Development Loan Fund	IURA	151,052.00	0.00	100%
complete	17.0 Final Phase: Heating & Roofing ²⁵	DICC	29,300.00	0.00	100%
ok	18.0 Domestic Violence Center Renovation ²⁵	Advocacy Center	9,960.72	1,601.72	84%
ok	Unallocated 2018 CDBG	N/A	2,607.89	2,607.89	N/A
Total			862,439.61	40,668.11	95%
2018 HOME Activities					
ok	3.0 402 South Cayuga Street	INHS	150,000.00	10,000.00	93%
complete	4.0 Housing Scholarship Program ²	The Learning Web	65,592.00	0.00	100%
complete	5.0 Security Deposit Assistance ^{24,2}	Catholic Charities	48,250.00	0.00	100%
complete	6.0 Security Deposit Inspections ²⁴	TCA	2,500.00	0.00	100%
ok	7.0 INHS Scattered Site 2 (CHDO) ²⁴	IURA	100,000.00	6,884.00	93%
complete	10.0 Additional Reserve (CHDO) 24, 26	TBD	0.00	0.00	N/A
complete	Home Admin	IURA	36,880.30	0.00	100%
ok	2018 HOME Unallocated ²	N/A	15,891.14	15,891.14	N/A
Total			419,113.44	32,775.14	92%
2019 CDBG Activities					
ok	1.0 Homeowner Rehab	INHS	67,594.32	67,594.32	0%
ok	2.0 Small Repair Program	INHS	32,500.00	22,582.28	31%
ok	6.0 Finger Lakes ReUse Job Skills Training	Finger Lakes ReUse, Inc.	95,529.00	71,033.56	26%
ok	7.0 Work Preserve Job Training	Historic Ithaca	67,500.00	64,197.30	5%

IURA Grants Summary

July 2020

<u>ON</u>	<u>HUD ENTITLEMENT ACTIVITIES</u>	<u>SPONSOR</u>	<u>TOTAL</u>	<u>TOTAL</u>	<u>% SPENT</u>
<u>SCHEDULE</u>			<u>BUDGET</u>	<u>UNEXPENDED</u>	
ok	8.0 Hospitality Employment Training Program	GIAC	110,725.28	110,725.28	0%
complete	9.0 Ithaca ReUse Center Acquisition	Finger Lakes ReUse, Inc.	100,000.00	0.00	100%
complete	10.0 Economic Development Loan Fund	IURA	107,396.99	0.00	100%
ok	11.0 Black Girl Alchemists Public Art Mosaic	CAP	7,500.00	6,433.54	14%
ok	12.0 Housing For School Success	Beverly J. Martin Elem	15,700.00	3,072.14	80%
complete	13.0 2-1-1	Human Services Coalition	15,000.00	0.00	100%
ok	14.0 Work Preserve: Job Readiness	Historic Ithaca	20,000.00	20,000.00	0%
ok	15.0 A Place To Stay	Catholic Charities	20,000.00	20,000.00	0%
ok	16.0 Immigrant Services	Catholic Charities	25,059.00	8,353.00	67%
ok	17.0 CDBG Admin	IURA	137,679.40	43,077.06	69%
Total			822,183.99	437,068.48	47%

2019 HOME Activities

ok	1.0 Homeowner Rehab	INHS	42,151.58	42,151.58	0%
ok	3.0 Immaculate Conception School Redev	INHS	199,900.00	199,900.00	0%
ok	4.0 Housing Scholarship Program	The Learning Web	70,560.00	67,015.80	5%
ok	5.0 Security Deposit Assistance-Vulnerable Hou:	Catholic Charities	64,000.00	38,508.70	40%
ok	18.0 HOME Admin	IURA	30,597.20	7,999.47	74%
	2019 HOME Unallocated ³		1,451.00	1,451.00	0%
Total			408,659.78	357,026.55	13%

Total Unexpended Funds

Unexpended CDBG Entitlement Funds	477,736.59
Unexpended CDBG Program Income Committed to Action Plan Activities	0.00
CDBG Revolving Loan Fund Balance (#02 Bank Balance excluding interest)	173,890.01
Unexpended HOME Entitlement Funds	415,154.83
Unexpended HOME Program Income	0.00
HOME Program Income Unassigned	0.00
Total Unexpended HUD Funds	1,066,781.43

1.5 CDBG Spend Down Ratio Analysis (must be less than 1.5 by June 1st of each year):

CDBG Spend Down Ratio = total unexpended CDBG funds/most recent annual

CDBG award

Most Recent Annual CDBG Award:	688,397
1.5 x Most Recent CDBG Award:	1,032,596
Current Unexpended CDBG Funds:	651,627
Current CDBG Spend Down Ratio:	0.95
Compliance With 1.5 CDBG Spend Down Ratio:	Yes
Amount Required to be Expended by 6/1 to Meet CDBG Spend Down Ratio:	-380,969

