

**City Of Buffalo Urban Renewal Agency  
Loan Committee Meeting  
Loan Committee Meeting Minutes for August 6, 2018**

**1. Members Present**

Brendan Mehaffy, Vice Chair  
Commissioner Donna Estrich  
Timothy Ball, Corporation Counsel

**Staff Present**

Scott C. Billman, Nona B. Watson,  
Yvonne McCray Tremeeka Norman,  
Risë Geller, Carley Mealey,  
Theresa Farrell

**Members Absent**

Council President Darius Pridgen

**2. Reading of the Minutes**

Mr. Mehaffy called the meeting to order at 2:05 pm. Commissioner Estrich made the motion to waive the reading of the minutes from the May 17, 2018 meeting, and that they are accepted; seconded by Mr. Ball and carried unanimously.

**3. Housing Department Action Item**

**Yvonne McCray**

**3a. Jefferson Avenue Apartments 1140 and 1160 Jefferson Avenue People Inc.: Developer \$500,000.00**

Request to allocate \$500,000 in HOME funds to the developer or an entity formed by the developer for the specific purpose of the completion of the project at 1140 and 1160 Jefferson Avenue. This project will consist of new construction on two (2) Brownfield Clean Up sites running between Dodge and Northampton. Upon completion, the \$29 million dollar project will provide a total of eighty-nine (89) mixed income apartments ranging from 30% to 100% of area median income. Eleven (11) units will be HOME assisted. Sixteen (16) units will be set aside for tenants with intellectual/ developmental disabilities as well as individuals with mobility, visual and hearing impairments. Also included will be 17,000 square feet of commercial space, a large community room with a small kitchen, on-site laundry facilities, ample green space and off-street parking. Within the commercial space, People Inc. will administer a small recruitment and program service coordination office.

**Commissioner Estrich made a motion to approve item 3a and recommend to the full BURA Board, seconded by Mr. Ball and carried unanimously.**

**Commissioner Estrich made a motion to Take items 3b and 3c together, seconded by Mr. Ball and carried unanimously.**

**3b. Purdy Street Homeownership Initiative Project 150, 152, 160, 162, 164 Purdy Street Raising the Standards CDC: Developer • Zion Missionary Baptist Church: Owner \$582,274.00**

Request to allocate \$582,274 in HOME funds to the developer or an entity formed by the developer for the specific purpose of the completion of the project at 150, 152, 160, 162, 164 Purdy Street. This Community Housing Development Organization (CHDO) project will consist of assembling five (5) vacant land parcels into two (2) buildable lots and constructing two (2) new 4-bedroom single family homes. Upon completion, the homes will be sold at an affordable price to qualified first-time homebuyers. All financing for the project will be HOME assisted. As part of the planning process to gain community support for the project, the developer conducted a community meeting in the Spring of 2017 and last month in preparation for Planning Board approval. Since this is the developer's first CHDO project, Heart of City Neighborhoods, Inc. was contracted as a consultant to mentor the developer through the CHDO certification process. This relationship devises a way for an inexperienced developer to develop affordable housing by engaging the services of an experienced consultant. The ultimate goal is to have a financially sound developer who can initiate, develop, and manage future projects independently.

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**3c. Raising the Standards CDC CHDO Operating Expenses \$50,000**

Request to contract with Raising the Standards CDC for \$50,000 in Community Development Organization (CHDO) operating funds for 2018 - 2019. These operating funds are available as part of the annual HOME program allocation to assist agencies with active CHDO projects to meet operating costs. Earlier today the BURA Board approved an allocation of \$582,274 in HOME CHDO funds to Raising the Standards CDC for the Purdy Street Homeownership Initiative Project. The project consists of constructing two (2) new 4-bedroom homes and sold to qualified first-time homebuyers. The \$50,000 requested today will assist Raising the Standards CDC in meeting operating expenses for the agency as the Purdy Street Homeownership Initiative Project proceeds.

**Commissioner Estrich made a motion to approve items 3b and 3c and recommend to the full BURA Board, seconded by Mr. Ball and carried unanimously.**

**4. Housing Department Report - Informational Only**

Commissioner Estrich made a motion to table the Housing Department Report, seconded by Mr. Ball and carried unanimously.

**5. FCA Loan Department Report - Informational Only**

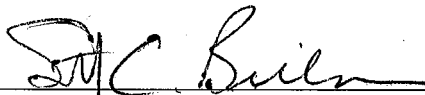
**Tracy Cooley**

Commissioner Estrich made a motion to table the FCA Report, seconded by Mr. Ball and carried unanimously.

**6. Adjournment**

Mr. Ball made a motion to adjourn the meeting at 2:25 pm, seconded by Commissioner Estrich and carried unanimously.

Approved,

  
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Scott C. Billman, General Counsel