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AGENDA

**Ithaca Urban Renewal Agency (IURA)
Economic Development Committee (EDC)
3:30 PM, Tuesday, November 7, 2017
Common Council Chambers, City Hall, Ithaca, NY**

- I. Call to Order**
- II. Additions to/or Deletions from Agenda**
- III. Public Comment (3-minute max. per person)**
- IV. Review of Meeting Minutes: October 10, 2017**
- V. Economic Development Loans**
 1. Restore NY5 Grant: Recommend Properties to Be Included in Final Application - Resolution
 2. Green Garage Redevelopment: Issue RFP — Resolution
 3. Modification of Cayuga Green Loans to Facilitate Refinancing — Possible Resolution
- VI. Other Business**
 1. IURA Loan & Lease Repayment Summary: September 2017 – Review
 2. Staff Report
- VII. Adjournment**



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



108 E. Green St.
Ithaca, NY 14850
(607) 274-6565

DRAFT MEETING MINUTES
ITHACA URBAN RENEWAL AGENCY
Economic Development Committee (EDC)
3:30 PM, Tuesday, October 10, 2017
Common Council Chambers, City Hall, Ithaca, NY

Present: Chris Proulx, Chair; Doug Dylla, Vice-Chair; Heather Harrick; Charles Hamilton
Excused: Leslie Ackerman
Vacancies: 1
Staff: Nels Bohn; Charles Pyott
Guests: John Guttridge, Urban Core, LLC
James Trasher, CHA Consulting Inc. (on behalf of Ithaca Properties, LLC)
Jonathan Jedd, Mate Factor Café
Robert Masse, Mate Factor Café
Marcel Campbell, Mate Factor Café
Claudia Brenner, Claudia Brenner Design
Justine Waldman, Cayuga Medical Center
Hayden Brainard, Miller Mayer

I. Call to Order

Chair Proulx called the meeting to order at 3:30 P.M.

II. Agenda Additions/Deletions

Proulx indicated he would like to discuss the possibility of establishing a method for participating remotely in Committee meetings (under "New Business"). No objections were raised.

III. Review of Meeting Minutes: August 8, 2017

Dylla moved, seconded by Harrick, to approve the August 8, 2017 minutes, with no modifications.

Carried Unanimously 4-0.

IV. Public Comments (3-minute maximum per person) — None.

V. Economic Development Projects

1. Restore New York Round 5 (“NY5”) Grant — Review of Preliminary Project Proposals & Recommendation

Bohn explained that the City of Ithaca/IURA is soliciting project proposals for inclusion in a Restore NY5 grant funding application to Empire State Development Corporation. Up to \$1,000,000 may be available to the City for redevelopment of abandoned, condemned, surplus, or vacant building(s) in the urban core for residential, commercial, or mixed-use. The Notice of Intent to Apply must be submitted by the end of this week. The Committee should be prepared to recommend which project(s) it would like the Mayor to consider. Up to two projects can be submitted.

Project Name: 100s West

Project Applicant: Urban Core, LLC (John Guttridge)

Project Address: 121 W. State St., 123 W. State St., & 108-114 W. Green St.

Project Proposal: “Rehabilitate the lower level of 121 W. State Street to make it ready for a new restaurant. Gut rehabilitation of the ground floor, $\frac{3}{4}$ of the second floor, and the lower level of 123 W. State Street to engage it with the street level and connect through to Press Bay Alley and Green Street and to install flexible beautiful office spaces on the second floor. Re-working of the sidewalk and installation of attractive street furniture in front of both buildings on State Street to enhance accessibility and pedestrian experience, and to install additional cycling infrastructure. Install an elevator in 123 W. State Street to enhance accessibility. Replacement of the gate with an attractive egress gate and installation of flexible outdoor seating in Stage House Alley. Rehabilitate 108-114 W. Green Street and create engaging pedestrian courtyard similar in character to Press Bay Alley, install a series of storefronts on the building allowing for additional micro-retail uses. Rehabilitate second floor of 108-114 W. Green St. to create 4 new reasonably priced high-quality housing units. Replace sidewalks from 108-118 W. Green St. with new sidewalks, addressing poor grading, degradation, and adding attractive high-quality street furniture, bike racks, and other amenities, install curb extensions and parklets for traffic calming and enhanced pedestrian experience on Green Street.”

Guttridge explained the project would be a continuation of the successful existing Press Bay Alley project, and would also build on the work he has done on W. State Street, enabling him to implement a transformational-level redevelopment of the entire block.

Dylla asked the applicant about the project timeline. Guttridge replied, he expects construction to begin on 3/19/18, so the project would be very much ready to go by the time the grant is funded. The project would need to be conducted in different phases, since construction would last approximately 12 months.

Dylla asked if the prospective restaurant tenant has been confirmed. Guttridge replied, a letter of intent has been executed.

Project Applicant: Jonathan Jedd, Robert Masse, & Marcel Campbell

Project Name: Andrus Block/Home Dairy/Yellow Deli Building

Project Address: 143 E. State St.

Project Proposal: “To rehabilitate and revitalize historic and cultural iconic Andrus Block to ensure its longevity and restore it as a vibrant commercial hub. Built nearly 150 years ago, the building is at a crucial point in its lifespan, which remains a hindrance to investor confidence. Although there were recent businesses in the space, the building is currently 70% empty with few offices taking a portion of the upper floors. Project is to make the building sound and secure to host long-term office/commercial tenants on upper two floors and get a commitment from a major restaurant/bakery investment for first two floors. The Yellow Deli restaurant has proven very successful in other locations in similar conditions, moving into older underutilized city buildings, adding great value to both its property and those surrounding, as well as bringing in strong boost to sales tax revenue. Other locations have had annual gross sales ranging from \$1.2-2.7 million. This will contribute greatly to the City of Ithaca’s investment to create a vibrant pedestrian-friendly urban core. The greatest need with the property is to accomplish a long overdue rehab of exterior work. This includes a total repointing of structure with matching masonry techniques of its construction era. It also involves a roof replacement. We want to preserve this beautiful building. There is also a need to bringing the building up to more modern energy-efficiency standards by replacing outdated tall single-pane arched windows. This will involve installing custom modern thermal windows, in keeping with architectural style. With a rehabilitation investment, the building will greatly lengthen its lifespan and serve the community for many more years as a cultural landmark, gathering eatery, and tax-revenue generator. Another aspect of the project is in-fill of a section connecting an older section of the building to the slightly more modern section to create more floor space, along with the upgrade and modernization of the building’s second means of egress. As the building finds itself more surrounded by significant investment and higher density of pedestrian traffic, there is also a need to install a freight elevator to enable goods/stock to be able to get into the building in an efficient and timely manner.”

Jedd explained the applicants would like to rehabilitate the historic Home Dairy Building’s brickwork, which is long overdue. The applicants are nearing completion of their plan to construct a two-story restaurant/deli/bakery on the property. They separated the overall project into a building exterior phase (for the Restore NY5 grant application) and an interior phase, not included in the application. All the windows would be upgraded to energy-efficient windows.

Campbell added the whole building desperately needs to be repointed in an historically appropriate manner. Also, many windows are rotting and need to be replaced.

Harrick asked if any regulatory restrictions are associated with the building. Bohn replied that, while the building is located in a National Historic Landmark District, it has not been locally designated by the Ithaca Landmarks Preservation Commission (ILPC). The proposed project would, however, need to be approved by New York State Historic Preservation Office (SHPO).

