

In-Person Hybrid Meetings: Members of the public who would like to deliver VERBAL comments at a meeting (3-min. max.) may do so in person at City Hall or remotely using the Zoom link and log-on credentials listed on the agenda. 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 convened.

IURA GOVERNANCE COMMITTEE (GC)

8:30 A.M., Friday, July 28, 2023

Common Council Chambers, Third Floor

108 E. Green St., Ithaca, NY 14850

IN-PERSON/HYBRID MEETING

Join Zoom Meeting: <https://us02web.zoom.us/j/83114504093?pwd=aHJkK1JaS0l6bTVyN3RnUkNXekRJUT09>
Meeting ID: 831 1450 4093
Passcode: nGf028
One-Tap Mobile: ++16465588656,,83114504093#,,,,*872031# US (New York)
Dial by Your Location: +1 646 558 8656 US (New York)
Meeting ID: 831 1450 4093
Phone Passcode: 872031

- I. **Call to Order**
- II. **Agenda Additions/Deletions**
- III. **Public Comments (3 min. max.)**
- IV. **Review of Meeting Minutes: April 14th, 2023**
- V. **New Business – Strategic Planning**
 - A. Urban Renewal Projects – Status Report
 - B. City Transition to City Manager/Council Form of Government –Update
 - C. 2024-27 Consolidated Plan Development – Report
 - D. Review of IURA Mission Statement – Discussion
 - E. IURA Fiscal Health – Report
- VI. **Other/Old Business**
 - A. IURA Financials Review: June 2023
 - B. Personnel Update
 - C. Staff Report
 - D. Meeting Schedule Review – Next Meeting: Friday, October 20, 2023
 - E. Other
- VII. **Adjournment**

PUBLIC COMMENTS

WRITTEN public comments may be e-mailed until 3:00 p.m., the day *before* the meeting to: cpyott@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 telephone).



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 hours prior to the meeting.

DRAFT MEETING MINUTES
ITHACA URBAN RENEWAL AGENCY
GOVERNANCE COMMITTEE (GC)
8:30 A.M., Friday, April 14th, 2023
Common Council Chambers, Third Floor
108 E. Green St. (City Hall) | Ithaca, NY 14850

IN-PERSON/HYBRID MEETING

Present: Kathy Schlather, Vice-Chairperson; Donna Fleming; David Whitmore
Excused: Susan Cummings
Vacancy: 1
Staff: Nels Bohn; Charles Pyott
Guests: None

I. Call to Order

Vice-Chairperson Schlather called the meeting to order at 8:35 A.M.

II. Agenda Additions/Deletions

None.

III. Verbal/Written Public Comments

None.

IV. Review of Meeting Minutes: January 27th, 2023

Fleming moved, seconded by Whitmore to approve the meeting minutes, with no modifications.

Carried Unanimously: 3-0

V. New Business

A. 2022 IURA Financial Audit

Bohn explained the 2022 IURA Financial Audit was recently completed (but it did not include the larger City audit) in order to comply with the 90-day deadline from the end of the IURA's fiscal year. It is an entirely clean audit that raised no issues, findings, recommendations, or concerns. The most significant issue pertaining to the audit is that Insero & Company, LLP decided it will no longer continue to conduct the City's audits, so the IURA had to pay \$11,000 for its annual audit (compared to \$950 paid in prior years). As has often been the case, the City is two years behind in completing its own annual audits.

Whitmore moved, seconded by Fleming:

Approval of 2022 IURA Financial Audit Report

WHEREAS, the Ithaca Urban Renewal Agency (IURA) derives the majority of its finances from grants awarded to the City of Ithaca, and

WHEREAS, for financial reporting purposes, the IURA is a blended component unit of the City of Ithaca whose financial activity is reported in the Special Grant Fund, a governmental fund of the City of Ithaca financial statements, and

WHEREAS, the IURA contracts separately from the City to have its finances audited within 90 days of the end of its fiscal year to comply with the Public Authorities Accountability Act, and

WHEREAS, the IURA received an audited 2022 IURA financial report on March 27, 2023, and

WHEREAS, at its April 14, 2023 meeting, the IURA Governance Committee reviewed the financial report and attached correspondence; now, therefore, be it

RESOLVED, the IURA hereby approves the Financial Report of the Ithaca Urban Renewal Agency for the period January 1, 2022 through December 31, 2022, prepared by the accounting firm of Insero & Company, LLP.

Carried Unanimously: 3-0

B. 2022 Public Authorities Law (PAL) Reporting

Bohn explained the agenda materials include reporting information the IURA submitted to New York State through its web-based Public Authorities Reporting Information System (PARIS) format, which needs to be reviewed and approved by the IURA Board. The purpose of the report is to ensure transparency and compliance with the State's Public Authorities Accountability Act.

Schlather asked if the New York State Authorities Budget Office (ABO) ever follows up with the IURA regarding the sections in the report that the IURA replies "No" to. Bohn responded, no; some PAL rules only apply to State Public Authorities (e.g., NYS Thruway Authority) or Industrial Development Authorities (IDAs), which the IURA is not subject to.

Schlather suggested re-examining the IURA's Mission Statement, since it was last adopted in 2011. Bohn replied that is certainly something that could be done.

Whitmore moved, seconded by Fleming:

Approval of Reports Submitted to NYS Authorities Budget Office

WHEREAS, pursuant to the Public Authorities Accountability Act, as amended, the IURA is required on an annual basis to submit reports to the New York State Authorities Budget Office (ABO), and

WHEREAS, the IURA Director of Community Development is designated to certify accuracy of the reporting, and

WHEREAS, the reporting is due to be submitted within 90 days of the end of the fiscal year, and

WHEREAS, it is appropriate that IURA members exercise oversight over the staff reporting to the ABO, and

WHEREAS, at its meeting of April 14, 2023, the IURA Governance Committee reviewed the reporting and recommends the following action; now, therefore, be it

RESOLVED, that the IURA hereby approves FY2022 IURA public authority reports submitted to the New York State Authorities Budget Office, including the following reports:

- Budget report
- Annual report
- Procurement report
- Investment report
- Certified financial audit report

Carried Unanimously: 3-0

C. PAL Contracting Officer for Property Dispositions

Bohn explained that NYS Public Authorities Law (PAL) requires public authorities to adopt guidelines for property dispositions and designate a Contracting Officer to be responsible for property dispositions. The proposed resolution designates Bohn as the Contracting Officer and establishes Property Disposition Guidelines.

Whitmore moved, seconded by Fleming:

IURA Policy — Contracting Officer for Property Dispositions

WHEREAS, section 2896 of Public Authorities Law (PAL) establishes the duties of public authorities with respect to the disposal of property, and

WHEREAS, subsection 2896(1) requires public authorities to adopt guidelines for property dispositions and designate a contracting officer to be responsible for disposition of property in compliance with applicable laws and regulations, and

WHEREAS, PAL Law defines “property” to include real property and any personal property in excess of five thousand dollars in value, and

WHEREAS, sections 556 and 507 of General Municipal Law governs disposition of real property by an urban renewal agency, and

WHEREAS, Section 2897 of PAL establishes additional requirements for disposal of property, including advance notice for certain negotiated transactions, and

WHEREAS, PAL requires the authority's Contracting Officer to submit a written explanation of the circumstances involving disposal of property through a negotiated transaction to the Authorities Budget Office not less than 90 days prior to the scheduled date of the transaction for the following property dispositions:

1. Personal property with an estimated fair market value more than \$15,000;
2. Real property having an estimated fair market value greater than \$100,000 except real property disposed of by lease or exchange;
3. Real property disposed of by lease, if the estimated annual rent over the term of the lease is in excess of \$15,000;
4. Related personal property disposed of by exchange, regardless of value;
5. Real Property disposed of by exchange, regardless of value; and,

WHEREAS, such explanatory statement of the circumstances of property disposal by negotiation shall include the following information:

1. Description of the parties involved in the property transaction;
2. Justification for disposing of property by negotiation;
3. Identification of property, including its location;
4. Estimated fair market value of the property;
5. Proposed sale price of the property;
6. Size of the property;
7. Expected date of sale of property; and,

WHEREAS, at its April 14, 2023 meeting, the IURA Governance Committee discussed this matter and recommended the following action; now, therefore be it

RESOLVED, that the IURA hereby appoints the IURA Director of Community Development, ex-officio, as the Contracting Officer to be responsible for disposition of property in compliance with Public Authorities Law, and be it further

RESOLVED, that IURA hereby adopts the following property disposition policy:

IURA Property Disposition Guidelines

IURA Property disposition and reporting shall comply with the following laws of New York:

- General Municipal Law, sections 507 and 556 – Disposition of Property
- Public Authorities Law, section 2896 – Duties of public authorities with respect to disposal of property; and
- Public Authorities Law, section 2097 – Disposal of public authority property.

