

In-Person Hybrid Meetings: The IURA no longer conducts Public Meetings exclusively remotely. Meetings must be conducted in person, complying with NYS Open Meeting Law (OML), which applies to all IURA Board and Committees. Members of the public who would like to deliver VERBAL comments at a meeting (3-min. max.) are *strongly encouraged* to do so using the Zoom link and log-on credentials listed on the agenda, although they are welcome to do so in person at City Hall. WRITTEN public comments may be submitted before the meeting, using the instructions listed on the agenda. Pls. refer to the [IURA Public In-Person/Hybrid Meetings Policy](#) for more detailed information and further instructions. LIVE-STREAM VIDEO: A *non-interactive* YouTube live-stream of the meeting can also be viewed at: https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Because of a slight delay in launching the live-stream, the video may begin a few minutes before the meeting is formally

AGENDA

IURA Neighborhood Investment Committee (NIC) 8:30 a.m., Thursday*, February 9, 2023

IN-PERSON/HYBRID MEETING

(public, staff, & presenters may join remotely)

Common Council Chambers (Third Floor) | 108 E. Green St. | Ithaca, NY 14850

Join Zoom Meeting: <https://us02web.zoom.us/j/86544854910?pwd=S1FEVkJZlWVWS2tGRlFSdHdKMWk0QT09>

Meeting ID: 865 4485 4910

Passcode: J9pfY3

One Tap Mobile: +16465588656,,86544854910#,,,,*866821# US (New York)

Dial By Your Location: +1 646 558 8656 US (New York)

Meeting ID: 865 4485 4910

Phone Passcode: 866821

I. Call to Order

II. Changes/Additions to Agenda

III. Public Comments (if any)

IV. Review of Minutes:

November 2022, January 12 & 19, 2023 (TBD)

V. New Business

A. Discussion Item: Review 2023 Applications (Part 1) to City HUD Entitlement Program

1. Economic Development
2. Public Facilities
3. Public Services (time permitting)

VI. Other Business

A. IURA Grants Summary

B. Staff Report

C. Reminder: Special NIC Meeting - Review 2023 Applications (Part 2): Thurs., Feb. 16, 2023 at 8:30 am

VII. Motion to Adjourn

PUBLIC COMMENTS

WRITTEN public comments may be e-mailed until 3:00 p.m., the day *before* the meeting to: amendizabal@cityofithaca.org. Members of the public who would prefer to deliver VERBAL comments at the meeting (3-min. max.) should either appear in person or use above Zoom link and log-in credentials (for video) or dial-in number and log-in credentials (for

* Please note the Committee's new standing monthly meeting schedule: 2nd Thursday of every month (not including occasional special meetings).



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

2023 HUD Entitlement Program (City of Ithaca, NY) – Funding Proposals Received

(grey boxes = not eligible under that column/program)

