

# Tompkins County Industrial Development Agency

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Administration provided by  TCAD

## **323T, LLC – Community Benefits Overview**

*12/14/17*

### **Project Overview**

The proposed project involves the construction of roughly 20,000 square foot, 16-unit apartment building. The first floor will consist of 8 studio type apartments that could also be used as commercial space. The second and third floors will be occupied by 8 townhome style 2-story units. The project is located at 323 Taughannock Blvd. on the inlet near the Finger Lakes Boating Center. It falls within the City of Ithaca density zone and has received the endorsement from the City of Ithaca under the Community Investment Incentive Tax Abatement Program (CIITAP).

The applicant has applied for the 10 year CIITAP incentive based on financial need. I have reviewed the applicant's pro formas and have determined that the project is eligible for the 10-year abatement. A memo will be included with the final approval. The applicant is also requesting an enhanced energy incentive based on the draft, suggested policy presented by Taitem Engineering. The applicant plans to participate in the NYSERDA multi-family new construction program. One of the energy features of note is the use of a highly energy efficient system of wall construction that will be molded off-site and delivered to the site for assembly. The building is planned to be nearly net zero.

### **Cost-Benefit Analysis**

- Extent to which project would create and/or retain private sector jobs

The Project will not create any on-site jobs.

- Estimated value of tax exemption - \$605,855
- Estimate of private sector investment to be generated by the project - \$4,614,574
- Likelihood of completing project in a timely manner

The applicant has received all approvals from the City. Local developer Steve Flash has partnered with Arnot Realty, who has over 50 years of experience in real estate development and management. Financing is being assembled. I think it is reasonable to assume construction will start in the New Year and be completed in a timely fashion.

- Extent to which project would generate additional sources of revenue for local taxing jurisdictions

The project would generate \$262,322 in new property tax revenue over 10 years.

- Other benefits that might result from the project:

Infill Development/Neighborhood Revitalization – This area is targeted for revitalization and infill development in the City's comprehensive plan and zoning ordinances.

Accessibility – It is located near transportation and walking distance to downtown.

Green Building and Design – The project is aiming to be net zero, saving energy emissions.