IURA property disposition policy is guided by balancing objectives to advance the mission of the IURA and receive the highest marketable value when disposing of property. Property shall be disposed of for no less than fair market value except if the purpose of the transfer is within the purpose, mission or governing statute of the IURA and all statutory procedures are complied with. Property disposal through a negotiated transaction of real property shall be subject to applicable statutory requirements for reporting, public notice, and approval by the City of Ithaca Common Council.

Carried Unanimously: 3-0

D. Update on 2023 Action Plan

Bohn reported the IURA Board adopted its formal 2023 HUD Entitlement Action Plan funding recommendations, which will go before Common Council for approval in June 2023. He noted the Ithaca Neighborhood Housing Services, Inc. (INHS) “The Beacon” housing project was earmarked for funding using IURA Housing Development Action Grant (HODAG) funds to serve as evidence of the IURA’s funding commitment for INHS’ funding application to the State.

#	Project	Sponsor	Funding Request	Matching Funds (Sec. & Unsec.)	Total Project Cost	AVAILABLE FUNDING		
						CDBG	HOME	TOTAL
						\$793,047.20	\$344,388.00	\$1,137,435.20
HOUSING								
1	The Beacon	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 199,900.00	\$ 22,748,683.00	\$ 22,948,583.00			\$199,900 (HODAG)
2	Homeowner Rehab	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 195,000.00	\$ 92,583.75	\$ 287,583.75	\$ 146,250.00		\$ 146,250.00
3	Minor Repair Program	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 40,000.00	\$ 126,900.00	\$ 166,900.00	\$ 40,000.00		\$ 40,000.00
4	CHT Sears Street Development*	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 100,000.00	\$ 1,708,744.00	\$ 1,808,744.00	\$ 9,500.00	\$ 90,500.00	\$ 100,000.00
5	312 S. Plain St. Duplex	Habitat for Humanity	\$ 95,000.00	\$ 287,500.00	\$ 382,500.00		\$ 95,061.60	\$ 95,061.60
6	Security Deposit Assistance for Vulnerable Households	Catholic Charities of Tompkins/Tioga Counties	\$ 37,500.00	\$ 20,304.00	\$ 57,804.00		\$ 37,500.00	\$ 37,500.00
7	SJCS Sober Living Reintegration Services	St. John's Community Services	\$ 106,000.00	\$ 252,000.00	\$ 871,800.00		\$ 88,000.00	\$ 88,000.00
HOUSING SUBTOTAL:			\$ 773,400.00	\$ 25,236,714.75	\$ 26,523,914.75	\$ 195,750.00	\$ 311,061.60	\$ 506,811.60
ECONOMIC DEVELOPMENT								
8	Building Quality Career Paths Through ReUse	Finger Lakes ReUse, Inc.	\$ 116,599.70	\$ 149,285.56	\$ 265,885.26	\$ 78,595.00		\$ 78,595.00
9	Work Preserve Job Training: Job Placements	Historic Ithaca, Inc.	\$ 67,500.00	\$ 144,966.00	\$ 215,466.00	\$ 67,500.00		\$ 67,500.00
10	Hospitality Employment Training Program (HETP)	Greater Ithaca Activities Center, Inc. (GIAC)	\$ 70,000.00	\$ 102,940.00	\$ 172,940.00	\$ 54,320.00		\$ 54,320.00
11	Shared Kitchen Ithaca (SKI): Food Product Micro-Enterprise Development	Friends of Ithaca Farmers Market	\$ 47,800.00	\$ 32,500.00	\$ 80,300.00	\$ 32,500.00		\$ 32,500.00
[#]	Economic Development Loan Fund	IURA	\$ 140,000.00	\$ 140,000.00	\$ 280,000.00	\$ 141,182.40		\$ 141,182.40
ECONOMIC DEVELOPMENT SUBTOTAL:			\$ 441,899.70	\$ 569,691.56	\$ 1,014,591.26	\$ 374,097.40	\$ -	\$ 374,097.40
PUBLIC SERVICES Public Services Funding Cap = 15% of CDBG Award: \$95,657								
12	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	\$ 32,000.00		\$ 32,000.00
13	Work Preserve Job Training: Job Readiness	Historic Ithaca, Inc.	\$ 23,000.00	(same as #11 above)	(same as #11 above)	\$ 13,657.00		\$ 13,657.00
14	Immigrant Services Program (ISP)	Catholic Charities of Tompkins/Tioga Counties	\$ 40,000.00	\$ 50,000.00	\$ 90,000.00	\$ 40,000.00		\$ 40,000.00
15	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	\$ 10,000.00		\$ 10,000.00
PUBLIC SERVICES SUBTOTAL:			\$ 138,000.00	\$ 267,434.00	\$ 666,955.00	\$ 95,657.00	\$ -	\$ 95,657.00
ADMINISTRATION								
16	CDBG Administration (20%)	IURA	\$ 127,542.80	\$ -	\$ 127,542.80	\$ 127,542.80		\$ 127,542.80
17	HOME Administration (10%)	IURA	\$ 33,326.40	\$ -	\$ 33,326.40		\$ 33,326.40	\$ 33,326.40
ADMINISTRATION SUBTOTAL:			\$ 160,869.20	\$ -	\$ 160,869.20	\$ 127,542.80	\$ 33,326.40	\$ 160,869.20
TOTALS:			\$ 1,514,168.90	\$ 26,073,840.31	\$28,366,330.21	\$793,047.20	\$344,388.00	\$ 1,137,435.20
Remaining Balance:						\$0.00	\$0.00	\$0.00

Minimum Required Set-Aside of HOME Funds for CHDO Activities (15%): \$49,989.60

*CHDO Set-Aside Eligible Projects

E. Update on HOME-ARP Allocation Plan

Bohn announced that the City/IURA HOME-ARP Allocation Plan (excerpted further below) was completed, adopted by the IURA Board and Common Council, and submitted to HUD. The entire plan can be reviewed via the following link: <http://www.cityofithaca.org/DocumentCenter/View/14949/HOME-ARP-Allocation-Plan>. IURA Community Development Planner Anisa Mendizabal spent considerable time and effort in creating the plan, including reaching out to a number of different local organizations and stakeholders. The IURA anticipates using a competitive selection process (e.g., Request for Qualifications) with non-profit service providers to distribute the majority of funding, although it may also directly award some funds to HOME-ARP-eligible programs. HUD is currently in the process of creating its HOME-ARP implementation policy manual in compliance with HUD guidance. Bohn anticipates HUD will make the funds available to the IURA in the Summer.

Introduction

The American Rescue Plan (ARP) Act of 2021 provides a special \$5 billion appropriation of the U.S. Department of Housing and Urban Development's HOME Investment Partnership Program (HOME) funds to create a special program ("HOME-ARP") to alleviate homelessness and housing instability in the aftermath of the COVID-19 pandemic.

The City of Ithaca has been allocated \$1,211,000 in HOME-ARP funds. This is one-time funding determined by formula.

Though it draws on the HOME program, HOME-ARP is a new program whose rules and guidelines differ from traditional HOME. In order to access and deploy its HOME-ARP funds, the City must develop a framework for use of funds, called an Allocation Plan, to be submitted to HUD by March 31, 2023. The City will have until September 20, 2030 to expend HOME-ARP funds.

Consultation

The City consulted with over thirty organizations serving people experiencing homelessness or housing instability, including the seven specific types of service entities required by HOME-ARP. To broaden input and public participation from service providers, stakeholders, and community members, the City launched an online survey called "Ithaca Considers HOME-ARP," which received 142 responses. The Allocation Plan summarizes consultations and survey responses.