Last Updated: 2/1/23

#	Project	Sponsor	Funding Request	Matching Funds (Sec. & Unsec.)	Total Project Cost	ANTICIPATED AVAILABLE FUNDING							Project Summary Description	
						CDBG	2023 CDBG	CDBG (R/U)	HOME	2023 HOME	HOME (R/U)	2023 CDBG PI		TOTAL
						\$631,333.20	\$616,000	\$15,333.20	\$315,124.00	\$304,000	\$11,124.00	\$140,000		\$1,086,457.20
HOUSING														
1	The Beacon	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 199,900.00	\$ 22,748,683.00	\$ 22,948,583.00								\$ -	Funding towards professional fees for construction of 55 affordable housing units targeted to households between 30%-100% Area Median Income (AMI), including 9 households exiting homelessness with a member impacted by a Substance Use Disorder.
2	Homeowner Rehab	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 195,000.00	\$ 92,583.75	\$ 287,583.75								\$ -	Funding towards construction (labor & materials), professional fees, recording fees, and permit fees to assist at least 8 LMI homeowners with maintenance and rehabilitation projects that improve condition, performance, accessibility, and safety of their homes.
3	Minor Repair Program	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 40,000.00	\$ 126,900.00	\$ 166,900.00								\$ -	Funding towards salary/benefits to provide at least 40 LMI homeowners with maintenance and repairs focused on health/safety issues, accessibility, and providing links to other programs and services.
4	CHT Sears Street Development	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 100,000.00	\$ 1,708,744.00	\$ 1,808,744.00								\$ -	Funding towards construction costs to build 2 new permanently affordable for-sale Community Housing Trust homes at 117 & 119 Sears St., as part of a four-unit development, targeted to first-time homebuyers earning less than 80% Area Median Income.
5	312 S. Plain St. Duplex	Habitat for Humanity	\$ 95,000.00	\$ 287,500.00	\$ 382,500.00								\$ -	Funding for construction materials, sub-contractors (e.g., roofers, drywall finishers), and professional services, to deconstruct/rebuild 312 S. Plain St. to create 2 owner-occupied affordable housing units for first-time homebuyers, with incomes of 30-60% Area Median Income (AMI).
6	Housing Scholarship Program	The Learning Web, Inc.	\$ 91,800.00	\$ 81,100.00	\$ 172,900.00								\$ -	Tenant-Based Rental Assistance (TBRA) funding towards rent/utilities for 6 unaccompanied LMI homeless youth, residing in supported apartments to maintain stable housing while learning skills and behaviors to develop self-sufficiency.
7	Security Deposit Assistance for Vulnerable Households	Catholic Charities of Tompkins/Tioga Counties	\$ 37,500.00	\$ 20,304.00	\$ 57,804.00								\$ -	Funding towards security deposits for 25 LMI households (incl. elderly, disabled, single parents) at risk of homelessness to access safe/stable housing and avoid/end homelessness, including 5 deposits for homeless families/children in Housing for School Success program.
8	SJCS Sober Living Reintegration Services	St. John's Community Services	\$ 106,000.00	\$ 252,000.00	\$ 871,800.00								\$ -	Funding towards construction of a Reintegration Services facility (Halfway House) at 402 S. Albany St. to support 14 chemically dependent, homeless individuals in Tompkins County.
9	Village at Ithaca Capital Project Expansion: Housing Component	Village at Ithaca	\$ 199,000.00	\$ 651,000.00	\$ 850,000.00								\$ -	Funding towards construction of a transitional and/or affordable housing facility at 401 W. Seneca St. for four LMI youth/young adults who lack housing security.
HOUSING SUBTOTAL:			\$ 1,064,200.00	\$ 25,968,814.75	\$ 27,546,814.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
ECONOMIC DEVELOPMENT														
10	Building Quality Career Paths Through ReUse	Finger Lakes ReUse, Inc.	\$ 116,599.70	\$ 149,285.56	\$ 265,885.26								\$ -	Funding towards staff wages/benefits, participant stipends, and work gear for job training for LMI populations (including the unemployed, disabled, formerly incarcerated, youth, and individuals in recovery), and placement of at least 15 LMI adults with employment barriers into permanent unsubsidized positions.
11	Work Preserve Job Training: Job Placements	Historic Ithaca, Inc.	\$ 67,500.00	\$ 144,966.00	\$ 215,466.00								\$ -	Funding for staff salaries leading to job placements of 6 LMI individuals (e.g., youth, adults, homeless, formerly incarcerated, people with disabilities/mental illness, people with barriers to employment, new entrants to workforce), following job-readiness training.
