



December 17, 2024

Heather McDaniel
President
Ithaca Area Economic Development
119 E. Seneca Street, Suite 200
Ithaca, NY 14850

Re: State Street Apartments – Property and Mortgage Recording Tax Benefit Update

Dear Ms. McDaniel:

As discussed, we have increased the Project's loan from 60% LTC to 70% LTC and request an increase to our mortgage recording tax benefit as follows:

- Mortgage amount - \$125,000,000 (versus \$99,820,434 as approved by the IDA in May 2023)
- Estimated mortgage recording tax exemption benefit - \$312,501 (versus \$249,551 as approved by the IDA in May 2023)

We also seek to modify our property tax benefits to extend the benefit expiration date with the following adjustments:

- Construction completion date of July 2027 (versus April 2026 as approved by the IDA in May 2023)
- Benefit expiration date of tax year 2037/38 (versus tax year 2036/37 as approved by the IDA in May 2023)

We have a third request from the Project's lender that we would like to add to the agenda as follows:

- In the event of lender foreclosure on the Project, the foreclosing lender shall have the ability to sell the Project to a qualified buyer as a permitted transfer (and thus retain the IDA tax benefits) without the consent of the Agency as long as the qualified buyer assume's the Company's obligations under the Lease and Project Agreements.

The current status of permits and approvals are:

- Building Permit – Not filed
- Foundation Permit – Received on 11/26/24
- Demo Permit – Anticipated on 1/2/25
- Amended Site Plan Approval – October 25, 2022
- Zoning Variance Approval – December 6, 2022



Please let me know if you have any questions or need any additional information.

Sincerely,

A simple, stylized handwritten signature in grey ink, consisting of a vertical line that curves into a loop at the bottom.

Jeff Githens
President