Needs and Gaps Analysis

Understanding the needs and gaps in local systems serving people who are experiencing homelessness or unstably housed, as well as existing resources, is central to developing a local strategy for deploying HOME-ARP funds. The City partnered with the Tompkins County Continuum of Care to commission an analysis of needs and gaps by Horn Research. The resulting report, "Homelessness & Housing Needs Assessment for Tompkins County" was released on March 9, 2022. Additionally, the City reviewed recent data from the Tompkins County Continuum of Care, the Ithaca Eviction/Displacement Defense (IEDD) Project, NYS Office of Temporary and Disability Services (OTDA), and others in development of this Allocation Plan.

HOME-ARP Activities: Ithaca’s Strategy & Rationale for Use of Funds

Data and stakeholder input point to two overwhelming needs in the homeless response system to address with HOME-ARP funds. One is the lack of current resources to respond to persistent unsheltered homelessness. An estimated 20-25 households remain in outdoor encampments year-round. Second, 32% of households exiting homelessness return to homelessness within 24 months. Supportive services have been identified as a gap for navigating housing systems, identifying units, and providing needed assistance in sustaining housing post-placement. Therefore, the City proposes to deploy HOME-ARP funds in two primary ways:

1. To support a housing surge for people who are literally homeless, and
2. To prevent returns to homelessness for people who are currently housed and in situations of vulnerability that threaten their housing stability.

VI. Other Business

A. Review of IURA Financials: March 2023

Bohn walked through the Grants Summary and explained that the left-hand “On Schedule” column calls out any projects that are not on schedule and may need attention, including the Housing Scholarship Program, Immigrant Services Program, Urban Bus Stop Upgrade Project, and Online Market Discounts for LMI/SNAP Customers Program. The vast majority of projects have been progressing well in terms of expenditures and project completion.

Bohn reported all Loan Payments and Lease Payments are current, as of today.

B. Staff Report

Bohn reported IURA Contracts Monitor Charles Pyott will be relocating to Buffalo, NY and plans to work remotely for the IURA. IURA staff are confident the transition will be successful, with a few possible minor adjustments to the IURA’s workflow.

VII. Adjournment

The meeting was adjourned by consensus at 9:09 A.M.

— END —



User: C25724
Role: Grantee
Organization: ITHACA
- Switch Profile
- Logout

Activity
- Add
- Search
- Search HOME/HTF
- Review
- CDBG Cancellation

Project
- Add
- Search
- Copy

Consolidated Plans
- Add
- Copy
- Search

Annual Action Plans
- Add
- Copy
- Search

Consolidated Annual Performance Evaluation Report
- Add
- Search

Utilities
- Home
- Data Downloads
- Print Page
- Help

Links
- Contact Support
- Rules of Behavior
- CPD Home
- HUD Home

Plans/Projects/Activities	Funding/Drawdown	Grant	Grantee/PJ	Admin	Reports
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You have 4 CDBG activities that have been flagged. Click on the number to go to the review page.

Strategic Plan
SP-48 Goals Summary

Close

Goal	Category	Geographic Area	Needs Addressed	Funding
Improve and Expand Affordable Housing Options	Affordable Housing	Citywide	AH - production of new units AH - TBRA AH - Homeowner rehab/repair AH - Homeowner purchase assistance AH - accessibility improvements AH - Transitional housing AH - permanent supportive housing AH - Rental rehab/energy efficiency	CDBG : \$638,016 HOME : \$1,999,750 LIHTC : \$10,000,000 Tax Exempt Bond Proceeds : \$580,000
	Start Year: 2014	End Year: 2018	Outcome: Affordability	Objective: Provide decent affordable housing
	Description: Increase total supply of affordable rental and homeowner units; support tenant-based rental assistance, security deposit assistance, and homeowner purchase assistance to increase the affordability of existing units; support homeowner rehab and mini-repair; support residential accessibility improvements; and support the addition of new transitional and supportive housing units.			
	Goal Outcome Indicator		Quantity	UoM
Rental units constructed		35	Household Housing Unit	
Homeowner Housing Added		10	Household Housing Unit	
Homeowner Housing Rehabilitated		250	Household Housing Unit	
Direct Financial Assistance to Homebuyers		5	Households Assisted	
Tenant-based rental assistance / Rapid Rehousing		250	Households Assisted	
Overnight/Emergency Shelter/Transitional Housing Beds added		25	Beds	
Expand Economic and Employment Opportunities	Non-Housing Community Development	Citywide	ED - Job creation & entrepreneurship	CDBG : \$1,080,522
	Start Year: 2014	End Year: 2018	Outcome: Availability/accessibility	Objective: Create economic opportunities
	Description: Provide direct loans and technical assistance to businesses to create jobs; and support micro-enterprise entrepreneurship training and technical assistance.			
	Goal Outcome Indicator		Quantity	UoM
Jobs created/retained		40	Jobs	
Businesses assisted		3	Businesses Assisted	
Strengthen Neighborhoods	Non-Housing Community Development	Citywide	Public Facilities PI - Blight Removal PI - Public Infrastructure PF - Police substations	CDBG : \$295,589
	Start Year: 2014	End Year: 2018	Outcome: Sustainability	Objective: Create suitable living environments

Description: Provide support for physical improvements, including, but not limited to, accessibility and/or safety improvements to streets, parks, recreational facilities, public buildings, flood control/drainage systems, community centers, and transportation systems, for the benefit of LMI neighborhoods; and support the redevelopment of vacant and abandoned properties.			
Goal Outcome Indicator Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		Quantity 5,026	UoM Persons Assisted
Increase Physical and Economic Mobility			
Non-Homeless Special Needs Non-Housing Community Development	Citywide	ED - Job readiness and placement PS - Youth services PS - Transportation Services PF - Childcare centers PS - Senior services Planning - AFFH	CDBG : \$1,447,994
Start Year: 2014	End Year: 2018	Outcome: Availability/accessibility	Objective: Create economic opportunities
Description: Increase access to resources that will lead to improved physical and economic mobility for LMI persons, including, but not limited to job readiness programs, job training and placement programs, affordable childcare initiatives, and transportation access initiatives.			
Goal Outcome Indicator Public service activities other than Low/Moderate Income Housing Benefit		Quantity 75	UoM Persons Assisted
Meet Essential Needs for Food, Shelter & Safety			
Non-Housing Community Development Homeless Non-Homeless Special Needs	Citywide	PS - Youth services PS - Information & referral PS - Immigrant services PF - Domestic violence shelter AH - Emergency shelter PF - Health facilities PF - Community gardens PS - Homeless services day programming PS - Senior services PS - Mental health and substance abuse services PS - Domestic violence services PS - Crime awareness/prevention	CDBG : \$413,181
Start Year: 2014	End Year: 2018	Outcome: Sustainability	Objective: Create suitable living environments
Description: Support for public service programs, included, but limited to, those that assist immigrants and youth, prevent homelessness, improve access to affordable health care, increase food security, and/or increase awareness and utilization of existing community resources.			
Goal Outcome Indicator Public service activities other than Low/Moderate Income Housing Benefit		Quantity 2,925	UoM Persons Assisted
<input type="button" value="Close"/>			