Harrick asked if the applicants received more than one quote for the proposed work. Jedd replied, they received a single quote from a highly qualified mason, but he could certainly obtain additional quotes.

Hamilton asked if the applicants could obtain matching funds (e.g., for housing) to improve the overall score of the grant application. Jedd replied he does not think housing would work very well as part of the overall project, although it may be feasible. The applicants have considered creating a youth hostel, as part of the longer-term vision for the site.

Proulx asked if being awarded the grant would affect the restaurant's construction timeline. Jedd replied, yes. It would enable them to significantly accelerate its completion.

Project Name: Ithaca Housing – Redevelopment of Green Street Garage

Project Applicant: Ithaca Properties, LLC (James Trasher)

Project Address: 120 E. Green St. (Green Street Garage)

Project Proposal: "Ithaca Properties, LLC plans to redevelop existing Green St. garage into a mixed-use building. This underutilized property is centrally located in Downtown Ithaca. This project will include demolition of existing Green Street Garage, located at 120 E. Green St. and reconstruction of a mixed-use 11-story building. The project includes a conference center, parking garage, retail, and studio, 1-, 2- and 3-bedroom apartments. Ithaca Properties, LLC will work with various community organizations to potentially include units dedicated to workforce housing in Downtown Ithaca. Project will create 8 new direct FTEs to support the building, as well as roughly 20-50 new jobs through various tenants, as well as bring in residents to Downtown Ithaca. A thriving downtown requires new modern housing stock, convenient parking, and commercial space. The area attracts roughly 60,000 students annually, in an effort to retain this population to enhance the overall community, you must have an attractive and lively downtown; this project will encourage further economic investment in the area and builds upon the resurgence of the Downtown Ithaca economy. According to Plan Ithaca, "evidence demonstrates that people drive significantly less when they live in a walkable, compact, mixed use urban area;" this project provides residents the opportunity to do just that. The conference center will allow downtown to host and attract larger conferences, increasing the opportunity for tourism."

Trasher explained that the applicants already met with the City Planning Division to discuss the project, which would include a 25,000-square-foot conference center and reconstruction of the parking garage, as well as both market-rate and low-to-moderate income housing units (365 units, of which 40 would be low-to-moderate income). The parking would be expanded to 500+ spaces.

Hamilton noted that Bohn mentioned the applicants lack legal site control. Bohn replied, that's correct. The City of Ithaca is the current owner. Common Council has approved transfer of ownership to the IURA for the purpose of structuring the Request for Proposals and selecting a developer.

Hamilton asked how the larger project would be affected, if it does not receive the grant. Trasher replied that the applicants submitted a Consolidated Funding Application to the State; and they have been encouraged by the State's response so far.

Harrick asked if Ithaca Neighborhood Housing Services (INHS) would be involved in the project. Trasher responded the applicants already met with INHS about its operating a portion of the project as housing, which seems promising.

Project Name: Reach on State Street

Project Applicant: The Reach Project, Inc. (Justine Waldman)

Project Address: 310 W. State St.

Project Proposal: "The 4,500 square foot building at 310 West State Street is ideal location for expanding harm-reduction services for individuals who use drugs. Currently, Southern Tier Aids Program (STAP) operates a syringe-exchange program in the building next door, along with a Health Hub, which includes opioid overdose prevention services. The REACH Project, Inc., a newly established non-profit organization, would like to rehabilitate the historic building to offer Medication Assisted Treatment (MAT), Hep-C treatment, PrEP, and inclusive housing. The long-term vision for this space is to build a consumption site (a.k.a., Safe Injection Facility) as part of the continuum of services, and this could be done in a manner that mirrors the footprint of the original carriage house. This project represents an unprecedented opportunity to reduce the incidence of overdoses in Tompkins County by offering a comprehensive array of harm-reduction services in a single location."

Waldman explained she is a co-founder of the Ithaca Free Clinic and has recently become an avid proponent of harm-reduction for addictive services and compassionate care. She would like to rehabilitate the historic building with space for inclusive housing. The long-term vision for the site would probably include a safe injection site.

Brenner remarked the building is significantly deteriorated, 100% vacant, and in serious need of renovation to preserve its historic and architectural features.

Hamilton asked if the applicant would need site control for the application. Bohn replied, yes, either in the form of an executed purchase agreement or a long-term lease agreement, one of which should be in place by December 15, 2017. Hamilton asked if the applicant would be able to accomplish that. Waldman replied, it would depend on a variety of factors, although she has secured State funds for the start-up costs of the programming.

Hamilton asked what kind of housing would be provided. Brenner replied, the upper portion of the building would include 9 respite housing units (which are more like emergency shelter beds, than housing).

Bohn indicated the number of beds is the standard measure used by the State.

Dylla asked if the applicant would be able obtain site control by this Friday. Waldman replied, she would need to spend some time to determine that. Bohn added that the property owner could conceivably provide site consent for the purpose of the application.

(Harrick departed at 4:30 p.m.)

Dylla remarked that, in terms of grant requirements and 'shovel-ready' status, the 100s West project appears the most promising. The question then remains as to which of the other projects to recommend. Although he likes the 310 W. State St. project, he is concerned with the site control issue. Hamilton agreed.

Dylla suggested including the 310 W. State St. project in the Committee's recommendation — assuming the site control issue can be resolved before the application deadline.

Proulx noted the IURA does not necessarily need all the information about the 310 W. State St. project by the end of the week. He would be inclined to recommend the project.

Dylla moved, seconded by Hamilton, to recommend the following two proposed projects to the City of Ithaca Mayor for inclusion in the City's Restore New York Round 5 Grant application:

Project Name: 100s West
Project Applicant: Urban Core, LLC (John Guttridge)
Project Address: 121 W. State St., 123 W. State St., & 108-114 W. Green St.

Project Name: Reach on State Street
Project Applicant: The Reach Project, Inc. (Justine Waldman)
Project Address: 310 W. State St.

Carried Unanimously 3-0

2. Green Street Garage Redevelopment Urban Renewal Project — Report

Bohn indicated the Committee agenda packet includes the resolution adopted by Common Council, authorizing the IURA to negotiate the sale of the Green Street parking garage parcel to a Qualified and Eligible Sponsor ("Preferred Developer") to construct an urban renewal project. Any proposal will be subject to a Public Hearing and Common Council approval, which has asked the IURA to develop a project that includes a conference center, housing units, street-level active uses on Green Street, retention of the Cinemapolis movie theater, and approximately 450 parking spaces open to the public.

Bohn added that the older portions of the garage has been the focus of a structural engineering analysis and is approaching the end of its useful life unless substantial structural renovations are undertaken; so the City needs to make decision reasonably soon on what it would like to see done with it. Bohn will submit the draft Request for Proposals (RFP) to the Committee at its rescheduled November 7, 2017 meeting. Before the City can sell the property to the IURA, the Board of Public Works needs to confirm the land/air rights for the redevelopment project are surplus, for public works purposes.

3. Discussion of Financial History of Particular Corporation — Executive Session

— EXECUTIVE SESSION —

Dylla moved, seconded by Hamilton, to open the Executive Session at 4:46 p.m.

Carried Unanimously 3-0

No action was taken in the Executive Session.

Dylla moved, seconded by Hamilton, to close the Executive Session at 5:00 p.m.