LEASE PAYMENTS DUE TO IURA

July 2020

Project	Monthly Fee	Quarterly Fee	Yearly Fee	Status	Date Last Payt. Rec'd
Cherry Street Industrial Park					
Evaporated Metal Films					
Yearly Maintenance Fee - July			\$ 236.80	Current	7/29/2020
Precision Filters					
Yearly Maintenance Fee - July			\$ 375.00	Current	7/21/2020
Cayuga Green					
Allpro Parking - air rights lease					
Monthly Lease (rate change 1/1/2020)	\$ 2,937.00			Past Due - owes July 2020	7/13/2020
Cayuga Green-Parcel A ground floor					
Monthly Lease-rate change on 2/1/2019	\$ 6,784.00			Past Due - owes June & July 2020	5/13/2020
Cinemapolis					
Monthly Lease-rate change on 5/1/19	\$ 3,320.00			Current - Agreement to discount May's Pmt by 50% due to COVID-19	5/13/2020
Qrtly Maint Fee- Jan., April, July, Oct. (Maint Fee rate change on 7/1/19)		\$ 293.75		Current	7/14/2020
Other Leases					
Southside Community Center-RIBS					
Monthly Lease -New rate 7/1/19	\$ 468.41			Current	7/8/2020
Farmer's Market/Steamboat Landing					
Quarterly Lease - June, Aug., Oct., Dec.		\$ 8,719.00		Current	6/9/2020

IURA/City of Ithaca CDBG Response to COVID-19 Pandemic
As of July 15, 2020

The IURA adopted a two-prong approach to select activities to be funded in response to the COVID-19 Pandemic:

- Directed activities to address priority needs where a capable sponsor is pre-identified, and
- Activities selected through an open competitive process, and

The IURA identified the following priority community needs:

1. Renter households whose ability to pay rent has been reduced by COVID-19 impacts
2. COVID-related relief, prevention, or recovery for persons experiencing homelessness
3. Small businesses adversely impacted by public health mandates and guidelines
4. Anchor non-profit entities with at least 51% earned income adversely impacted by public health mandates and guidelines

Funding Sources:

\$ 140,000 ED Loan Fund - CDBG
\$ 321,299 Round #1 CDBG-CV award to City of Ithaca for project funding
\$ 29,753 Reprogrammed 2018 CDBG funds - Neighbor-to-Neighbor
\$ 491,052

Uses of Funds:

Directed Allocation to Address Priority Needs

\$ 140,000 AFCU - Small Business Resiliency Fund - assist 28 LMI microenterprises (completed)
\$ 190,000 INHS - Emergency Rental Assistance Program - assist 48 LMI tenant households (projected)

Allocation via Competitive RFP Selection Process

\$ 25,600 DICC - DICC Child Care Center Reopening Assistance - assist 42 LMI children (projected)
\$ 25,000 Catholic Charities - Security Deposits for Safer Housing - assist 15 LMI households (projected)
\$ 20,000 The REACH Project, Inc. - COVID-19 Testing for Vulnerable Populations - assist 350 LMI individuals (projected)
\$ 20,000 Salvation Army of Ithaca - COVID-19 Mortgage & Emergency Asst. Program - assist 6-8 LMI households (projected)
\$ 11,000 OAR - Laundry & Internet Needs During COVID-19 - assist 200 LMI households and 40 LMI students (projected)
\$ 10,879 Catholic Charities - Aid for Immigrants During COVID-19 - assist 25 LMI individuals (projected)
\$ 10,000 Child Development Council - Ithaca CARES - ReOpening Child Care - assist 712 LMI children (projected)
\$ 452,479

Remaining Funds Available to Address COVID-19 Needs

\$ 8,820 CDBG-CV
\$ 29,753 Reprogrammed 2018 CDBG funds
\$ 38,573 Balance available for allocation via solicitation (or competitive selection process)

ANNOUNCEMENT - Ithaca Anchor Storefront Recovery Loan Fund

Thomas Knipe

Sent: Thursday, August 13, 2020 1:24 PM

To: Thomas Knipe

New Loan Fund to Support “Anchor” Storefront Businesses in the City of Ithaca Announced

(Ithaca, NY – August 12, 2020)

A new COVID-19 recovery loan fund has launched for anchor storefronts in the City of Ithaca. The fund will provide low-cost economic development loans of between \$8,000 and \$50,000 to key commercial storefront businesses in the City, including restaurants and retail businesses.

Some storefront businesses, because of the unique service that they provide, because of their longevity, because they draw people to the area, or simply because of their large footprint or critical location, carry particular importance to Ithaca’s economic recovery and positive community identity. The Ithaca Anchor Storefront Recovery Loan Fund will provide targeted loan assistance to help ensure that the re-opening process proceeds successfully for anchor storefront businesses in the City of Ithaca.

The initiative to establish this fund was facilitated by the City of Ithaca Office of Economic Development in collaboration with local economic development agencies including the Downtown Ithaca Alliance, Tompkins Chamber and Small Business Development Center. Community Foundation of Tompkins County has provided consultation to a number of private individuals interested in investing in the fund and they have done so from their own assets. In addition, Community Foundation itself has received a designated gift to be used to invest in the fund as a form of impact investing. Ithaca Neighborhood Housing Services (INHS), a local Community Development Financial Institution (CDFI), will administer the fund and service the loans. A volunteer loan review committee comprised of experienced business owners, financial/lending experts and economic development experts will make loan recommendations to INHS.

Interested businesses can visit the INHS website to download the full program guidelines and application and access information about how to apply. www.ithacanhs.org/anchorstorefront Eligible businesses are invited to apply by September 2nd, 2020 to be considered in an initial round of application review.

Tom Knipe

Deputy Director for Economic Development

Department of Planning, Building, Zoning and Economic Development

City of Ithaca

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[COVID-19 Business Resources](#)

[Doing Business in Ithaca](#) – *The Definitive Guide to Starting and Growing your Business in the City of Ithaca, NY*