2019 CONSOLIDATED PLAN PRIORITY NEEDS & ASSOCIATED GOALS

#	Code	Priority Need	Priority Level	Associated Goals
Code Key: AH = Affordable Housing ED = Economic Development PF = Public Facilities PI = Public Infrastructure PS = Public Services				
1	AH	Production of New Units	High	Improve & Expand Affordable Housing Options
2	AH	Tenant-Based Rental Assistance (TBRA)	High	Improve & Expand Affordable Housing Options
3	AH	Homeowner Rehab/Repairs	High	Improve & Expand Affordable Housing Options
4	AH	Accessibility Improvements	High	Improve & Expand Affordable Housing Options
5	AH	Transitional Housing	High	Improve & Expand Affordable Housing Options
6	AH	Permanent Supportive Housing	High	Improve & Expand Affordable Housing Options
7	AH	Affordable Homeownership	High	Improve & Expand Affordable Housing Options
8	AH	Rental Rehab/Energy Efficiency	High	Improve & Expand Affordable Housing Options
9	ED, AH, PF	Childcare Centers	Low	Develop Economic & Employment Opportunities; Remove Barriers to Opportunity
10	ED	Job Creation & Entrepreneurship	High	Develop Economic & Employment Opportunities; Remove Barriers to Opportunity
11	ED	Job Readiness & Placement	High	Develop Economic & Employment Opportunities
12	PF	Public Facilities	High	Strengthen Neighborhoods
13	PF	Emergency Shelter	High	Meet Essential Needs for Food, Shelter & Safety
14	PF	Domestic Violence Shelter	Low	Meet Essential Needs for Food, Shelter & Safety
15	PF	Health Facilities	Low	Meet Essential Needs for Food, Shelter & Safety
16	PF	Blight Removal	High	Strengthen Neighborhoods
17	PI	Public Infrastructure	High	Strengthen Neighborhoods
18	PS	Information & Referral	High	Meet Essential Needs for Food, Shelter, and Safety
19	PS	Immigrant Services	High	Meet Essential Needs for Food, Shelter, and Safety
20	PS	Transportation Services	High	Remove Barriers to Opportunity
21	PS	Code Enforcement	High	Meet Essential Needs for Food, Shelter, & Safety
22	PS	Landlord/Tenant Counseling	High	Meet Essential Needs for Food, Shelter, & Safety
23	PS	Youth Services	Low	Meet Essential Needs for Food, Shelter, & Safety; Develop Economic & Employment Opportunities; Remove Barriers to Opportunity
24	PS	Homeless Services Day Programming	Low	Meet Essential Needs for Food, Shelter & Safety
25	PS	Senior Services	Low	Meet Essential Needs for Food, Shelter & Safety; Remove Barriers to Opportunity
26	PS	Mental Health & Substance Abuse Services	Low	Meet Essential Needs for Food, Shelter, & Safety
27	PS	Domestic Violence Services	Low	Meet Essential Needs for Food, Shelter, & Safety
28	AFH	AFH Factor: Resident Displacement – Economic Pressure	High	Affirmatively Further Fair Housing
29	AFH	AFH Factor: Source of Income Discrimination	High	Affirmatively Further Fair Housing
30	AFH	AFH Factor: Access to Opportunity	High	Affirmatively Further Fair Housing
31	AFH	AFH: Lack of Fair Housing Enforcement	High	Affirmatively Further Fair Housing
32	AFH	AFH Factor: Displacement of DV Victims	High	Affirmatively Further Fair Housing
33	AFH	AFH Factor: Lack of In-Home/Comm.-Based Services	High	Affirmatively Further Fair Housing

Various Resources for Review of the IURA Mission Statement

IURA

The Ithaca Urban Renewal Agency secures and manages resources to improve the social, physical and economic characteristics of the City of Ithaca by expanding access to quality affordable housing, strengthening neighborhoods and the local economy, and supporting other community development activities.

Village of Rockville Center Community Development Agency

The mission of the Rockville Centre Community Development Agency is to improve the living environment of low and moderate income people of Rockville Centre by providing decent and affordable housing, by improving public facilities and public services and by expanding economic opportunities. We accomplish this mission cost effectively, with professionalism, integrity and utmost respect for the people and the community that we serve.

Middletown Community Development Agency

The Middletown Community Development Agency's purpose is to plan and implement programs involving the rehabilitation and revitalization of both the residential and commercial sectors of the City of Middletown, foster economic growth, provide assistance to public service organizations, eliminate blight, promote neighborhood stabilization, and improve housing opportunities for low- and moderate-income residents of the City of Middletown.

U.S. Department of Housing & Urban Development

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free for discrimination, and transform the way HUD does business.

HUD Community Planning & Development Office

The Office of Community Planning and Development (CPD) seeks to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income persons. The primary means toward this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations.

Buffalo Urban Renewal Agency

The City of Buffalo Urban Renewal Agency, strives to promote the expeditious undertaking, financing and completion of community development programs and create quality and vibrant urban living in Buffalo New York through neighborhood driven development projects.

City of Ithaca Commitment to Equity and Justice Statement

The City of Ithaca is committed to creating an inclusive environment free from barriers that prevent each employee and community member from thriving. This includes changing systems, policies, procedures, legislation, and processes that have historically and continue to negatively impact members of marginalized groups.

We want the City staff and Ithaca community to achieve its highest potential. To do this, we commit to:

- Educating ourselves on the historic systems that produced the disproportionate outcomes we see today
- Using an equity lens to evaluate all decision-making processes
- Engaging in courageous conversations that may be difficult and bring discomfort
- Acknowledging power differentials and the reality that some folks benefit from the oppression of others

Elmira Urban Renewal Agency

The EURA is a multi-faceted organization that performs a series of functions on behalf of the City of Ithaca and serves to increase the quality of life for City residents through community and economic development projects. It is the charge of the Elmira Urban Renewal Agency to plan and undertake projects in the urban renewal plan and to oversee the financial viability of the urban renewal area. The functions carried out by the EURA include but are by no means limited to: the marketing of EURA-owned property to viable developers; the leveraging of Federal, State, and private foundation grants for urban renewal projects; coordination of neighborhood and housing rehabilitation programs and initiatives.

The EURA as an organization has as its guiding principles the following:

1. Ensure the health, safety, and security of the urban renewal area;
2. The cost of projects and programs should be weighed against their benefits to the urban renewal area and the City of Elmira as a whole;
3. Project shall consider impacts on adjacent neighborhoods;
4. A balance between economic development and livability within the area shall be maintained.

City of Eugene Urban Renewal Agency (Oregon)

The purpose of urban renewal is to stimulate economic development through private investment to provide public benefit in a specific area of the community in compliance with ORS Chapter 457. It is a means to support economic development and civic improvement by financing needed improvements within designated districts such as infrastructure, public open spaces, public plazas, public parking garages, land acquisition, renovation and façade improvements, or environmental improvements.

Glens Falls Urban Renewal Agency

The mission of the Glens Falls Urban Renewal Agency ("Agency") is to judiciously promote, undertake, finance and complete municipal urban renewal projects located within the bounds of the City of Ithaca ("City"); and to further the economic health and well-being of the City and its residents in accordance with its statutory authority and the City's Urban Renewal Plan, its Master Plan for city-wide development and its Community Development Consolidated Plan.

City of Olean Urban Renewal Agency

Using urban renewal authority, it is the mission of the Olean Urban Renewal Agency to eliminate slum and blight in municipally designated distressed areas; to promote redevelopment, revitalization and stabilization of these areas with economically and environmentally viable commercial, industrial and/or

mixed use development; and to build the City's property tax base and create sustainable job opportunities for the citizens of Olean.

Denver Urban Renewal Authority – Mission Statement

The Denver Urban Renewal Authority (DURA) mission is the elimination and prevention of blighted areas through creative redevelopment. To accomplish its mission, the authority works in close partnership with the Mayor, City Council, and its variety of public entities as well as downtown and neighborhood groups.

Denver Urban Renewal Authority - Black Lives Matter Statement

The Denver Urban Renewal Authority (DURA) stands in solidarity with the Black Lives Matter movement and the eradication of white supremacy. We share the outrage, frustration, sadness, and grief the community is expressing in response to the many years of unresolved systemic racism in our country and in our community.

DURA has no tolerance for discrimination and all our actions will be grounded in anti-racism. We value the richness that diversity brings to our workforce – it makes us better and the community we serve stronger. We are proud of our efforts to maintain a workforce that represents many backgrounds and recommit to cultivating an environment where the contributions of every employee and citizen are recognized and respected, heard and seen for who they are as individuals. At every level we will continue to work toward becoming an organization that embodies equitable strategies in improving our communities and creating culture that ensures Black lives are valued.

Moments like this remind us that we have a privilege to do the work we do. It's a privilege that comes with a responsibility to acknowledge that society's past racist actions in the name of urban renewal have created barriers to opportunity, promoted segregation, and contributed to undermining the health and economic disparities experienced by people of color. We have a responsibility to join the difficult conversations taking place in our community to confront the ingrained racism and inequities in today's models of development and be responsive to what is happening in communities we exist to serve.

A statement is not enough. We will listen with an open mind. We will learn. We will accept we are part of the problem. We will work to be part of the solution in actionable ways.

Denver Urban Renewal Authority – Urban Renewal and DURA

In Denver, the Denver Urban Renewal Authority uses redevelopment to address sites within communities that once served productive uses but have deteriorated, are underutilized or vacant and need assistance to become viable again. To accomplish urban renewal, DURA forms partnerships with private entities and uses tax incremental financing (TIF), a tool available only to redevelopment agencies, to breathe new life into those areas. As a result, the entire community benefits from the creation of new housing, retail, jobs and tax revenues.