Carried Unanimously 3-0

Hamilton moved, seconded by Dylla:

e2e Materials, Inc. (CD-RLF #27) — Recognize Loan as Uncollectible

WHEREAS, on November 22, 2010, the IURA issued a \$100,000 loan at 9% interest to e2e Materials, Inc. (e2e) for machinery and equipment for a prototyping facility for a proprietary, molded bio-composite material located at 239 Cherry Street, and

WHEREAS, the IURA loan is secured through a shared lien on machinery and equipment that was valued at \$284,000 in 2010, and

WHEREAS, e2e met its job creation goals, but has struggled to commercialize their technology, and

WHEREAS, the last loan payment was received on May 30, 2017, and

WHEREAS, the outstanding balance on the loan is \$35,349.65, and

WHEREAS, in June 2017, e2e management informed the IURA that they will suspend loan payments until new shareholders acquire the company in August, and

WHEREAS, in September 2017, e2e management informed the IURA that rather than have new shareholders acquire the company, it intends to sell its technology via a licensing agreement to a manufacturing partner that will pay a royalty based on future commercial production utilizing the technology, and

WHEREAS, e2e plans to pay off its IURA debt obligation from royalties to be received from a licensing agreement expected to begin generating revenue in 12-18 months, but in the interim loan payments will remain suspended, and

WHEREAS, following sale of their technology, e2e plans to cease physical operations in late January 2018, and

WHEREAS, there is significant risk that the proposed licensing agreement will either not be executed or that royalties received from the licensing agreement will be insufficient to repay the IURA debt; and

WHEREAS, e2e is a pre-revenue company that lacks liquid assets to repay the IURA debt at this time and requires continued use of machinery and equipment to demonstrate the commercial value of their technology to execute a license agreement, and

WHEREAS, the IURA Economic Development Committee reviewed this matter at their October 10, 2017 meeting and recommends the following; now, therefore, be it

RESOLVED, that the IURA hereby writes off the outstanding principal balance of \$35,349.65 due from e2e Materials, Inc. and recognizes the debt as uncollectible, and be it further

RESOLVED, that staff is hereby directed to work with the shared lien holder and borrower to seek liquidation of the collateral in an orderly manner, should physical operations of e2e cease.

Carried Unanimously 3-0

VI. Other Business

1. IURA Loans, Grants, & Leases Summary: August 2017

Bohn reported all loan repayments are current, except The State Theatre and JG McGuire/Lot 10, which are one month late.

Bohn noted the City and IURA are working on submitting another Transportation Investment Generating Economic Recovery (TIGER) grant application.

Bohn has also been working with the owner of Nature's Apothecary on a prospective IURA loan application to relocate that business from Meadow Street to the downtown area.

Hamilton added, following up on what Harrick mentioned at the last meeting about recruiting local science-related businesses to the downtown area, he knows of several organizations that are actively looking for science-oriented/high-tech lab spaces downtown.

3. Staff Report

Bohn reported that the City is still looking to fill the vacant City Deputy Director for Economic Development position.

VII. Adjournment

The meeting was adjourned by consensus at 5:06 P.M.

— END —

Minutes prepared by C. Pyott, edited by N. Bohn.

RE: Restore 5/Urban Core

Nels Bohn

Sent: Tuesday, November 07, 2017 8:52 AM**To:** John Guttridge [John@brightworks.cc]

John,
Thank you for articulating community benefits derived from the 100s West project if Restore NY funding is received.

Nels

Nels Bohn, Director of Community Development
Ithaca Urban Renewal Agency
108 E Green Street
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607-274-6547

From: John Guttridge [John@brightworks.cc]**Sent:** Monday, November 06, 2017 9:05 PM**To:** Nels Bohn**Subject:** Restore 5/Urban Core

Hi Nels,

As discussed today, here are what I see as the community benefits of our project:

Creates 4 moderately affordable housing units:

This project will create 4 housing units that will be rented at approximately \$1000/month for a one bedroom apartment. These units will be modern and fully renovated with high efficiency electric air source heat pumps providing energy efficient heating and cooling and all LED lighting. It is expected that they will have utility costs that keep the overall apartment cost below the affordability threshold for those earning 80% of AMI or better. Rent will include trash service and Internet.

Creates affordable opportunities for startups and entrepreneurs:

Urban Core has a well-established record of fostering startups and entrepreneurial activity; 12 of our 17 commercial tenants are businesses that launched in one of our spaces. The formula for making this work starts with creating spaces that are within reach of all levels of business. Our smaller spaces offer affordable and comprehensive all-in rents including many services which tenants typically need to pay for including utilities, internet, and access to common restrooms which are stocked and cleaned by us. Removing the cost of these services, and also the headache of arranging for them simplifies the startup experience and allows the business owner to focus on their unique value proposition. All in rents start at \$400/month for smaller spaces. For larger spaces, similar service is included in our leases which reach gross rent levels in the lower quartile of local market

rents for retail spaces (and well below the cost for spaces of similar quality that are similarly well located). In addition, Urban Core works relentlessly to ensure the success of our business tenants through various measures including hosting regular events, promoting our spaces and our tenants on social media, and cost sharing for marketing and promotions. We also remain committed to investing in our spaces beyond the initial leasing conversation often spending on improvements that would typically fall to the tenant in a normal lease engagement.

Improves bicycle infrastructure:

A small, but not insignificant element of this project will be to enhance biking infrastructure in our area through the installation of several bike racks together with vandalism resistant outdoor bike pumps.

Provides public ROW improvements:

A key element of this project is to make improvements to the public right of way. Specifically, we seek to rebuild the sidewalks on Green Street from where the city stopped their work last year to the other side of Press Bay Alley (approximately 50% of the 100s block of west green), and to refashion the sidewalk in front of the journal building to provide barrier free access and to build high quality new street furniture to replace the aging and defunct existing street furniture.

Energy Efficiency:

As a part of this project we will leverage PACE financing to greatly enhance the energy efficiency of our buildings, well beyond energy code requirements for existing structures. The Restore grant will allow us to go beyond what can be financed through the PACE model as the cost of these improvements will exceed the expected energy cost savings over a 20 year lifecycle however it will go a long way to reducing the carbon footprint of our building stock.

Accessibility:

In existing buildings absent a change of use we are not required to provide barrier free access into the facility or for circulation within. Restore funding will allow us to go above and beyond the current requirements by installing barrier free access into and throughout the Ithaca Journal building which would not be required nor would it otherwise be financially feasible.

Renewable energy:

Urban Core has set a goal of eliminating natural gas usage in our buildings. By doing so, this allows us to purchase our energy from renewable sources. As a part of this project Restore funding will allow us eliminate all of our remaining natural gas fired heating systems in the target buildings, replacing them with high efficiency air source heat pumps or geothermal heat pumps. Once this is done we will be able to purchase 100% of our energy from renewable sources.

Expands the footprint of engaging little urban nooks:

One of the harder to quantify public benefits of our work has been our focus on urban quality of life that is created

by building the engaging little urban nook that is Press Bay Alley. With that project we have created a place that is a joy to be in and a community of people who live their lives there and support one another. This project seeks to create two additional engaging little urban nooks, Press Bay Court between 110 and 114 W. Green Street, and Stage House Alley between 121 and 123 W. State. These spaces will feature attractive lighting, seating, hardscaping and landscaping. It is elements such as these that make people loving living in downtown Ithaca.