12	Hospitality Employment Training Program (HETP)	Greater Ithaca Activities Center, Inc. (GIAC)	\$ 70,000.00	\$ 102,940.00	\$ 172,940.00								\$ -	Staff, supplies, stipends, and professional fees to train 20 and place 14 LMI adults with employment barriers (e.g., people with disabilities, formerly incarcerated, homeless, recovering addicts, immigrants, single parents) into hospitality and office/administrative positions.
13	Shared Kitchen Ithaca (SKI): Food Product Micro-Enterprise Development	Friends of Ithaca Farmers Market	\$ 47,800.00	\$ 32,500.00	\$ 80,300.00								\$ -	Funding towards (1) staff salary for 24-hour direct business technical assistance for each of 10 LMI micro-enterprises and (2) 50% rent subsidy for use of licensed shared commercial kitchen at 700 W. Buffalo St. for 260 hours (5 hrs./wk. average utilization).
14	BHU Pre-Apprenticeship Program	Black Hands Universal	\$ 70,000.00	\$ 50,000.00	\$ 120,000.00								\$ -	Funding towards salaries/stipends, materials, protective gear, certifications, and paperwork to provide 3-5 LMI youth, formerly-incarcerated, and BIPOC individuals with hands-on training in different trades and skilled-labor fields, giving them basic skills necessary to obtain jobs with local trades/unions, City of Ithaca, Tompkins Co., and the private sector.
[#]	Economic Development Loan Fund	IURA	\$ -	\$ -	\$ -								\$ -	Capitalize loan fund for business loans resulting in job creation (including underwriting and delivery).
ECONOMIC DEVELOPMENT SUBTOTAL:			\$ 371,899.70	\$ 479,691.56	\$ 854,591.26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
PUBLIC FACILITIES/INFRASTRUCTURE														
15	200 Cecil A. Malone Dr. Sidewalk Fill-In	City of Ithaca	\$ 180,000.00	\$ -	\$ 180,000.00								\$ -	Funding to construct shovel-ready project for installation of ADA curb ramps, curbing, new sidewalks, and cross-walks, benefiting pedestrians, especially LMI populations and persons needing ADA accessible walk-ways.
PUBLIC FACILITIES SUBTOTAL:			\$ 180,000.00	\$ -	\$ 180,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
PUBLIC SERVICES Public Services Funding Cap = 15% of 2021 CDBG Award: \$92,400														
16	2-1-1 Information & Referral Helpline with Housing Navigation	Human Services Coalition of Tompkins County, Inc. (HSC)	\$ 55,000.00	\$ 131,210.00	\$ 470,731.00								\$ -	Staff salaries/fringe to provide sufficient contact center coverage to meet community needs and for enhanced housing navigation services, benefiting at least 3,375 LMI persons.
17	Work Preserve Job Training: Job Readiness	Historic Ithaca, Inc.	\$ 23,000.00	(same as #11 above)	(same as #11 above)								\$ -	Funding for staff salaries to provide 20 LMI youth and adults with job-readiness training, workplace evaluations, and support in transitioning to other services or employment.
18	Immigrant Services Program (ISP)	Catholic Charities of Tompkins/Tioga Counties	\$ 40,000.00	\$ 50,000.00	\$ 90,000.00								\$ -	Funding towards staffing to provide 120 refugees and immigrants with direct services and referrals so they can integrate into the community.
19	A Place to Stay: Follow-Up Support for Women Gaining Stability	Catholic Charities of Tompkins/Tioga Counties	\$ 20,000.00	\$ 86,224.00	\$ 106,224.00								\$ -	Funding towards case-management evening/weekend staffing costs to support 10 LMI adult women, who are homeless or facing homelessness, and more than half of whom will be working through substance abuse recovery, as they transition to independent living.
20	Women's Empowerment Services & Training WEST	OAR of Tompkins County	\$ 44,000.00	\$ 61,640.00	\$ 105,640.00								\$ -	Funding for training, staff stipends, bus passes, emergency hotel rooms, self-help training, food, supplies, and clothing to support 25-35 LMI women who have been systems-involved, homeless, or struggling with substance use or sex trafficking.
PUBLIC SERVICES SUBTOTAL:			\$ 182,000.00	\$ 329,074.00	\$ 772,595.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
ADMINISTRATION														
21	CDBG Administration (20%)	IURA	\$ 123,200.00	\$ -	\$ 123,200.00	\$ 123,200.00	\$ 123,200.00						\$ 123,200.00	Planning, administration, and monitoring for CDBG program.
22	HOME Administration (10%)	IURA	\$ 30,400.00	\$ -	\$ 30,400.00			\$ 30,400	\$ 30,400.00				\$ 30,400.00	Planning, administration, and monitoring for HOME program.
ADMINISTRATION SUBTOTAL:			\$ 153,600.00	\$ -	\$ 153,600.00	\$ 123,200.00	\$ 123,200.00	\$ -	\$ 30,400.00	\$ 30,400.00	\$ -	\$ -	\$ 153,600.00	R/U = Recaptured/Unallocated (from prior years) LMI = Low & Moderate Income (80% or less of AMI) AMI = Area Median Income (Tompkins County) FTE = Full-Time Equivalent PI = Program Income
TOTALS:			\$ 1,951,699.70	\$ 26,777,580.31	\$ 29,507,601.01	\$ 123,200.00	\$ 123,200.00	\$ 0.00	\$ 30,400.00	\$ 30,400.00	\$ 0.00	\$ 0.00	\$ 153,600.00	