Urban renewal can be a catalyst for revitalization efforts for a deteriorating shopping center, an environmentally contaminated site or an industrial area that is no longer in operation. Redevelopment plans are created with input from the area affected and adopted so they can respond to a neighborhood's unique needs and vision.

Urban renewal enables communities like Denver to grow inward, not just outward. It enhances and expands local businesses, renovates declining housing stock and improves public infrastructure systems

and facilities. Urban renewal also helps encourage new housing and businesses to locate within already developed areas. It helps reduce crime and long commutes, promotes affordable housing and preserves the environment.

Denver Urban Renewal Authority – Urban Renewal and the Community

Every DURA redevelopment project undertaken with the help of public investment, from the very large like Stapelton and Lowry to the small like Lowenstein Theater, has a positive impact on the community. Besides the elimination of blight, which is DURA's mission and primary reason for investing public funds in a redevelopment effort, redevelopment brings a variety of benefits to the Denver community and especially to the neighborhoods in which a project is undertaken. Redevelopment must serve a public purpose to warrant the investment of public funds.

Denver Urban Renewal Authority – The Urban Renewal Process

If a proposed project has financial, physical, or market driven problems that results in redevelopment being not feasible for the private sector to accomplish on its own, then city leaders, neighborhood groups, developers or others might bring a project to DURA and request assistance. Once DURA has a proposed project before it, the authority follows a structured process to take a redevelopment effort from concept to reality.

Denver Urban Renewal Authority – Investment in Redevelopment

If a redevelopment project can be accomplished without public investment, DURA does not get involved. But a public/private partnership often is required to accomplish redevelopment of deteriorating urban properties because they are more difficult and expensive than new development on raw land. TIF is used when an area or property cannot attract sufficient private capital for redevelopment and when redevelopment meets a public objective.

Denver Urban Renewal Authority – Redevelopment

Leading Denver in thoughtful and appropriate urban renewal – From preserving historic structures to addressing challenged areas, Denver Urban Renewal Authority (DURA) strives to steward a city-wide vision as Denver grows and changes. DURA's involvement often ensures the inclusion of both affordable and workforce housing, as well as an investment in infrastructure, schools, community artwork and other public amenities. DURA redevelopment projects also provide enhanced opportunities for small businesses as well as employment and training for members of the community.

Mount Vernon Urban Renewal Agency

It is the mission of the Agency to accomplish its goals and eliminating substandard and unsanitary conditions and areas, revitalizing municipally designated distressed areas; promoting redevelopment of these areas with safe, sanitary and economically viable residential, non-residential, commercial; and industrial properties and uses; and enabling in these areas the redevelopment of, conservation, restoration or improvements of private and public facilities and infrastructure in a manner benefiting the citizens, residents, businesses, government and community objectives of the City of Mount Vernon, New York. All in accordance with the provisions pertaining to urban renewal agencies contained in the New York General Municipal Law.

White Plains Urban Renewal Agency

It is the mission of the Agency to accomplish its goals and eliminating substandard and unsanitary conditions and areas, revitalizing municipally designated distressed areas; promoting redevelopment of these areas with safe, sanitary and economically viable residential, non-residential, commercial; and industrial properties and uses; and enabling in these areas the redevelopment of, conservation, restoration or improvements of private and public facilities and infrastructure in a manner benefiting the citizens, residents, businesses, government and community objectives of the City of White Plains as expressed in the White Plains Comprehensive Plan.

Fort Wayne, Indiana Community Development Division

To develop and implement creative community-based strategies to enhance economic opportunity, build strong neighborhoods, and ensure a dynamic framework for quality growth and development.

IURA Tool Box

- HUD grants (manage)
- Other grants, secure and administer
- Community Development lending (small business and rental housing)
- Directed property sales/leases
- Public/private partnership redevelopment projects
- Bond financing



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MEMORANDUM

To: IURA Governance Committee
Date: July 25, 2023
From: Nels Bohn, Director of Community Development
Subject: **IURA Fiscal Stability – Issues and Opportunities**

Historically, the City of Ithaca has been an excellent partner to the IURA resulting in the Agency having access to sufficient revenues to achieve a balanced administrative budget to support 3.6 FTE employees and operate IURA-administered programs. However, a combination of (1) reduced real federal funding for the HUD Entitlement grant program, (2) inflationary operating expenses, (3) new audit expenses, and (4) uncompensated IURA staff time to work on certain City initiatives, creates the likelihood of deficits in future budgets.

The adopted 2023 IURA budget totals \$417,000, of which 86% of \$358,000 is attributable to staff expenses.

Flat Federal Funding

The Agency historically has derived approximately 44% of its annual revenues to support operations from federal funding sources, primarily the HUD Entitlement grant program. The IURA also received administrative revenues for special one-time HUD COVID funding that has kept this ratio in place since 2020. In the future, HUD Entitlement funding appears likely to remain level at best, and provide approximately \$157,000 in revenues per year. That amount would only cover 38% of the 2023 budget, thereby creating an approximately \$25,000 revenue gap as federal funding diminishes relative to the total budget.

Flat federal funding is problematic as it represents a real decrease due to annual inflation. Attached is a chart of historical HUD Entitlement awards to the City of Ithaca. Unfortunately, the U.S. House seeks to sharply decrease discretionary domestic spending beginning in 2024. The House Appropriations Committee has adopted a 2024 appropriation bill for HUD to provide level funding for the CDBG program and a 62% decrease in HOME funding. The U.S. Senate will adopt a separate appropriation bill, but increased HUD Entitlement grant funding is unlikely in the near future.

Inflationary Operating Expenses

Health care insurance, wages, insurance, and legal services all increase annually with inflation. After many years of modest inflation, the CPI increased by 6.5% in 2022, putting pressure on IURA operating expenses. As of June, the 12-month CPI is back down near 3%, but even 3% inflation represents an annual \$12K increase in operating expenses.

The Agency is fortunate that several employees currently elect not to accept full health insurance coverage through the IURA. In lieu of IURA coverage, employees are entitled to reimbursement of out-of-pocket medical expenses up to 75% of employer's share of the insurance premium if they elected coverage through the IURA. The insurance premium for a single person in 2023 is \$11,500/year, and \$33,000 for family coverage. IURA employees pay 20% of health insurance. Health insurance premium increases have consistently outstripped CPI increases.

New Audit Expense

IURA is a blended component unit of the City of Ithaca whose activity is reported as a governmental fund in the City's financial statements. In short, the City is responsible to incorporate IURA financial activity in its annual audit. As the IURA is a public authority, the IURA is required to report audit findings within 90 days of the end of its fiscal year, whereas the City has 9 months to complete its audited financial reports.

In the past, the City's auditor has completed financial reporting of the IURA as part of the City's contract for services and charged the IURA a nominal fee of \$900 to package the financial reporting for submission to the NYS Public Authorities Budget Office by March 30th of each year. This audit work was then incorporated into the City's financial audit at a later time.

The City was informed in late 2022 that the audit firm, Insero, declined to continue to conduct financial audits of the City's finances going forward. Insero did agree to complete a financial audit of 2022 IURA finances through a separate agreement for services. The IURA incurred an unanticipated expense of \$11,500 to complete the 2022 audit. The City is soliciting proposals for a new auditor.

Uncompensated IURA Staff Work on City Collaborations/Initiatives

Generally, the IURA and City agree to incorporate a means to reimburse IURA expenses incurred to offset staff time working on joint City/IURA projects. For instance, staff time incurred on the Green Garage redevelopment urban renewal project is reimbursed by the City per resolution from rents the IURA collects on behalf of the City. However, there are several City-related projects and initiatives for which IURA staff time is not reimbursed:

- City facilities master planning (& site acquisition/disposition)
- City encampment policy development
- Administration of Restore NY grants awarded to the City
- City representation on the Ithaca/Tompkins County Continuum of Care
- Uses & Spaces 24/7 (300 block of W. State Street)

- Administration of the City’s contribution to the Community Housing Development Fund
- City parking policy

While individually, several of these may incur modest expenses, the first three projects have consumed significant IURA staff time and appear to be ongoing initiatives.