John Guttridge
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"Everything should be made as simple as possible, but not simpler"
-Albert Einstein

RESTORE5 NY PRELIMINARY PROJECT PROPOSAL FORM

Name of Applicant:	David Halpert and Teresa Halpert Deschanes
Project/Building Name:	310 W. State St., Ithaca, NY
Property Address (identify each separate property):	310 W. State St., Ithaca, NY
Briefly Describe Project: (must include rehabilitation and/or reconstruction)	<p>310 W. State is a landmark-protected house designed by architect AB Wood in 1880. Although used for offices after 1966, there was little change to the inside. Vacant and rundown, it survives in the form of an 8-bedroom single-family home. As in 1880, the W. State St. neighborhood remains a mix of residences and commercial buildings, not far from the Commons.</p> <p>As such, this house is a good candidate for our niche of downtown cooperatives, serving young professionals who want to live in an affordable “semi-intentional community” setting. The house needs work, and because of a deteriorated slate/asbestos roof, the cost of roofing is over \$100,000. This expense would sink most projects on the site. However, the ability to rebuild a new, ILPC-approved carriage house on the same property makes the project viable.</p> <p>“Woody’s Place” will be two cooperatives that share a patio and large fenced yard. Solar panels on the new carriage house will reduce utility costs for both properties. However, for the purpose of this grant and also for the purpose of the Historic Preservation Tax Credits, we have separated the project into two parts: (1) construction of the carriage house and fencing/landscaping; (2) rehabilitation of the main house.</p>
Total Project Cost:	Purchase and rehab of main house: \$576,000
Restore NY5 Funding Request:	\$100,000 plus \$18,000 for asbestos abatement in the roof.
Estimated Equity Investment:	Purchased with cash of \$141,000; we have another \$50,000-70,000 to put into the rehab; We hope to access \$126,000 in Historic Tax Credit money. This leaves approx. \$100-150 thousand to be financed with a mortgage at the end of the project.
Describe Site Control:	Signed purchase offer, closing on December 1st.
Existing Building(s) Size (sq. ft. by property):	3347 square feet on first and second floors. (Basement and attic will not be part of the habitable space).
% of Existing Building(s) Vacant (by property):	100%
Intended Reuse (by property):	Sq. Ft. Residential: 3347 Sq. Ft. Retail:

	Sq. Ft. Other Commercial: Sq. Ft. Other (specify):
Housing Units: (by property)	# of housing units: one unit, for an 8-member cooperative. Tenure (rent or for sale): # below market rental units:
Date of Anticipated Construction Start: (assume 3/18 award):	April 1, 2018

Attach any additional optional information such as photos, site maps, floor plans and renderings

Proposed Resolution
IURA Economic Development Committee
November 7, 2017

Restore NY5 Funding Application

Whereas, the 2016-17 New York State budget appropriated new funding for the Restore New York's Communities Initiative ("Restore NY5") to revitalize urban areas and stabilize neighborhoods and authorized the Empire State Development Corporation ("ESDC") to implement the program, and

Whereas, the goals of the Restore NY program are to (1) revitalize urban centers, (2) induce commercial investment, and (3) improve the local housing stock, and

Whereas, Restore NY5 funding is available only for projects involving the demolition, deconstruction, rehabilitation and/or reconstruction of vacant, abandoned, condemned or surplus properties, and

Whereas, municipalities with populations under 40,000 are eligible to submit one project, which may contain multiple related properties, not to exceed a request for \$1,000,000 in funding, and

Whereas, the Mayor requested the IURA to develop a RestoreNY5 proposal for consideration by Common Council, and

Whereas, in response to a public call for proposals by the IURA, the following four projects were submitted:

1. Ithaca Housing - Redevelopment of the Green Street Garage, 120 E. Green Street;
2. Reach on State Street, 310 W. MLK Jr./State Street;
3. Home Dairy/Yellow Deli Building, E. MLK Jr./State Street;
4. 100s West, 121-123 W. State Street and 108-114 W. Green Street, and

Whereas, the IURA Economic Development Committee evaluated proposals to maximize community benefit and competitiveness for funding and recommended advancing the following two projects for final consideration:

- 100s West
- Reach on State Street (subject to securing site control), and

Whereas, the sponsor for the Reach on State Street project was unable to secure site control of 310 W. State Street, though the site was acquired by another buyer who also seeks RestoreNY financial assistance to rehabilitate the historic structure; and

Whereas, the 100s West project is an approximately \$2.5 million project by Urban Core, LLC to rehabilitate 3 adjacent buildings located at 121 W. MLK, Jr/State St., 123 W. MLK Jr./State

Street and 108-114 W. Green Street, to create 4 below-market housing units and renovate 25,000 square feet of retail and commercial space, and

Whereas, the 310 W. State/MLK Jr. project will rehabilitate a locally-designated historic landmark property in dilapidated condition for a residential use, and

Whereas, the property owners have agreed to provide the full 10% required local match contribution, so no City match funds are required; now, therefore, be it

RESOLVED, that the Ithaca Urban Renewal Agency hereby endorses a Restore NY5 application for up to \$1,000,000 that includes the following projects:

- 100s West, Urban Core, LLC
- 310 W. State Street, Teresa and David Halpert, and be it further

RESOLVED, that the Chair in consultation with the Chair of the Economic Development Committee is authorized to structure the proposal to maximize competitiveness and address any unforeseen feasibility issues that may arise.

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DUE DATE: DECEMBER 20, 2017

**ITHACA URBAN RENEWAL AGENCY
GREEN STREET GARAGE REDEVELOPMENT
REQUEST FOR PROPOSALS**

**MIXED-USE REDEVELOPMENT OPPORTUNITY
DOWNTOWN ITHACA, NY**

[Add Picture here]

**GREEN STREET GARAGE
PROPERTY RFP**

Summary

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

Green Street Garage Property Details

DEVELOPMENT SITE:	Approximately 63,000 SF with full development rights, and an additional 24,000 SF of air rights beginning 17 feet above grade
CURRENT USE:	415 space public parking garage with 5-screen cinema. Center section of garage was reconstructed in 2008.
LOCATION:	Located in the downtown Ithaca core, one-half block off The Commons
DEVELOPER SELECTION:	Step 1: Proposal submitted and evaluated Step 2: Developer interviews and presentation Step 3: Developer designated by IURA as Preferred Developer to enter into Exclusive Negotiation Agreement for site Step 4: IURA recommends Disposition and Development Agreement (DDA) Step 5: Public hearing Step 6: Common Council vote on DDA
RFP INVITATION:	November 20, 2017
SITE TOUR AND MEETING:	December 4, 2017
PROPOSALS DUE:	December 20, 2017

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POST SELECTION PROCESS & ENTITLEMENTS	X
NON-LIABILITY & RELATED MATTERS.....	X
Figures.....	X
Exhibits	X

The point of contact for responses regarding this proposal shall be:

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

INTRODUCTION

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

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

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

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

PREFERRED USE

The IURA be directed to seek out the following programmatic elements to be included in the project:

- A. A conference center;
- B. Housing units specifically designed to appeal to a diverse demographic, including a substantial number of units to be affordable to low and/or middle income households;
- C. Street-level active uses along Green Street;

- D. Retention of the Cinemapolis movie theater & a public walkway between Green Street and the Commons;
- E. At least 450 parking spaces open to the public, of which at least 90 will be available for short-term parking;

(to be completed)

SITE AND PARCEL INFORMATION

(to be completed)

PROJECT LOCATION AND ZONING

(to be completed)

PROJECT SCHEDULE

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

Action	DATE
Agency Issues Request For Proposals	November 20, 2017
Site Tour and Pre-Proposal Meeting	December 4, 2017
Question Period	December 4 – December 14, 2017

Proposals Due	December 20, 2017
Proposals Review & Evaluation	December 21, 2017 – January 10, 2018
Preferred Developer Q &A with IURA Economic Development Committee	January 10, 2018
Preferred Developer Designated	January 26, 2018

RFP SUBMITTAL REQUIREMENTS

- A. **COVER LETTER:** Provide a cover letter describing the interest in the site and summarizing the major points contained in the development proposal.
- B. **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, email 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 role.
- C. **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.
- D. **URBAN RENEWAL SPONSOR MINIMUM QUALIFICATIONS:** Provide information to address developer qualifications:
- Financial status and ability of developer;

- 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.