Minimum Required Set-Aside of HOME Funds for CHDO Activities (15%): \$45,600.00

*CHDO Set-Aside Eligible Projects: 2

IURA Grants Summary

December 2022

ON SCHEDULE	HUD ENTITLEMENT ACTIVITIES	SPONSOR	TOTAL BUDGET	TOTAL UNEXPENDED	% SPENT
2019 CDBG Activities					
complete	1.0 Homeowner Rehab ⁷	INHS	67,594.32	0.00	100%
complete	2.0 Small Repair Program	INHS	32,500.00	0.00	100%
complete	6.0 Finger Lakes ReUse Job Skills Training	Finger Lakes ReUse, Inc.	95,529.00	0.00	100%
complete	7.0 Work Preserve Job Training	Historic Ithaca	67,500.00	0.00	100%
ok	8.0 Hospitality Employment Training Program	GIAC	110,725.28	1,182.28	99%
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%
complete	11.0 Black Girl Alchemists Public Art Mosaic ²²	CAP	7,384.53	0.00	100%
complete	12.0 Housing For School Success	Beverly J. Martin Elem	15,700.00	0.00	100%
complete	13.0 2-1-1	Human Services Coalition	15,000.00	0.00	100%
complete	14.0 Work Preserve: Job Readiness ⁹	Historic Ithaca	20,000.00	0.00	100%
complete	15.0 A Place To Stay	Catholic Charities	20,000.00	0.00	100%
complete	16.0 Immigrant Services	Catholic Charities	25,059.00	0.00	100%
complete	17.0 CDBG Admin	IURA	137,679.40	0.00	100%
	2019 CDBG Unallocated ^{9, 6, 7, 22}	IURA	115.47	115.47	N/A
Total			822,183.99	1,297.75	100%
2019 HOME Activities					
complete	1.0 Homeowner Rehab ¹⁷	INHS	42,151.58	0.00	100%
ok	3.0 Founders Way Rental	INHS	199,900.00	1,000.00	99%
complete	4.0 Housing Scholarship Program	The Learning Web	70,560.00	0.00	100%
ok	5.0 Security Deposit Assistance-Vulnerable Households ^{3, 11, 18}	Catholic Charities	64,000.00	60.70	99.9%
complete	18.0 HOME Admin	IURA	30,597.20	0.00	100%
complete	Home Admin (PI) ¹⁰	IURA	849.10	0.00	100%
	2019 HOME Unallocated ^{3, 11, 17, 18}		17,237.90	0.00	N/A
Total			425,295.78	1,060.70	100%
2019 CDBG-CV Activities					
ok	10.0 CD-RLF #46: COVID-19 Emergency SBRF	AFCU	140,000.00	13,645.56	90%
complete	19.0 Emergency Rental Assistance Program ²²	INHS	189,525.00	0.00	100%
ok	20.0 CDBG-CV Admin	IURA	153,892.20	44,614.06	71%
complete	21.0 Laundry & Internet Needs During COVID-19	OAR of Tompkins County	11,000.00	0.00	100%
ok	22.0 Ithaca CARES About Re-opening Child Care	Child Development Council of Central NY, Inc.	10,000.00	2,022.61	80%
complete	23.0 Aid for Immigrants During COVID-19	Catholic Charities	10,879.00	0.00	100%
ok	24.0 DICC Child Care Center Re-Opening Assistance ²⁸	DICC	43,075.00	17,475.00	59%
complete	25.0 COVID-19 Emergency Assistance Program ²⁷	The Salvation Army Assistance	5,000.00	0.00	100%
complete	26.0 COVID-19 Testing for Vulnerable Populations	The REACH Project	20,000.00	0.00	100%
ok	27.0 Security Deposits for Safer Housing	Catholic Charities	25,000.00	6,083.00	76%
canceled	28.0 On Call Office Subdivision ²⁷	Advocacy Center of Tompkins County	5,720.00	0.00	100%
ok	29.0 Health & Wellness: Smoothies, Food Services & Yoga	Black Hands Universal, Inc.	18,001.60	3,813.19	79%
NO	30.0 Online Market Discounts for LMI/SNAP Customers	Ithaca Farmer's Market	19,068.00	15,954.46	16%
canceled	31.0 HVAC Upgrade ²⁴	St.John's Community Services	0.00	0.00	0%
ok	32.0 GIAC Youth Programming	GIAC	175,000.00	175,000.00	0%
ok	33.0 Community Outreach Worker ²⁸	City of Ithaca	82,000.20	82,000.20	0%
	2019 COVID CDBG Unallocated ^{22, 24, 27, 28}		7,020.00	7,020.00	N/A
Total			915,181.00	367,628.08	60%
2020 CDBG Activities					
complete	1.0 Small Repair Program	INHS	32,500.00	0.00	100%
complete	2.0 Founder's Way For-Sale Townhomes	INHS	27,555.84	0.00	100%
complete	4.0a Security Deposit Asst Delivery	Catholic Charities	2,500.00	0.00	100%
NO	5.0 ReUse Job Skills Training & Employment Connections	Finger Lakes ReUse	75,000.00	55,346.54	26%
complete	6.0 Work Preserve Job Training	Historic Ithaca, Inc.	67,500.00	0.00	100%
ok	7.0 Hospitality Employment Training Program	GIAC	75,000.00	24,922.23	67%
ok	8.0 Reimagining Ithaca Community Gardens	Project Growing Hope	25,150.00	4,986.79	80%
complete	9.0 Food Pantry Mechanical Dock Leveler	TCA	14,470.00	0.00	100%
complete	10.0 ADA Curb Ramps at West Village/Elm St Bus Stop	IURA	11,000.00	0.00	100%
NO	11.00 GO ITHACA Low-Income Support	Center For Community Transportation	12,200.00	12,200.00	0%
complete	12.0 2-1-1 ⁵	Human Services Coalition	20,000.00	0.00	100%
complete	13.0 Work Preserve: Job Readiness ²⁰	Historic Ithaca, Inc.	20,000.00	0.00	100%
complete	14.0 Immigrant Services Program	Catholic Charities	30,000.00	0.00	100%
complete	15.0 2020 CDBG Admin ^{13, 16}	IURA	136,524.00	0.00	100%
ok	Economic Development Loan Fund ^{12, 16}	IURA	255,828.01	85,641.06	67%
	2020 CDBG Unallocated ²⁰		0.00	0.00	N/A
Total			805,227.85	183,096.62	77%
2020 HOME Activities					
ok	2.0 Founder's Way For-Sale Townhomes ^{12, 15}	INHS	172,344.16	1,000.00	99%
ok	3.0 Northside Apartments	Cayuga Housing Dev Corp	90,877.94	90,877.94	0%
ok	4.0 Security Deposit Asst For Vulnerable Households ^{4, 12, 15, 19}	Catholic Charities	76,416.48	2,225.00	97%
complete	16.0 2020 HOME Admin ¹³	IURA	33,509.90	0.00	100%
	2020 Home Unallocated ^{12, 15, 19}		0.00	0.00	N/A
Total			373,148.48	94,102.94	75%

