



CITY OF ITHACA
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MAYOR'S OFFICE
LAURA LEWIS, ACTING MAYOR

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May 16, 2022

Heather McDaniel, Administrative Director
Tompkins County Industrial Development Agency
121 E. Seneca Street
Ithaca, NY 14850

Re: Cliff Street Retreat

Dear Ms. McDaniel:

On April 29, 2022, the City of Ithaca received a request from the sponsor of the proposed Cliff Street Retreat project to support their application to the Tompkins County Industrial Development Agency (TCIDA). The project involves the redevelopment of 25,000 square foot vacant industrial building located at 407 Cliff Street for a mix of commercial uses.

The project site is located outside the Density District boundary where projects are eligible for the Community Investment Incentive Tax Abatement Program (CIITAP). Therefore, the project is not eligible for the CIITAP program, but it is my understanding it may qualify for IDA incentives through the IDA's standard Uniform Tax Exemption Policy (UTEPP). According to the UTEPP, retail/commercial projects may be considered for IDA incentives only if certain requirements are satisfied. One requirement is endorsement of the project by the host community.

The City of Ithaca Common Council and Planning & Development Board went through a lengthy review process to consider a Planned Unit Development (PUD) district application from 407 Holding, LLC for the Cliff Street Retreat project site. The PUD process included detailed examination of proposed Cliff Street Retreat project, its relationship to the City comprehensive plan, and community benefits to be derived from the project. In late 2021, the City of Ithaca Common Council approved the 407 Cliff Street PUD.

The City's approval of the 407 Cliff Street PUD serves as City endorsement of the Cliff Street Retreat project for the purpose of the TCIDA to consider their application for incentives.

Sincerely,

Laura Lewis, Acting Mayor

Cc: F. Vavra, Chief of Staff
L. Nicholas, Director of Planning & Development
Linc Morse, 407 Holding, LLC
N. Bohn, IURA
T.Knipe, Deputy Director for Economic Development