E. **MARKETING:** Indicate the approach that the developer views as a viable marketing plan for the proposed project and provide examples of how the proposed development will be marketed. Describe briefly the target tenants for residential, commercial and other portions of the project.

F. **MANAGEMENT:** Indicated how the completed project will be managed. Describe if management will be in-house or contracted, and any local connections.

G. **CONCEPTUAL PROJECT PLAN AND DESIGN CONCEPT:** The project plan and design concept should include a narrative accompanied by a site plan and graphics which convey the vision and key identity of the proposed project. The plan should identify the portion of the site sought to be acquired, and existing structures to be retained or rehabilitated. It should also include the location and uses of the proposed structure(s), including basic summary of the number of units by size use, including dimensions and floor area for commercial tenants. Also include parking location and space count, including the estimated number of parking spaces provided for tenant use. Also include any areas of the project that invite public access and use. **In addition, please complete the attached housing profile form.**

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

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

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

I. **FINANCIAL CAPACITY:** Provide evidence that the developer has the ability to secure the funds required to construct the proposed development. Evidence provided should demonstrate that the proposer has sufficient uncommitted

funds to complete project predevelopment and access to funds to satisfy the equity obligation for the development of the project.

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

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

- K. **SPECIFIC CONCERNS:** Developer shall include the identification of any existing conditions, easements, land use regulations, legal agreements or development objectives that the developer sees as problematic and reasons why. Whenever possible, developer shall include examples of how these concerns may be resolved.
- L. **COMMUNITY BENEFIT IMPACT STATEMENT:** Include estimated number of housing units created, including # available to households earning not more than 100% of AMI, projected full-time equivalent of permanent jobs, tax revenue, public parking spaces, any subsidy to facilitate a conference center, public open space, energy performance, and other community benefits that advance adopted plans of the community.
- M. **APPLICATION FEE:** \$500 application fee payable to the Ithaca Urban Renewal Agency.

EVALUATION AND SELECTION CRITERIA

Developers will be evaluated utilizing the selection criteria listed below:

SELECTION CRITERIA	WEIGHT
Developer Qualifications & Experience	15%
Project Concept	20%

Community Benefits	20%
Financial Capacity	15%
Project Feasibility	15%
Financial Terms Proposed	15%
TOTAL	100%

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

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

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

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

Social benefits may include the number market and below market housing units provided, enhancement of the Green Street streetscape with active uses, increasing the number of public parking spaces available at the project site above the current amount. Other social benefits may include commitments to utilize local labor, construct a high energy performance building, implementing a parking demand management plan or paying employees a living wage.

Economic benefits may include job creation, project elements that enhance economic vitality of the downtown through the attraction of new residents, workers and visitors to the downtown.

Physical benefits may include may include public open spaces, provision of street-level active uses on Green Street, inclusion of public art, and physical amenities available to the public.

FINANCIAL CAPACITY: The capacity of the developer to fund predevelopment expenses, secure project financing and meet equity investment requirements for the proposed project.

PROJECT FEASIBILITY: The project's compliance with land use regulations and building codes increases a project's feasibility to secure entitlements. The extent to which the following submissions are complete and based on reasonable inputs and assumptions that demonstrate a financially successful project increases a project's financial feasibility.

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

FINANCIAL TERMS PROPOSED: The project's ability to achieve financial benefit to the City through direct economic benefits. Direct benefits may include the land purchase price offered by the developer, property tax generation from the project and private sector capital investments in lieu of public investments to provide public parking. Indirect economic benefits may include attraction of new residents and economic generators that increase purchasing power for downtown businesses.

POST SELECTION PROCESS AND ENTITLEMENTS

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

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

- A. Determination by the Board of Public Works that the land and air rights to be conveyed for the redevelopment project is surplus for public works purposes;
- B. Discharge of mortgage, or consent of property transfer, by M&T Bank who holds a leasehold mortgage on the Green Garage as security for bonds issued to construct the public portions of the Cayuga Green project;
- C. Determination of exact boundaries of the parcel to be conveyed;

- D. Common Council approval of the proposed sale and development agreement with the developer following publication of a legal notice disclosing the essential terms of the proposed sale and development project and a public hearing on the proposed project,
- E. Completion of environmental review and site plan approval of the urban renewal project.

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

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

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

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

**Adopted Resolution
Common Council
October 4, 2017**

Transfer of Property at 120 E. Green Street to the IURA to Structure a Proposed Urban Renewal Project Subject to Common Council Approval – Action

WHEREAS, a developer has approached the City to acquire and redevelop the Green Street Parking Garage property (Garage) for a proposed mixed-use project including the following elements:

- A conference center;
- Housing units;
- Street level active uses along Green Street;
- Retention of the Cinemapolis movie theater;
- Approximately 450 parking spaces open to the public, and

WHEREAS, the City of Ithaca owns tax parcel #70.-4-5.2 located at 120 E. Green Street, a 1.45 acre parcel of which approximately 1.25 acres contains the Garage that is located within a CBD-140 zoning district, and

WHEREAS, the Green Street parking garage parcel provides approximately 415 parking spaces currently, and

WHEREAS, the western and central sections of the Garage are located on the City-owned tax parcel #70.-4-5.2 and the eastern section is located on air rights over property owned by Ithaca Properties LLC, and

WHEREAS, the prospective developer team who approached the City to redevelop the Garage includes Jeffrey Rimland, the managing member of Ithaca Properties LLC who owns the land under the eastern section of the Green Garage, and

WHEREAS, the Garage was constructed in 1974 and a recent structural evaluation of the western and eastern sections of the garage found significant structural problems that are estimated to require a substantial investment to extend the useful life of the garage, and

WHEREAS, §507 of General Municipal Law authorizes the IURA to negotiate sale of public land with a Qualified and Eligible Sponsor (“Preferred Developer”) to undertake an urban renewal project, which proposed sale and development agreement is subject to public hearing and approval by the Common Council, and

WHEREAS, the primary objective of the Urban Renewal Plan is to improve the economic, social and physical characteristics of the project neighborhood, and

WHEREAS, City policy requires the Board of Public Works to declare City-owned property surplus for public works purposes prior to any transfer of City-owned property, and

WHEREAS, Plan Ithaca, the City of Ithaca comprehensive plan, supports compact, mixed-use development located near transit hubs and an increased supply of housing at different levels of affordability, and

WHEREAS, environmental review has been completed on this proposed action; now, therefore, be it