IURA Grants Summary

December 2022

ON SCHEDULE	HUD ENTITLEMENT ACTIVITIES	SPONSOR	TOTAL BUDGET	TOTAL UNEXPENDED	% SPENT
2021 HOME Activities					
ok	24.0 HOME-ARP Admin	IURA	60,596.45	48,251.24	20%
Total			60,596.45	48,251.24	20%
2021 CDBG Activities					
ok	2.0 Homeowner Rehab	INHS	42,850.00	42,850.00	0%
ok	3.0 Minor Repair Program	INHS	33,475.00	16,080.98	52%
ok	7.0a Security Deposit Asst Delivery	Catholic Charities	2,500.00	1,875.00	25%
canceled	8.0 ReUse Job Training for Career Pathways ²²	Finger Lakes ReUse	0.00	0.00	100%
ok	9.0 Work Preserve Job Training ⁶	Historic Ithaca, Inc.	67,500.00	27,487.28	59%
ok	10.0 Hospitality Employment Training Program	GIAC	100,643.06	100,643.06	0%
ok	11.0 Great Neighbor & Essential Resource	Ithaca Community Gardens, Inc.	41,200.00	32,611.00	21%
NO	12.0 Urban Bus Stop Upgrade Project	TCAT	17,100.00	17,100.00	0%
ok	13.0 New Gym Renovations	GIAC	100,000.00	100,000.00	0%
complete	14.0 2-1-1 ⁶	Human Services Coalition	25,000.00	0.00	100%
ok	15.0 Work Preserve: Job Readiness	Historic Ithaca, Inc.	20,000.00	11,840.31	41%
ok	16.0 Immigrant Services Program ⁶	Catholic Charities	30,000.00	7,500.00	75%
complete	17.0 A Place to Stay ²³	Catholic Charities	15,000.00	0.00	100%
complete	22.0 2021 CDBG Admin	IURA	138,158.60	0.00	100%
ok	Economic Development Loan Fund	IURA	160,000.00	88,192.35	45%
	2021 CDBG unallocated ^{22, 23, 25}		3,017.60	3,017.60	N/A
Total			793,426.66	449,197.58	43%
2021 HOME Activities					
complete	1.0 110 Auburn Street Homeowner Project	INHS	24,999.00	0.00	100%
ok	2.0 Homeowner Rehab	INHS	57,170.80	44,104.86	23%
ok	5.0 511 S. Plain Street For-Sale Duplex ²¹	INHS	77,850.00	1,000.00	99%
NO	6.0 Housing Scholarship Program ²	The Learning Web	75,600.00	75,600.00	0%
ok	Security Deposit Asst for Vulnerable Households	Catholic Charities	74,000.00	62,893.38	15%
complete	23.0 2021 HOME Admin	IURA	33,471.50	0.00	100%
	2021 Home Unallocated ²¹		11,124.00	11,124.00	N/A
Total			354,215.30	194,722.24	45%
2022 CDBG Activities					
ok	2.0 Homeowner Rehab	INHS	136,123.31	136,123.31	0%
ok	3.0 Minor Repair Program	INHS	40,000.00	40,000.00	0%
ok	6.0a Security Deposit Asst Delivery	Catholic Charities	2,500.00	2,500.00	0%
ok	7.0 Green Job Opportunities Through ReUse Training	Finger Lakes ReUse	61,934.65	61,934.65	0%
ok	8.0 Work Preserve Job Training	Historic Ithaca, Inc.	67,500.00	67,500.00	0%
ok	9.0 Hospitality Employment Training Program	GIAC	50,000.00	50,000.00	0%
ok	10.0 Catholic Charities Building	INHS	66,170.44	66,170.44	0%
ok	11.0 West End Pedestrian Improvements	City of Ithaca	55,000.00	55,000.00	0%
ok	12.0 2-1-1 Information & Referral	HSC	20,000.00	20,000.00	0%
