

**CITY OF BUFFALO URBAN RENEWAL AGENCY
BOARD MEETING MINUTES
901 CITY HALL**

MEETING DATE: May 30, 2019

MEMBERS AND OFFICERS PRESENT: Mayor Byron Brown, Chairman
Council President Darius Pridgen
Brendan R. Mehaffy, Executive Director of Office of Strategic Planning
Timothy Ball, Corporation Counsel
Commissioner Donna Estrich
Council Member Joseph Golombek
Council Member Christopher Scanlon

MEMBERS ABSENT: Mr. Domenic Bonifacio

SECRETARY: Scott C. Billman

OTHERS PRESENT: Yvonne McCray, BURA Director of Housing, Tracy Cooley, BURA Deputy Director of FCA, Brenda Durfee, Maria Scinta, Theresa Farrell, BURA, Harold Cardwell, Pam Jarmon-Walker, (BURA), Steven Carmina - Michigan Broadway LLC, Chandra Redfern and Richard Herrera - Buffalo Federation of Neighborhood Centers

1.0 Mr. Mehaffy called the meeting to order at 12:09 pm.

2.0 Mayor Brown made the motion to waive the reading of the minutes of the March 6, 2019 2019 meeting, seconded by Commissioner Estrich and carried unanimously.

3.0 **GENERAL FUND**

Agenda Item 3a - Authority to Contract with New York State Industries for the Disabled for Lawn Services on Agency Owned Properties

Agency members approved a request to enter into a contract with New York State Industries for the Disabled (NYSID) who is the NYS Preferred Source provider of lawn maintenance services pursuant to Article XI, Section 162 of NYS Finance Law. The total contract cost will be no less than \$16,787.72 and no more than \$17,051.96 for twenty seven (27) weeks of service lawn cutting services May 1, 2019 to October 31, 2019.

NYSID has submitted a quote per property. If any of the properties are sold during the term of the Contract, the monthly price will be reduced. NYSID, as with all preferred source contractors, will be the contract holder and the maintenance work will be performed by Heritage Centers/Allentown Industries.

Mr. Ball made the motion to approve Item 3a, seconded by Council Member Golombek and carried unanimously.

4.0 **CDBG**

Agenda Item 4a - Permission to Designate and Transfer Title - 52, 56 and 58 Nash Street

Agency members approved a request to designate Michigan Broadway, LLC as a Developer and approve the sale of 52, 56 and 58 Nash Street (Real Property) for a purchase price of \$12,150. The Real Property consists of three contiguous vacant lots located in the block bounded by Broadway, Michigan, Arsenal and Nash. The transfer of the Real Property is subject to Common Council approval and General Counsel review and approval.

Council President Pridgen made the motion to approve Item 4a subject to negotiations of parking spaces for use by the general public, seconded by Council Member Scanlon and carried unanimously.

5.0 HOME

Agenda Item 5a - Westminster Commons 401-449 Monroe and 414-442 Adams Street, Buffalo Federation of Neighborhood Centers, Inc. (BFNC) - Developer

Agency members approved a request to allocate \$350,000 in HOME funds for the Westminster Commons project. Westminster Commons is a \$22.6 million dollar affordable housing project that involves the development of two (2) buildings on an 8.5 acre site. The first building will be constructed on City owned lots and includes a 76,000 square foot four (4) story multi-family residential building that will consist of seventy six (76) one (1) bedroom units and eight (8) two (2) bedroom units. The second building is the two (2) story 18,000 square foot historic Westminster Settlement House. It will be rehabilitated to accommodate commercial and community service facility space that will house a certified senior social adult day program, pharmacy, primary health care satellite office. Ten (10) of the units will be HOME funded in the residential new construction building only. Occupants of the residential units will be low income persons ages 55 and up. Forty (40) of the eighty four (84) units will be set aside for persons age 55 and up with a severe persistent mental illness; and twenty six (26) of these supportive units will be set aside for persons with a severe mental illness who are homeless.

At the May 29, 2019 BURA Loan Committee meeting, Committee Members voted to have this item presented to the full BURA Board at their May 30, 2019 meeting.

Council President Pridgen made the motion to approve Item 5a, seconded by Mr. Ball and carried unanimously.

6.0 DIVISION REPORTS

Agenda Item 5,a, c - BURA Division of Housing and Planning Updates (Informational Only)

Directors Yvonne McCray, Division of Housing, and Keith Lucas, Division of Planning provided divisional reports to the Board.

There being no further business to discuss, Council President Pridgen made the motion to adjourn the meeting, seconded by Council Member Scanlon and carried unanimously. The meeting was adjourned at 12:46 pm.

Respectfully submitted,

By:



Scott C. Billman, Secretary

Reported by: Risë Geller