1. **RESOLVED**, that the Common Council hereby authorizes transfer of the Green Street Parking Garage property located at 120 E. Green Street (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 Common Council, and be it further
2. **RESOLVED**, that such option agreement shall contain the following seller contingencies to be satisfied prior to closing:
 - A. Determination by the Board of Public Works that the land and air rights to be conveyed for the redevelopment project is surplus for public works purposes;
 - B. Discharge of mortgage, or consent of property transfer, by M&T Bank who holds a leasehold mortgage on the Green Garage as security for bonds issued to construct the public portions of the Cayuga Green project;
 - C. Determination of exact boundaries of the parcel to be conveyed;
 - D. Common Council approval of the proposed sale and development agreement with the developer following publication of a legal notice disclosing the essential terms of the proposed sale and development project and a public hearing on the proposed project,
 - E. Completion of environmental review and site plan approval of the urban renewal project, and be it further
3. **RESOLVED**, the Common Council directs the IURA to seek out the following programmatic elements to be included in the project:
 - A. A conference center;
 - B. H housing units specifically designed to appeal to a diverse demographic, including a substantial number of units to be affordable to low and/or middle income households;
 - C. Street-level active uses along Green Street;
 - D. Retention of the Cinemapolis movie theater & a public walkway between Green Street and the Commons;
 - E. At least 450 parking spaces open to the public, of which at least 90 will be available for short-term parking; and be it further
4. **RESOLVED**, that the following issues are to be resolved through negotiation to the satisfaction of the IURA and City:
 - A. Disposition of the parking agreement for Marriott hotel guests;
 - B. Compliance with the Downtown Design Guidelines;
 - C. Coordination and compatibility with adjacent properties/uses and the Downtown Ithaca Alliance's 2020 Strategic Plan;
 - D. Pricing and management of parking available to the public;
 - E. Disposition of outstanding municipal bonds issued for the Green Street Parking Garage;

- F. Taxable status of the project;
 - G. Customer access to Cinemapolis during all phases of the project;
 - H. Relocation of municipal garbage, recycling and storage functions currently operating at the project site;
 - I. Establishment of boundaries of the parcel to be conveyed;
 - J. Sales price;
 - K. Design of the public walkway between Green Street and The Commons; and be it further
5. **RESOLVED**, That the IURA be required to utilize an open competitive selection process for selecting the Preferred Developer(s); and, be it further
 6. **RESOLVED**, that any subsequent Common Council approval of the IURA proposed urban renewal project shall be contingent upon completion of environmental review and site plan approval of the urban renewal project, and be it further
 7. **RESOLVED**, that net proceeds from sale of City-owned land to a Preferred Developer shall be paid to the City, and be it further
 8. **RESOLVED**, that the Mayor, upon review by the City Attorney, is hereby authorized to implement this resolution, including execution of any and all instruments necessary to execute an option agreement with the Ithaca Urban Renewal Agency, and be if further
 9. **RESOLVED**, that the IURA shall be reimbursed for costs incurred to develop the proposed urban renewal project from lease or loan payments the IURA collects on behalf of the City.

Proposed Resolution
IURA Economic Development Committee
November 7, 2017

Cayuga Green Project – Refinancing Private Sector Components

Whereas, the Cayuga Green public-private project redeveloped underutilized downtown sites including:

- 235 S. Cayuga Street - a 679 public parking garage with 23,000 sq. ft. of ground floor commercial space;
- 131-135 E. Green Street – Cayuga Place with 68 apartments and 20,000 square feet of commercial space;
- 120 E. Green Street – a 11,000 sq. ft. 5-screen cinema (Cinemapolis);
- 217 S. Cayuga Street – The Lofts at Six Mile Creek, a 46 unit residential building with pedestrian connector to the Cayuga garage;
- The 600 linear foot public Six Mile Creek Walk; and

Whereas, a previously proposed conveyance of property at 131-135 E. Green Street and 217 S. Cayuga Street did not proceed to closing, and

Whereas, the IURA’s private sector partners, Cayuga Green LLC and The Lofts at Six Mile Creek, LLC (collectively known as Bloomfield/Schon) seek to refinance existing debt on Cayuga Green from Fannie Mae, and

Whereas, Fannie Mae loan terms prohibit subordinate mortgage liens on property they finance, and

Whereas, the existing terms of IURA loans on Cayuga Green properties are:

Existing Terms	217 S. Cayuga Street	131-135 E. Green Street
Borrower:	Lofts on Six Mile Creek, LLC	Cayuga Green, LLC
11/1/17 Loan Balance:	\$222,279.45	\$723,899.31
Interest Rate:	4%	5.5%
End of Loan Term:	4/1/29 (137 months)	8/1/38 (247 months)
Monthly Payment:	\$2,023.70	\$4,881.04
Loan Security:	<ul style="list-style-type: none"> • 2ND mortgage(behind \$7 million) • Personal financial guarantees of Bloomfield & Schon 	5 th mortgage (behind \$16 million)
Allocation of Loan Payments:	IURA	\$40k to IURA, remainder to City

and,

Whereas, Bloomfield/Schon have agreed to enhance loan repayment terms to the IURA in consideration of substitute loan security that excludes mortgages on 217 S. Cayuga Street and 131-135 E. Green Street, and

Whereas, Bloomfield/Schon offer a 2nd leasehold mortgage (behind only Tompkins Trust Company) on master leases covering spaces occupied by Merrill Lynch, Coltivare and Cinemapolis, and personal financial guarantees as substitute loan security, and

Whereas, the proposed modified loan terms are summarized in the table below:

Revised Terms	217 S. Cayuga Street	131-135 E. Green Street
Interest Rate:	6%	6.25%
Monthly Payment:	\$2,233.86	\$5,189.02
Shared Loan Security:	<ul style="list-style-type: none"> • 2nd leasehold mortgage on master leases covering the ground floor premises of the Cayuga Garage at 235 S. Cayuga Street and cinema lease space at 120 E. Green Street • Personal financial guarantees of Bloomfield & Schon 	

And,

Whereas, the Economic Development Committee reviewed this matter at their November 7, 2017 meeting and recommended the following; now, therefore, be it

RESOLVED, the Ithaca Urban Renewal Agency hereby approves modifications to the above reference Cayuga Green loans as follows:

- Increase interest rate to 6% from 4% on the 217 S. Cayuga Street loan
- Increase interest rate to 6.25% from 5.5% on the 131-135 E. Green Street loan
- Discharge subordinate mortgages on 217 S. Cayuga Street and 131-135 E. Green Street
- Obtain a 2nd leasehold mortgage on leases covering 23,000 square feet of commercial lease space at 235 S. Cayuga Street and 11,000 square feet of commercial lease space at 120 E. Green Street
- Obtain personal financial guarantees from Steven Bloomfield and Ken Schon as security on the 131-135 E. Green Street loan, and be it further

RESOLVED, that the discharge of mortgages is contingent upon the collateral value of the 2nd leasehold mortgages exceeding 110% of the outstanding IURA loan balances based on a satisfactory appraisal, and be it further

RESOLVED, the IURA Chairperson is hereby authorized, subject to advice of IURA legal counsel, to execute any and all necessary documents to implement this resolution.