ok	13.0 Job Readiness	Historic Ithaca, Inc.	20,000.00	20,000.00	0%
ok	14.0 Immigrant Services	Catholic Charities	30,000.00	30,000.00	0%
ok	15.0 GIAC Computer Lab	GIAC	10,689.96	10,689.96	0%
ok	16.0 Pre-Apprentice Program Work Services	Black Hands Universal	12,000.00	12,000.00	0%
ok	18.0 2022 CDBG Admin	IURA	126,666.60	126,666.60	0%
complete	20.0 FLRU Job Retention	Finger Lakes ReUse	98,025.60	0.00	100%
ok	Economic Development Loan Fund	IURA	50,000.00	50,000.00	0%
	2022 CDBG unallocated		5,350.00	5,350.00	N/A
Total			851,960.56	753,934.96	12%
2022 HOME Activities					
ok	1.0 215 Cleveland Ave. For-Sale Home	INHS	50,000.00	50,000.00	0%
ok	2.0 Homeowner Rehab	INHS	12,517.50	12,517.50	0%
ok	4.0 Aurora Street & Morris Ave. Revitalization	Habitat for Humanity	70,000.00	70,000.00	0%
ok	5.0 Sears Street Development	INHS	92,140.40	92,140.40	0%
ok	6.0 Security Deposit Asst for Vulnerable Households	Catholic Charities	74,000.00	74,000.00	0%
ok	19.0 2022 HOME Admin	IURA	31,682.50	31,682.50	0%
	2022 Home Unallocated ²¹		0.00	0.00	N/A
Total			330,340.40	330,340.40	0%
Total Unexpended Funds					
Unexpended CDBG Entitlement Funds (Excludes CDBG-CV Funds)				1,179,334.56	
Unexpended CDBG Program Income Committed to Action Plan Activities				208,192.35	
CDBG Revolving Loan Fund Balance (#02 Bank Balance excluding interest)				166,785.63	
Unexpended HOME Entitlement Funds				668,477.52	
Unexpended HOME Program Income				0.00	
HOME Program Income Unassigned				0.00	
Unexpended HUD Funds (Excluding CV Funds)				2,014,597.71	
Unexpended CDBG-CV Funds				353,982.52	
Expended CDBG-CV Funds				622,131.23	
Unexpended CDBG-CV Program Income				13,645.56	
Unexpended COVID-19 Funds				367,628.08	
Total Unexpended HUD Funds				2,368,580.23	

IURA Grants Summary

December 2022

<u>ON SCHEDULE</u>	<u>HUD ENTITLEMENT ACTIVITIES</u>	<u>SPONSOR</u>	<u>TOTAL BUDGET</u>	<u>TOTAL UNEXPENDED</u>	<u>% SPENT</u>
<u>1.5 CDBG Spend Down Ratio Analysis (must be less than 1.5 by June 1st of each year):</u>					
CDBG Spend Down Ratio = total unexpended CDBG funds/most recent annual CDBG award					
	Most Recent Annual CDBG Award:			633,333	
	1.5 x Most Recent CDBG Award:			950,000	
	Current Unexpended CDBG Funds:			1,346,120.19	
	Current CDBG Spend Down Ratio:			2.1255	
	Compliance With 1.5 CDBG Spend Down Ratio:				NO
	Amount Required to be Expended by 6/1 to Meet CDBG Spend Down Ratio:			396,120.69	
<u>CV Spend Down Ratio Analysis (80% of funds must be spent within 3 years (by 7/22/2023)):</u>					
CV Spend Down Ratio = total expended CV funds/total CV award					
	Current CV Spend Down Percentage:			71.16%	
	Compliance With 80% CV Spend Down Ratio:				NO

