Mr. Rich John, Chairperson  
Tompkins County Industrial Development Agency (TCIDA)  
c/o Tompkins County Area Development (TCAD)  
Attn: Michael Stamm, President  
Suite 402-B  
401 East State St./East M.L.K., Jr. St.  
Ithaca, NY  14850

June 21, 2019

Dear Chairperson John:

RE: City Approval Letter: CIITAP Application — 327 West Seneca, LLC

This letter is being submitted to the Tompkins County Industrial Development Agency pursuant to the adopted City of Ithaca Community Investment Incentive Tax Abatement Program (CIITAP).

On July 10, 2018, the City received a CIITAP application from 327 W Seneca, LLC. The proposed project involves the removal of a 2 story wood framed home located at 327 West Seneca Street, and the construction of a 3 story, 12-unit apartment building. The project is located on a 4611 SF parcel in the B-2d Zoning District. The building will consist of six efficiency units (455-456 SF in size each), and six two-bedroom units (727-765 SF in size each). The project expects to have rental rates which target people earning between 70-80% of the Area Median Income (AMI).

In accordance with the adopted CIITAP procedure, a Public Information Session for the project was held in the Common Council Chambers in City Hall, at 4:30 p.m. on July 30, 2018.

The City CIITAP Review Committee met on June 18, 2019 and determined the proposed project satisfies each of the eligibility criteria:

1. Project Size — Project will increase assessed property value by at least $500,000.
   - The Tompkins County Assessment Office has provided the enclosed letter stating that the project is expected to increase the property value by at least $500 thousand.

2. Project Density — Project will contain a minimum of three occupiable stories in height or be a major renovation of an existing structure.
   - The proposed project is a 3 story, 12 unit apartment building.

3. Project Location — Project is located within the City of Ithaca Density District.
   - This project is located at 327 West Seneca Street, which is within the City Density District.
4. Municipal Compliance – Properties owned by the project applicant must comply with all local laws, regulations and be current on taxes, assessments, fees and penalties due to the City.
   - All fees and taxes have been paid on any properties owned or partially owned by the applicant have been paid.

5. Local Construction Labor Compliance
   - Applicant has signed the City’s Local Labor Commitm ent Agreement certifying that they will make every attempt to hire locally whenever possible and also agrees to meet the minimum requirements as outlined in the City’s CIITAP application.

6. Housing Requirement
   - Applicant has signed the City’s Housing Requirement Agreement and committed to constructing a project that will contain a total of 12 units and 100% of units will have rents that are set at rates that are affordable to those earning 80% or less of Area Median Income (AMI).

7. Diversity Requirement
   - Applicant has signed the City’s Diversity Requirement Agreement certifying that they commit to be an active user of the Diversity Consortium of Tompkins County as outlined in the CIITAP application, and also agrees to do the following:
     
     i. In addition, the applicant agrees to establish and implement management strategies for hiring, retention, and promotion with a goal of hiring, retaining, and promoting diverse workers for full-time, part-time, and internship positions at all levels of the organization, such that the number of women, people of color, and people with disabilities employed by the organization meets or exceeds the proportions of these groups within the City of Ithaca’s population.

     ii. Applicant must identify and implement specific actions designed to reduce and address unconscious workplace biases, such as through annual staff training. The goal is to review and ensure that management and staff are aware of the existence and impacts unconscious bias has on workplace culture and service delivery, creating an inclusive environment for staff, customers, and clients.

     iii. Applicant must provide both the IDA and the Workforce Diversity Advisory Committee an annual report that identifies compliance with the diversity requirements and workforce demographics

Please consider this letter as constituting the official City approval that the application from 327 Seneca, LLC satisfies all criteria to be eligible to be considered by the Tompkins County Industrial Development Agency for CIITAP incentives.
Please find enclosed the completed City CIITAP application. Please let me know if you have any questions regarding this application.

Sincerely,

[Signature]

Svante L. Myrick, City of Ithaca, Mayor

[Signature]

JoAnn Cornish, City of Ithaca, Director of Planning, Building, and Economic Development

[Signature]

Nels Bohn, Director of Community Development for the Ithaca Urban Renewal Agency

Encls:  CIITAP Application
        Public Information Session Summary

cc:    Common Council
       J. Cornish, N. Bohn, J. Kusznir, P. DeSarno, S. Thayer, Heather Filiberto

"An Equal Opportunity Employer with a commitment to workforce diversification."