IURA Grants Summary
September 2017

#	ON SCHEDULE	HUD ENTITLEMENT ACTIVITIES	SPONSOR	TOTAL				
				BUDGET	BUDGET	EXPENDED	UNEXPENDED	% SPENT
2014 CDBG Activities								
2911	ok	Unallocated 2014 CDBG ^{13,19}	IURA	0.00	21,750.57	21,749.57	1.00	99.995%
Total				0.00	21,750.57	21,749.57	1.00	100%
2015 CDBG Activities								
2521	complete	1.0 Hancock Street	INHS	130,403.50	250,403.50	250,403.50	0.00	100%
2522	complete	2.0 Mini repair	INHS	35,000.00	35,000.00	35,000.00	0.00	100%
2531	complete	6.0 Temporary Ramp Loan Program ¹⁰	Finger Lakes Ind. Center	0.00	20,000.00	20,000.00	0.00	100%
2532	complete	7.0 Hospitality Employment Training Program ¹¹	GIAC	83,667.30	109,372.86	109,372.86	0.00	100%
2523	complete	8.0 Work Preserve Job Training Program	Historic Ithaca	87,500.00	87,500.00	87,500.00	0.00	100%
2524	ok	9.0 Spencer Road Sidewalks	City of Ithaca	100,000.00	100,000.00	0.00	100,000.00	0%
2525	complete	10.0 2-1-1/I&R Service	Human Services Coalition	20,000.00	20,000.00	20,000.00	0.00	100%
2526	complete	11.0 Building for the Future	Southside Community Center	23,577.00	21,227.76	21,227.76	0.00	100%
2527	complete	12.0 Immigrant Services	Catholic Charities	16,000.00	16,000.00	16,000.00	0.00	100%
2528	complete	13.0 A+ Tuition Assistance	BJM Enrichment Program	17,410.00	17,410.00	17,410.00	0.00	100%
2529	complete	14.0 ReSET Job Training Expansion	Finger Lakes ReUse	23,759.00	23,759.00	23,759.00	0.00	100%
2530	complete	15.0 CDBG Grant Administration	IURA	134,329.20	134,329.20	134,329.20	0.00	100%
2912	ok	Unallocated 2015 CDBG	N/A	0.00	2,349.24	0.00	2,349.24	0%
Total				671,646.00	837,351.56	735,002.32	102,349.24	88%
2015 HOME Activities								
2511	ok	1.0 210 Hancock Street	INHS	206,922.50	206,922.50	203,922.50	3,000.00	99%
2512	complete	3.0 Security Deposit Assistance Program (including Inspections) ¹²	Catholic Charities	44,000.00	74,000.00	74,000.00	0.00	100%
2517	ok	4.0 Housing Scholarship Program	Learning Web	24,600.00	24,600.00	20,240.94	4,359.06	82%
2514	complete	5.0 Housing First ^{14,17}	TCAction	30,000.00	15,131.00	15,131.00	0.00	100%
2516	complete	16.0 HOME Grant Administration	IURA	36,866.10	36,866.10	36,866.10	0.00	100%
2518	complete	18.0 First Time Home Buyers-515 W Clinton ¹⁸	INHS	0.00	15,000.00	15,000.00	0.00	100%
2806	complete	Unallocated 2015 HOME ^{12,14,16,18}	N/A	26,272.40	71,115.40	71,115.40	0.00	100%
Total				368,661.00	443,635.00	436,275.94	7,359.06	98%
2016 CDBG Activities								
2541	ok	3.0 LKNB Homeowner Rehab	Love Knows No Bounds	36,334.72	36,334.72	0.00	36,334.72	0%
2542	ok	6.0 Mini repair	INHS	30,000.00	30,000.00	23,898.96	6,101.04	80%
2543	ok	8.0 Work Preserve Job Training & Placement ¹³	Historic Ithaca	45,750.43	67,500.00	20,650.29	46,849.71	31%
2544	ok	9.0 Hospitality Employment Training Program	GIAC	100,000.00	100,000.00	82,121.88	17,878.12	82%
2545	ok	11.0 Heating System & Code Corrections	DICC	22,489.00	22,489.00	18,699.00	3,790.00	83%
2546	complete	12.0 Advocacy Center Garage Renovation	Advocacy Center	10,317.00	10,317.00	10,317.00	0.00	100%
2547	ok	13.0 Wading Pool Renovations	GIAC	185,000.00	185,000.00	0.00	185,000.00	0%
2548	complete	1.0a Housing for School Success	IURA	11,580.00	11,580.00	11,580.00	0.00	100%
2549	ok	14.0 A Place to Stay Case Management	Catholic Charities	17,625.65	17,625.65	4,374.37	13,251.28	25%
2550	complete	8.0a Work Preserve Job Readiness	Historic Ithaca	20,000.00	20,000.00	20,000.00	0.00	100%
2551	ok	15.0 Immigrant Services	Catholic Charities	30,000.00	30,000.00	22,500.00	7,500.00	75%
2552	complete	16.0 211 Info and Referral	HSC	20,000.00	20,000.00	20,000.00	0.00	100%
2553	ok	17.0 CDBG Admin	IURA	132,274.20	132,274.20	104,122.04	28,152.16	79%
Total				661,371.00	683,120.57	338,263.54	344,857.03	50%
2016 HOME Activities								
2755	ok	1.0 Housing for School Success	IURA	77,104.40	77,104.40	39,910.23	37,194.17	52%
2756	ok	2.0 Security Deposit Assistance Program (including Inspections) ¹⁷	Catholic Charities	44,000.00	44,026.00	41,251.00	2,775.00	94%
2757	ok	4.0 304 Hector Street	INHS	100,000.00	100,000.00	46,380.00	53,620.00	46%
2758	ok	5.0 202 Hancock Townhouses ¹⁵	INHS	40,256.00	314,125.00	173,730.21	140,394.79	55%
2759	ok	7.0 Morris Ave Homes ¹⁶	Habitat for Humanity	33,884.60	76,611.90	0.00	76,611.90	0%
2760	ok	18.0 HOME Admin	IURA	32,984.10	32,984.10	29,889.42	3,094.68	91%
2807	ok	Unallocated 2016 HOME ²⁰	N/A	1,611.90	21,545.00	0.00	21,545.00	0%
Total				329,841.00	666,396.40	331,160.86	335,235.54	50%

CDBG Spend Down Ratio (must be less than 1.5 by June 1st of each year (60 days prior to program year):

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

ok	Pre-2017 Method: Unexpended CDBG Grant funds on Line of Credit:	0.676
ok	Current Method: Total Unexpended CDBG funds: Line of Credit + CDBG Revolving Loan Fund:	1.495
	Maximum Unexpended CDBG Funds to Satisfy 1.5 CDBG Spend Down Ratio	992,057
	Amount Required to be Expended by 6/1 to Meet CDBG Spend Down Ratio of 1.5:	-3,162

Total Unexpended HUD Entitlement Funds

CDBG Activities	447,207.27
CDBG Program Income	0.00
CDBG Revolving Loan Fund Balance	541,687.58
HOME Activities	342,594.60
HOME Program Income Activites	0.00
Total Unexpended HUD Entitlement Funds	1,331,489.45