LOAN REPAYMENTS DUE TO IURA

December 2022

	Original Loan	Year	Final Due Date	%	Monthly Pymt	Paid	Loan Balance	Status	Date Pymt Recd
Entitlement Loans									
Diane's Downtown Auto-revised 5/3/12	\$ 80,000	2006	2026	4	\$ 449.85	\$ 449.85	\$ 18,382.34	Current	12/1/2022
Cedar Creek(90K HOME/10K HODAG) ²	\$ 100,000	2008	2038	5	N/A	N/A	\$ 199,916.42	Int. only pmts. due subject to cash flow	N/A
Breckenridge Place	\$ 400,000	2012	2053	1	4,000.00	\$ -	\$ 533,057.07	Int. only pmts. due subject to cash flow	05/05/22
TOTAL ENTITLEMENT LOANS	\$ 580,000				\$ 4,449.85	\$ 449.85	\$ 751,355.83		

CD-RLF									
Ithaca Coffee Roasting Facility	\$ 100,000	2013	2034	2.5	\$ 537.42	\$ 537.42	\$ 63,475.69	Current	12/14/2022
210 Hancock ⁵	\$ 120,000	2016	2048	3.5	\$ 565.87	\$ 565.87	\$ 113,034.19	Current	12/2/2022
Tompkins Community Action (Harriet Giannelis)	\$ 84,200	2018	2039	2.5	\$ 440.54	\$ 881.08	\$ 70,537.69	Past Due - owes December 2022	12/1/2022
Tompkins Community Action Relocation Loan	\$ 90,960	2018	2029	2.5	\$ 857.48	\$ 1,714.96	\$ 60,213.17	Past Due - owes December 2022	12/1/2022
Scattered Site Preservation	\$ 160,000	2018	2051	2	\$ -	\$ -	\$ 136,821.71	Int. only pmts. due subject to cash flow	N/A
TOTAL CD-RLF LOANS	\$ 555,160				\$ 2,401.31	\$ 3,699.33	\$ 444,082.45		

CD-RLF Priority Business									
State Theatre ¹	\$ 458,500	2009	2029*	2	\$ 1,741.96	\$ 1,741.96	\$ 304,719.28	Current	12/1/2022
Liquid State Brewing Company	\$ 70,000	2017	2025	2.5	\$ 975.54	\$ 975.54	\$ 25,460.65	Current	12/1/2022
Urban Core	\$ 200,000	2017	2038	2.5	\$ 1,068.43	\$ 1,068.43	\$ 166,777.84	Current	12/1/2022
Home Cooking	\$ 100,000	2021	2028	3.5	\$ 1,343.99	\$ 1,343.99	\$ 82,757.02	Current	12/1/2022
Sons of Susan, LLC (Personal Best Brewing)	\$ 140,000	2022	2028	3.5	\$ 251.38	\$ -	\$ 90,020.20	Past Due - owes interest only pmts for Oct., Nov., & Dec. 2022	N/A
GreenStar Coop	\$ 400,000	2019	2029	3.5	\$ 3,955.43	\$ 3,955.43	\$ 309,657.23	Current	12/1/2022
TOTAL CD-RLF PRIORITY BUSINESS	\$ 1,368,500				\$ 9,336.73	\$ 9,085.35	\$ 979,392.22		

CDBG									
210 Hancock ⁶	\$ 130,404	2016	2048	2	\$ 3,772.00	\$ -	\$ 134,821.19	Int. only pmts. due subject to cash flow	5/5/2022

Non-CDBG									
Ithaca Downtown Assoc (Canopy Hotel) ⁴	\$ 1,375,000	2016	2037	3.05%	\$ 7,660.18	\$ 7,660.18	\$ 1,130,226.70	Current	12/2/2022
324 Buffalo St. Loan	\$ 110,000	2021	2036	2.50%	\$ 508.30	\$ 508.30	\$ 104,885.63	Current	12/1/2022
107-109 South Titus	\$ 578,555	2020	2035	2.50%	\$ 2,294.57	\$ 2,294.57	\$ 551,777.08	Current	12/1/2022
TOTAL NON-CDBG	\$ 2,063,555				\$ 10,463	\$ 10,463.05	\$ 1,786,889		