Following is a table of salary expense billed to these projects over the past several years:

Account	2020	2021	2022	As of	Subtotal	38% Benefits	Total
				7/12/2023			
City Facilities Plan Expense	\$1,526	\$4,507	\$9,697	\$2,629	\$18,359	\$6,976	\$25,335
City Encampment Policy	\$0	\$0	\$7,221	\$8,530	\$15,752	\$5,986	\$21,737
Restore NY Grant Expense	\$1,948	\$1,703	\$52	\$1,556	\$5,258	\$1,998	\$7,256
Affordable Housing/CoC/CHDF	\$6,054	\$7,612	\$7,995	\$0	\$21,661	\$8,231	\$29,892
Parking Policy Expenses	\$4,430	\$501	\$206	\$0	\$5,137	\$1,952	\$7,089
300 Block of W. State study	time not tracked - estimate				\$2,100	\$798	\$2,898
						Total:	\$94,208

The above time allocations are conservative as management staff who work more than 35 hours/week bill first to accounts with defined revenue sources.

Revenue Projection

Balancing against these increased expenses has been several one-time revenues, including approximately \$170K in CDBG-CV funding and \$180K in HOME-ARP funding available for staff costs. Overall, major recurring revenues are projected to remain basically level unless an urban renewal project results in sale of IURA land that provides new income. The Inlet Island urban renewal project is the only project with a designated preferred developer in place. Other opportunities may include redevelopment of land at the end of Cherry Street and a future Seneca garage redevelopment project.

Past prudent management of IURA resources and cost containment have resulted in growing the non-CDBG bank account to approximately \$500,000, which can be used to offset a temporary operating deficit. I do not expect this fund to grow significantly in the future.

Revenue Opportunities

Increased revenue opportunities include:

1. Request authorization to reimburse the IURA 2022 audit expense from the stream of lease and loan payments the IURA collects on behalf of the City (Steamboat Landing, Cinemapolis, RIBs, Canopy hotel land sale).
2. Request City clarification that future IURA audit expenses are an appropriate City expense as the IURA is a blended component unit of the City’s finances.

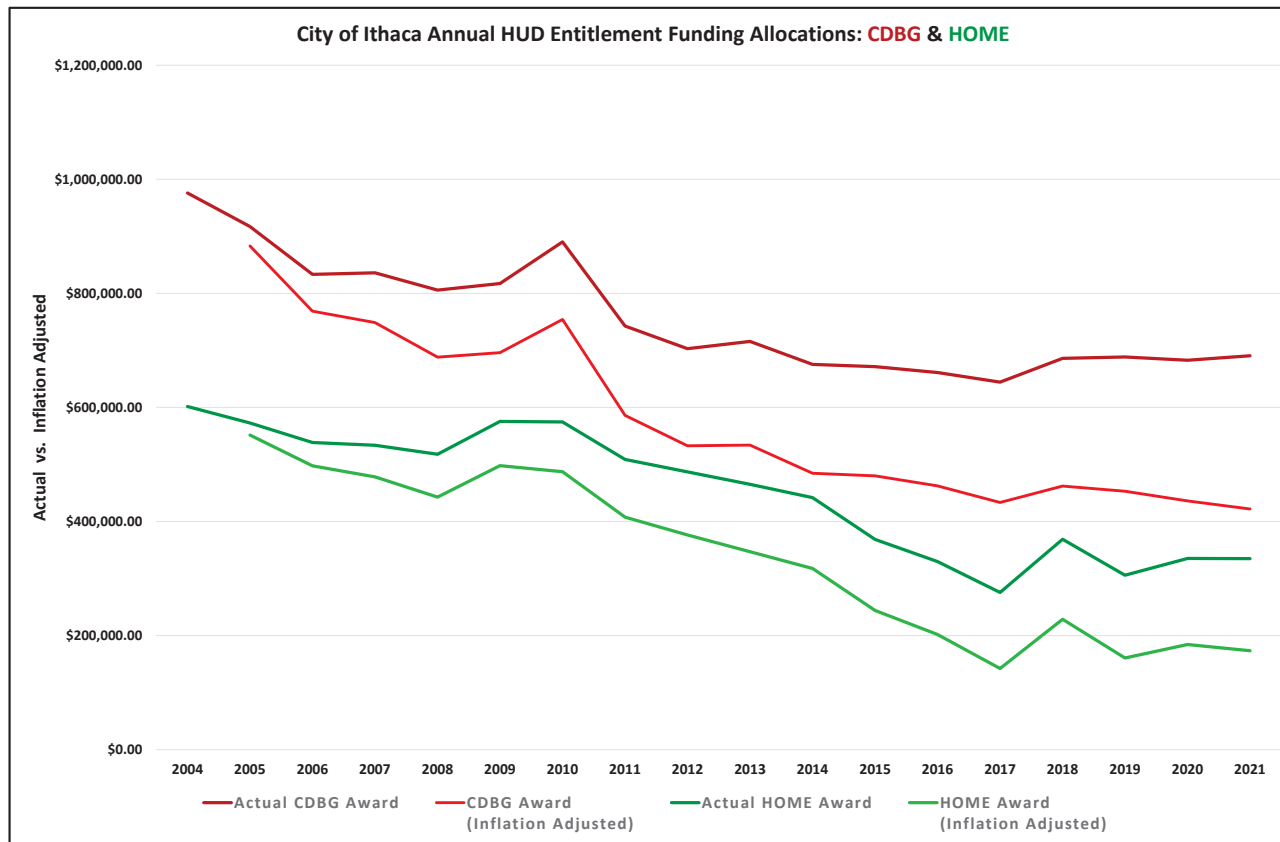
3. Seek City reimbursement of future staff expenses for City-initiated use of IURA staff (City facility master planning, city encampment policy)
4. Seek City reimbursement of staff expenses for future administration of grants awarded to the City for which no administrative funding is available (Restore NY grants)
5. Actively market sale and redevelopment of IURA-owned properties at the end of Cherry Street once City encampment policy is clarified.

City of Ithaca Annual HUD Entitlement Funding Allocations: CDBG & HOME

Ithaca, NY MSA (includes all Tompkins County)

YEAR	Inflation Index*	% Inflation Change	Actual CDBG Award	% Change from Prior Year	Net Annual Loss Due to Inflation	Cumulative Loss Due to Inflation	CDBG Award (Inflation Adjusted)	Actual HOME Award	% Change from Prior Year	Net Annual Loss Due to Inflation	Cumulative Loss Due to Inflation	HOME Award (Inflation Adjusted)
2004	592.000		\$976,000.00					\$601,669.00				
2005	614.900	3.72%	\$917,350.00	-6.39%	\$34,163.79	\$34,163.79	\$883,186.21	\$572,928.00	-5.02%	\$21,336.89	\$21,336.89	\$551,591.11
2006	638.100	3.64%	\$833,373.00	-10.08%	\$30,299.72	\$64,463.51	\$768,909.49	\$538,676.00	-6.36%	\$19,585.15	\$40,922.03	\$497,753.97
2007	656.052	2.74%	\$836,114.00	0.33%	\$22,879.16	\$87,342.67	\$748,771.33	\$533,839.00	-0.91%	\$14,607.80	\$55,529.84	\$478,309.16
2008	681.614	3.75%	\$805,876.00	-3.75%	\$30,222.09	\$117,564.77	\$688,311.23	\$517,815.00	-3.09%	\$19,419.18	\$74,949.02	\$442,865.98
2009	684.627	0.44%	\$817,140.00	1.38%	\$3,596.18	\$121,160.95	\$695,979.05	\$575,564.00	10.03%	\$2,533.02	\$77,482.04	\$498,081.96
2010	696.305	1.68%	\$890,297.00	8.22%	\$14,931.51	\$136,092.46	\$754,204.54	\$574,472.00	-0.19%	\$9,634.69	\$87,116.73	\$487,355.27
2011	716.117	2.77%	\$742,713.00	-19.87%	\$20,547.80	\$156,640.27	\$586,072.73	\$508,879.00	-12.89%	\$14,078.58	\$101,195.31	\$407,683.69
2012	730.198	1.93%	\$703,124.00	-5.63%	\$13,558.91	\$170,199.18	\$532,924.82	\$486,909.00	-4.51%	\$9,389.46	\$110,584.77	\$376,324.23
2013	742.469	1.65%	\$715,930.00	1.79%	\$11,832.38	\$182,031.56	\$533,898.44	\$465,241.00	-4.66%	\$7,689.17	\$118,273.95	\$346,967.05
2014	752.288	1.31%	\$675,538.00	-5.98%	\$8,817.25	\$190,848.80	\$484,689.20	\$441,774.00	-5.31%	\$5,766.11	\$124,040.06	\$317,733.94
2015	753.237	0.13%	\$671,646.00	-0.58%	\$846.20	\$191,695.01	\$479,950.99	\$368,661.00	-19.83%	\$464.47	\$124,504.53	\$244,156.47
2016	761.351	1.07%	\$661,371.00	-1.55%	\$7,048.48	\$198,743.48	\$462,627.52	\$329,841.00	-11.77%	\$3,515.24	\$128,019.77	\$201,821.23
2017	776.256	1.92%	\$644,410.00	-2.63%	\$12,373.41	\$211,116.89	\$433,293.11	\$275,651.00	-19.66%	\$5,292.81	\$133,312.59	\$142,338.41
2018	791.057	1.87%	\$686,071.00	6.07%	\$12,836.67	\$223,953.56	\$462,117.44	\$368,803.00	25.26%	\$6,900.45	\$140,213.04	\$228,589.96
2019	804.134	1.63%	\$688,397.00	0.34%	\$11,194.86	\$235,148.42	\$453,248.58	\$305,972.00	-20.53%	\$4,975.78	\$145,188.82	\$160,783.18
2020	817.882	1.68%	\$682,732.00	-0.83%	\$11,476.23	\$246,624.65	\$436,107.35	\$335,173.00	8.71%	\$5,634.01	\$150,822.84	\$184,350.16
2021	845.007	3.21%	\$690,793.00	1.17%	\$22,174.68	\$268,799.33	\$421,993.67	\$335,099.00	-0.02%	\$10,756.79	\$161,579.62	\$173,519.38
TOTALS:			\$13,638,875.00				\$9,826,285.71	\$8,136,966.00				\$5,740,225.14