LEASE PAYMENTS DUE TO IURA
September 2017

Project	Monthly Fee	Quarterly Fee	Yearly Fee	Status	Date Last Payt. Rec'd
Cherry Street Industrial Park					
Moro Design					
Quarterly Lease - Jan., April, July, Oct.	\$ 465.00			Current	07/24/17
Yearly Maintenance Fee - July			\$ 300.00	Current	07/24/17
Evaporated Metal Films					
Yearly Maintenance Fee - July			\$ 236.80	Current	08/08/17
Precision Filters					
Yearly Maintenance Fee - July			\$ 375.00	Current	07/10/17
Cayuga Green					
Allpro Parking - air rights lease					
Monthly Lease (rate change 1/1/2017)	\$ 2,783.63			Past Due - owes September 2017 (September's payment rec'd 10/2/2017. Will be reflected on October's report)	08/28/17
Cayuga Green-Parcel A ground floor					
Monthly Lease-rate change on 2/1/2017	\$ 6,418.00			Current	09/06/17
Cinemapolis					
Monthly Lease-rate change on 5/1/17	\$ 3,140.80			Current	09/06/17
Qrtly Maint Fee- Jan., April, July, Oct. (Maint Fee rate change on 7/1/17)		\$ 278.00		Current	07/06/17
Other Leases					
Southside Community Center-RIBS					
Monthly Lease -New rate 7/1/17	\$ 443.85			Current	09/21/17
Farmer's Market/Steamboat Landing					
Quarterly Lease - June, Aug., Oct., Dec.			\$ 8,322.50	Current	08/03/17

LOAN REPAYMENTS DUE TO IURA

September 2017

	Original Loan	Year	Final Due Date	%	Monthly Pymt	Paid	Loan Balance	Status	Date Pymt Rec'd
GOSC									
Cascade Plaza	\$ 665,000	2004	2025	2	\$ 3,364.13	\$ 3,364.13	\$ 295,346.81	Current	09/01/17

Entitlement Loans

Diane's Downtown Auto-revised 5/3/12	\$ 80,000	2006	2026	4	\$ 449.85	\$ 449.85	\$ 39,481.78	Current	09/22/17
Cedar Creek(90K HOME/10K HODAG) ²	\$ 100,000	2008	2038	5	N/A	N/A	\$ 149,180.72	Int. Only Pmts. subject to cash flow	N/A
Breckenridge Place	\$ 400,000	2012	2053	1	N/A	N/A	\$ 453,226.64	Int. only pmts. due subject to cash flow	N/A
TOTAL ENTITLEMENT LOANS	\$ 580,000				\$ 449.85	\$ 449.85	\$ 641,889.14		

CD-RLF

e2e Materials	\$ 100,000	2010	2018	9	\$ 2,352.83	\$ -	\$ 35,349.65	Past due - owes July, August & September 2017.	05/30/17
Ithaca Coffee Roasting Facility	\$ 100,000	2013	2033	2.5	\$ 537.42	\$ 537.43	\$ 85,232.00	Current	09/01/17
LAG Restaurant (The Rook)	\$ 40,000	2016	2022	2.5	\$ 600.72	\$ 600.72	\$ 31,721.08	Current	09/05/17
210 Hancock ⁶	\$ 120,000	2016	2048	3.5	N/A	N/A	\$ 122,100.00	No pmts due during construction period	N/A
Sunny Days	\$ 50,000	2014	2019	2.5	\$ 888.37	\$ 888.37	\$ 28,186.29	Current	9/1/2017
TOTAL CD-RLF LOANS	\$ 410,000				\$ 4,379.34	\$ 2,026.52	\$ 302,589.02		

CD-RLF Priority Business

State Theatre ¹	\$ 458,500	2009	2019*	2	\$ 1,741.96	\$ -	\$ 367,236.13	Past Due - owes August & September 2017	08/18/17
JG McGuire/Lot 10	\$ 64,500	2012	2018	4	\$ 1,169.95	\$ 4,679.80	\$ 4,640.99	Current-Paid to 11/1/2017	09/15/17
Delante ⁵	\$ 150,000	2015	2023	3.5	\$ 2,207.60	\$ 2,207.59	\$ 130,539.63	Current	09/01/17
Liquid State Brewing Company	\$ 70,000	2017	2024	3.5	\$ 204.17	\$ 418.54	\$ 70,000.00	Current-Paid to 11/1/2017	09/27/17
Finger Lakes Massage Group	\$ 150,000	2015	2023	3.5	\$ 2,152.91	\$ 2,152.91	\$ 125,523.61	Current	09/01/17
TOTAL CD-RLF PRIORITY BUSINESS	\$ 893,000				\$ 7,476.59	\$ 9,458.84	\$ 697,940.36		

CDBG

210 Hancock ⁶	\$ 130,404	2016	2048	2	N/A	N/A	\$ 131,707.54	No pmts due during construction period/Payments in permanent phase are subject to cash flow	N/A
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Non-CDBG

Cayuga Green	\$ 847,083	2007	2038	5.5	\$ 4,881.04	\$ 4,881.04	\$ 727,004.31	Current	09/05/17
Italthai (Restore NY grant)	\$ 900,000	2014	2044	0	\$ -	\$ -	\$ 900,000.00	N/A	N/A
Ithaca Downtown Assoc (Canopy Hotel) ⁴	\$ 1,375,000	2016	2037	3.05%	\$ 3,494.79	\$ 3,494.79	\$ 1,375,000.00	Current	09/01/17
The Lofts on Six Mile Creek	\$ 260,000	2014	2029	4	\$ 2,023.70	\$ 2,023.70	\$ 224,832.20	Current	09/06/17
TOTAL NON-CDBG	\$ 3,382,083				\$ 10,399.53	\$ 10,399.53	\$ 3,226,836.51		

HODAG

Breckenridge Place	\$ 600,000	2012	2043	2	\$ 2,217.72	\$ 2,217.72	\$ 543,144.51	Current	09/05/17
TOTAL HODAG LOANS	\$ 600,000				\$ 2,217.72	\$ 2,217.72	\$ 543,144.51		

HOME

Stone Quarry Apartments, LLC ³	\$ 370,000	2014	2045	2	N/A	N/A	\$ 390,762.56	Permanent Loan phase commenced 11/1/2015. 2% Interest compounds annually. Interest payments subject to cash flow.	N/A
210 Hancock ⁶	\$ 206,923	2016	2048	2	N/A	N/A	\$ 198,855.50	No pmts due during construction period/Payments in permanent phase are subject to cash flow	N/A
TOTAL HOME	\$ 576,923						\$ 589,618.06		

TOTAL IURA LOAN PORTFOLIO

\$ 7,237,409	\$ 28,287.16	\$ 27,916.59	\$ 6,429,071.95
		<u>\$ 2,023.70</u>	Less The Lofts pmt paid directly to IURA
		\$ 25,892.89	Agrees to M&T Statement

Notes

- State Theatre's loan has a balloon payment due in March 2019
- Cedar Creek's first Interest Only payt. due 1/1/11 - yearly payt. subject to available cash flow
- Permanent phase for Stone Quarry began 11/1/2015. Permanent phase interest rate is 2%. Interest compounds annually. Interest payments in permanent phase are subject to cash flow. Balloon payment of principal and all interest owed due in 2045.
- Canopy Hotel closed on 8/10/2016. Interest only pmts are due for the first 15 months. Interest rate is adjustable every five years. P&I payments begin 1/1/2018.
- Delante Loan was disbursed 2/3/2016. First 6 months Interest Only payments due beginning 3/1/2016. Interest Rate 3.5%.
- 210 Hancock loans (3) have a maximum 24 month const period where interest at 2% and 3.5% will compound annually. No principal or interest payments are due during the construction period. Interest rates will remain constant in Permanent phases.