HODAG									
Breckenridge Place	\$ 600,000	2012	2043	2	\$ 2,217.72	\$ 2,217.72	\$ 456,037.74	Current	12/1/2022
TOTAL HODAG LOANS	\$ 600,000				\$ 2,217.72	\$ 2,217.72	\$ 456,037.74		

HOME									
Stone Quarry Apartments, LLC ³	\$ 370,000	2014	2045	2	N/A	\$ -	\$ 385,172.75	Int. only pmts. due subject to cash flow	5/4/2021
210 Hancock ⁶	\$ 206,923	2017	2047	2	8,360.00	\$ -	\$ 209,411.62	Int. only pmts. due subject to cash flow	5/5/2022
Founder's Way	\$ 199,900	2021	2053	1	N/A	N/A	\$ 198,900.00	No accrued interest or pmts due in construction period - up to 2 years	N/A
Cayuga Flats	\$ 100,000	2020	2070	0	N/A	N/A	\$ 101,084.16	Int. only pmts. due subject to cash flow	N/A
TOTAL HOME	\$ 876,823					0.00	\$ 894,568.53		

TOTAL IURA LOAN PORTFOLIO	\$ 6,174,441				\$ 28,868.66	\$ 25,915.30	\$ 5,447,147.37	Agrees to Balance Sheet for December 2022	
Notes								Agrees to M&T loan Statement for December 2022	

- State Theatre's loan was extended/balloon payment now due in March 2030
- 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%.
- Canopy Hotel closed on 8/10/2016. Interest only pmts were due for the first 15 months. Interest rate is adjustable every five years.
P&I payments began 1/1/2018.
- 210 Hancock CDBG & HOME loans-permanent phase (commenced 12/1/2017) interest rate 2% (compounded annually); Annual payment subject to cash flow.
- Urban Core Loan was disbursed 8/29/2017 for closing on 8/30/2017. First 6 months Interest Only payments due began 10/1/2017. Interest Rate 3.5%.
P&I payments began April 2018.
- Scattered Site Preservation Loan-Per original promissory note dated 5/16/2018 payments were not due and interest did not accrue in the construction phase. Promissory note was amended 11/15/2019 to include the accrual of interest @ 2% (compounded annually) during the construction phase. Permanent phase commenced 12/1/2021.
In permanent phase pmts are subject to cash flow. Interest will accrue at 2% and compound annually.
- Cayuga Flats-Permanent phase commenced 12/1/2021. During permanent phase 1% interest only payments will be due each anniversary of the permanent loan commencement date. Interest will compounded annually and payment will be subject to cash flow. Payments were not due and interest did not accrue in the construction phase.
- Term for the 107-109 S.Titus Loan is 15 years but the loan is amortized over 30 years. The 15 year term includes 2 months of interest only pmts. A balloon pmt of principal & interest is due at the end of year 15 (10/1/2035).
- Term for the 324 Buffalo St. is 15 years but the loan is amortized over 24 years. A balloon pmt of principal & interest is due in 2036 for approx. \$49,518.74.

LEASE PAYMENTS DUE TO IURA

December 2022

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 - Property sold 10/27/2022	8/23/2022
Precision Filters					
Yearly Maintenance Fee - July			\$ 375.00	Current - Property sold 10/27/2022	7/11/2022
Cayuga Green					
Allpro Parking - air rights lease					
Monthly Lease (rate change 1/1/2022)	\$ 3,040.50			Past Due - owes December 2022	12/28/2022
Cayuga Green-Parcel A ground floor					
Monthly Lease-rate change on 2/1/2021	\$ 7,140.70			Current	12/6/2022
Cinemapolis					
Monthly Lease-rate change on 5/1/21	\$ 3,494.25			Current	12/6/2022
Qrtly Maint Fee- Jan., April, July, Oct. (Maint Fee rate change on 7/1/21)		\$ 309.21		Current	10/14/2022
Other Leases					
Southside Community Center-RIBS					
Monthly Lease -New rate 7/1/21	\$ 474.74			Current	7/14/2022
Farmer's Market/Steamboat Landing					
Quarterly Lease - June, Aug., Oct., Dec.		\$ 9,001.00		Current	12/6/2022