* Source: U.S. Dept. of Labor Statistics, Consumer Price Index: NY/NJ/PA (1967 = 100) [All Urban Consumers - (CPI-U)]
 Prepared by: C. Pyott, Ithaca Urban Renewal Agency



**Adopted FY2023
ITHACA URBAN RENEWAL AGENCY
ADMINISTRATIVE BUDGET**

Expenses	Adopted 2020	Adopted 2021	Adopted 2022	Adopted 2023	Change From Prior Year	Notes
SALARY	\$241,589	\$245,730	\$250,552	\$260,470	4.0%	#2, #3
EMPLOYEE BENEFITS	\$92,265	\$91,319	\$95,941	\$97,079	1.2%	#4, #5, #6
LEGAL SERVICES	\$23,000	\$22,000	\$18,000	\$19,000	5.6%	#8
OTHER INDEP. CONTRACTORS	\$12,425	\$13,050	\$21,505	\$24,850	15.6%	
EQUIPMENT/FURN./SOFTWARE	\$2,200	\$2,100	\$3,300	\$2,000	-39.4%	#7
INSURANCES	\$4,881	\$4,431	\$4,973	\$5,025	1.0%	
OFFICE SUPPLIES/PRINTING	\$600	\$600	\$600	\$600	0.0%	
STAFF DEVELOPMENT	\$2,400	\$2,400	\$2,400	\$2,400	0.0%	
TRAVEL/PARKING/HOTEL	\$2,000	\$1,000	\$700	\$700	0.0%	
ADVERTISING	\$800	\$600	\$600	\$600	0.0%	
MISCELLANEOUS/SUBSCRIPTIONS	\$4,557	\$5,117	\$5,117	\$5,117	0.0%	#9
TOTAL	\$386,718	\$388,347	\$403,687	\$417,841	3.5%	

Notes:

1. See Exhibits to IURA administrative budget:
 - Exhibit A - Schedule of Salaries
 - Exhibit B - Schedule of Personnel Expenses. Note that the "staff development" benefit in Exhibit B is listed as a separate expense line in the IURA budget.
 - Exhibit C - Schedule of Independent Contractors Expenses
 - Exhibit D - Schedule of Insurance Expenses
 - Exhibit E - Schedule of Projected Revenues
2. Salary - 2023 budget includes 4.00% salary increase
3. Salary - Includes \$5,000 budgeted for possible IURA-approved, merit-based bonuses in 2023.
4. Employee Benefits - Health Insurance premiums increased 8.6% from 2022 to 2023
5. Employee Benefits - Employer retirement benefit remains constant at 11% of payroll
6. Employee Benefits - Employee contribution to health care insurance = 20%.
7. Budget Amendment approved 4/28/2022 to increase budget amount from \$1,600 to \$3,300 for equipment
8. Exceeded budgeted legal fees in 2022, but exceeded legal fees were fully reimbursed from counterparties
9. Miscellaneous - Includes stormwater and sidewalk fees. All but \$760.00 will be reimbursed from lessees.
10. Trailing 12-month CPI August-August = 7.6% (CPI-U Northeast region, all items)

IURA Grants Summary

June 2023

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%
complete	8.0 Hospitality Employment Training Program	GIAC	110,725.28	0.00	100%
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	115.47	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					
complete	10.0 CD-RLF #46: COVID-19 Emergency SBRF	AFCU	126,354.44	0.00	100%
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	30,595.64	80%
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%
complete	24.0 DICC Child Care Center Re-Opening Assistance ²⁸	DICC	25,600.00	0.00	100%
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	2,863.19	84%
ok	30.0 Online Market Discounts for LMI/SNAP Customers	Ithaca Farmer's Market	19,068.00	467.99	98%
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%
complete	33.0 Community Outreach Worker ²⁸	City of Ithaca	65,000.00	0.00	100%
ok	34.0 Childcare Health & Safety	DICC	17,475.00	3,269.44	81%
ok	36. OAR Community Outreach	OAR of Tompkins County	17,000.00	17,000.00	0%
	2019 COVID CDBG Unallocated ^{22, 24, 27, 28}		7,020.20	7,020.20	N/A
Total			901,535.44	244,322.07	73%
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%
complete	5.0 ReUse Job Skills Training & Employment Connections	Finger Lakes ReUse	75,000.00	0.00	100%
complete	6.0 Work Preserve Job Training	Historic Ithaca, Inc.	67,500.00	0.00	100%
complete	7.0 Hospitality Employment Training Program	GIAC	75,000.00	0.00	100%
ok	8.0 Reimagining Ithaca Community Gardens	Project Growing Hope	25,150.00	4,479.33	82%
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%
canceled	11.00 GO ITHACA Low-Income Support ²⁹	Center For Community Transportation	12,200.00	0.00	100%
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, 29}		12,200.00	12,200.00	N/A
Total			817,427.85	102,320.39	87%
2020 HOME Activities					
complete	2.0 Founder's Way For-Sale Townhomes ^{12, 15}	INHS	172,344.16	0.00	100%
ok	3.0 Northside Apartments ³⁰	Cayuga Housing Dev Corp	70,877.94	0.94	99.9%
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, 30, 31}		0.00	0.00	N/A

IURA Grants Summary

June 2023

ON SCHEDULE	HUD ENTITLEMENT ACTIVITIES	SPONSOR	TOTAL BUDGET	TOTAL UNEXPENDED	% SPENT
Total			353,148.48	2,225.94	99%
2021 HOME Activities					
ok	24.0 HOME-ARP Admin	IURA	60,596.45	37,543.44	38%
Total			60,596.45	37,543.44	38%
2021 CDBG Activities					
ok	2.0 Homeowner Rehab	INHS	42,850.00	38,704.00	10%
complete	3.0 Minor Repair Program	INHS	33,475.00	0.00	100%
ok	7.0a Security Deposit Asst Delivery	Catholic Charities	2,500.00	1,250.00	50%
canceled	8.0 ReUse Job Training for Career Pathways ²²	Finger Lakes ReUse	0.00	0.00	100%
complete	9.0 Work Preserve Job Training ⁵	Historic Ithaca, Inc.	67,500.00	0.00	100%
ok	10.0 Hospitality Employment Training Program	GIAC	100,643.06	561.53	99%
ok	11.0 Great Neighbor & Essential Resource	Ithaca Community Gardens, Inc.	41,200.00	22,651.00	45%
ok	12.0 Urban Bus Stop Upgrade Project	TCAT	17,100.00	12,350.00	28%
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%
complete	15.0 Work Preserve: Job Readiness	Historic Ithaca, Inc.	20,000.00	0.00	100%
complete	16.0 Immigrant Services Program ⁶	Catholic Charities	30,000.00	0.00	100%
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	14,461.56	91%
	2021 CDBG unallocated ^{22, 23, 25}		3,017.60	3,017.60	N/A
Total			793,426.66	192,995.69	76%
2021 HOME Activities					
complete	1.0 110 Auburn Street Homeowner Project	INHS	24,999.00	0.00	100%
ok	2.0 Homeowner Rehab ³²	INHS	57,170.80	27,278.41	52%
complete	5.0 511 S. Plain Street For-Sale Duplex ^{21, 31}	INHS	97,850.00	0.00	100%
ok	6.0 Housing Scholarship Program ²	The Learning Web	75,600.00	66,992.00	11%
ok	Security Deposit Asst for Vulnerable Households	Catholic Charities	74,000.00	27,194.38	63%
complete	23.0 2021 HOME Admin	IURA	33,471.50	0.00	100%
	2021 Home Unallocated ^{21, 32}		13,204.80	13,204.80	N/A
Total			376,296.10	134,669.59	64%
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%
NO	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	56,059.93	17%
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	11,817.44	82%
complete	11.0 West End Pedestrian Improvements	City of Ithaca	55,000.00	0.00	100%
ok	12.0 2-1-1 Information & Referral	HSC	20,000.00	1,497.23	93%
ok	13.0 Job Readiness	Historic Ithaca, Inc.	20,000.00	15,611.26	22%
ok	14.0 Immigrant Services	Catholic Charities	30,000.00	22,500.00	25%
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	63,445.01	50%
complete	20.0 FLRU Job Retention	Finger Lakes ReUse	98,025.60	0.00	100%
complete	Economic Development Loan Fund	IURA	50,000.00	0.00	100%
	2022 CDBG unallocated		5,350.00	5,350.00	N/A
Total			851,960.56	489,528.79	43%
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 ³²	IURA	31,913.70	12,988.49	59%
	2022 Home Unallocated ²¹		0.00	0.00	N/A
Total			330,571.60	311,646.39	6%
Total Unexpended Funds					
Unexpended CDBG Entitlement Funds (Excludes CDBG-CV Funds)				730,890.29	
Unexpended CDBG Program Income Committed to Action Plan Activities				54,070.05	
CDBG Revolving Loan Fund Balance (#02 Bank Balance excluding interest)				83,641.37	
Unexpended HOME Entitlement Funds				487,146.06	
Unexpended HOME Program Income				0.00	
HOME Program Income Unassigned				0.00	
Unexpended HUD Funds (Excluding CV Funds)				1,301,677.72	
Unexpended CDBG-CV Funds				244,322.07	
Expended CDBG-CV Funds				715,107.46	
Unexpended CDBG-CV Program Income				0.00	
Unexpended COVID-19 Funds				244,322.07	

IURA Grants Summary

June 2023

ON SCHEDULE	HUD ENTITLEMENT ACTIVITIES	SPONSOR	TOTAL BUDGET	TOTAL UNEXPENDED	% SPENT
Total Unexpended HUD Funds				1,545,999.79	
<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:				814,531.66	
Current CDBG Spend Down Ratio:				1.2861	
Compliance With 1.5 CDBG Spend Down Ratio:				yes	
Amount Required to be Expended by 6/1 to Meet CDBG Spend Down Ratio:				0.00	
<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:				83.57%	
Compliance With 80% CV Spend Down Ratio:				Yes	

LOAN REPAYMENTS DUE TO IURA

June 2023

	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	\$ 16,031.35	Current	6/1/2023	
Cedar Creek(90K HOME/10K HODAG) ³	\$ 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	2,312.00	\$ -	\$ 533,057.07	Int. only pmts. due subject to cash flow	04/17/23	
TOTAL ENTITLEMENT LOANS	\$ 580,000				\$ 2,761.85	\$ 449.85	\$ 749,004.84			
CD-RLF										
Ithaca Coffee Roasting Facility	\$ 100,000	2013	2034	2.5	\$ 537.42	\$ 537.42	\$ 61,031.93	Current	6/12/2023	
210 Hancock ⁶	\$ 120,000	2016	2048	3.5	\$ 565.87	\$ 565.87	\$ 111,606.69	Current	6/2/2023	
Tompkins Community Action (Harriet Giannelis)	\$ 84,200	2018	2039	2.5	\$ 440.54	\$ 440.54	\$ 68,469.69	Current	6/1/2023	
Tompkins Community Action Relocation Loan	\$ 90,960	2018	2029	2.5	\$ 857.48	\$ 857.48	\$ 55,056.78	Current	6/1/2023	
BSJ Holdings Group (Tres Leches)	\$ 100,000	2023	2028	5.8	\$ -	\$ -	\$ 73,750.99	Past Due-owes June 2023	N/A	
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	\$ 655,160				\$ 2,401.31	\$ 2,401.31	\$ 506,737.79			
CD-RLF Priority Business										
State Theatre ¹	\$ 458,500	2009	2029*	2	\$ 1,741.96	\$ 1,741.96	\$ 297,275.49	Current	6/1/2023	
Liquid State Brewing Company	\$ 70,000	2017	2025	2.5	\$ 975.54	\$ 975.54	\$ 19,896.76	Current	6/1/2023	
Urban Core	\$ 200,000	2017	2038	2.5	\$ 1,068.43	\$ 1,068.43	\$ 162,429.39	Current	6/1/2023	
Home Cooking	\$ 100,000	2021	2028	2.5	\$ 1,306.52	\$ 1,306.52	\$ 75,916.82	Current	6/1/2023	
Sons of Susan, LLC (Personal Best Brewing)	\$ 140,000	2022	2028	3.5	\$ 2,546.84	\$ 2,546.84	\$ 135,716.75	Current	6/1/2023	
GreenStar Coop	\$ 400,000	2019	2029	3.5	\$ 3,955.43	\$ 3,955.43	\$ 291,209.59	Current	6/1/2023	
TOTAL CD-RLF PRIORITY BUSINESS	\$ 1,368,500				\$ 11,594.72	\$ 11,594.72	\$ 982,444.80			
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	2.24%	\$ 7,190.05	\$ 7,190.05	\$ 1,103,486.91	Current	6/8/2023	
324 Buffalo St. Loan	\$ 110,000	2021	2036	2.50%	\$ 508.30	\$ 508.30	\$ 103,137.82	Current	6/1/2023	
107-109 South Titus	\$ 578,555	2020	2035	2.50%	\$ 2,294.57	\$ 2,294.57	\$ 544,870.99	Current	6/2/2023	
TOTAL NON-CDBG	\$ 2,063,555				\$ 9,993	\$ 9,992.92	\$ 1,751,496			
HODAG										
Breckenridge Place	\$ 600,000	2012	2043	2	\$ 2,217.72	\$ 2,217.72	\$ 447,255.27	Current	6/2/2023	
TOTAL HODAG LOANS	\$ 600,000				\$ 2,217.72	\$ 2,217.72	\$ 447,255.27			
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	\$ -	\$ 211,567.78	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	\$ 896,724.69			
TOTAL IURA LOAN PORTFOLIO	\$ 6,274,441				\$ 28,968.52	\$ 26,656.52	\$ 5,468,484.30	Agrees to Balance Sheet for June 2023		
								Agrees to M&T loan Statement for June 2023		

Notes

- 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

June 2023

Project	Monthly Fee	Quarterly Fee	Yearly Fee	Status	Date Last Payt. Rec'd
Cayuga Green					
Allpro Parking - air rights lease					
Monthly Lease (rate change 1/1/2023)	\$ 3,225.73			Past Due - owes June 2023	6/8/2023
Cayuga Green-Parcel A ground floor					
Monthly Lease-rate change on 2/1/2023	\$ 7,638.38			Current	6/8/2023
Cinemapolis					
Monthly Lease-rate change on 5/1/23	\$ 3,738.85			Current-Agreement executed-no payments due June-December 2023	5/10/2023
Qrtly Maint Fee- Jan., April, July, Oct. (Maint Fee rate change on 7/1/23)		\$ 309.21		Current	4/5/2023
Other Leases					
Southside Community Center-RIBS					
Monthly Lease -New rate 7/1/23	\$ 501.00			Current	3/27/2023
Farmer's Market/Steamboat Landing					
Quarterly Lease - June, Aug., Oct., Dec.		\$ 9,200.00		Current	6/9/2023