

City Of Buffalo Urban Renewal Agency
Loan Committee Meeting
Loan Committee Meeting Minutes for March 9, 2020

1. MEMBERS PRESENT

Mr. Brendan Mehaffy, Vice Chair
Council President Darius Pridgen via
phone
Commissioner Donna Estrich
Mr. Timothy Ball, Corporation Counsel

STAFF PRESENT

Scott C. Billman, Yvonne McCray, Tracy Cooley,
Risè Geller, Theresa Farrell, Dan Muscarella
Leslie Vishwanath, Joanne Kearns,
Pam Walker-Jarmon, Anthony Chestnut, Justin Nadeau,
and Ron Davies New York Business Development Corp
via phone

2. Reading of the Minutes

Mr. Mehaffy called the meeting to order at 9:10 am. Mr. Ball made the motion to waive the reading of the minutes from the March 9, 2020 Loan Committee meeting, and that they are accepted; seconded by Commissioner Estrich and carried unanimously.

3. Housing Action Items

3a. Polly Jean Suites, 892 Genesee Street My Place Home for the Homeless, Inc. - Developer

Request to allocate \$125,000 in HOME funds to the developer or an entity formed by the developer for the specific purpose of the completion of the project at 892 Genesee Street. Polly Jean Suites is a \$1.8 million dollar project that involves the adaptive reuse and conversion of the vacant former Liberty Bank building into eight (8) HOME assisted units of permanent supportive affordable rental housing for homeless individuals. .

The project will have a mix of six (6) studio and two (2) one-bedroom apartments. Four (4) of units will give preference to homeless individuals age 18-24 with three (3) units targeting individuals with severe mental illness and one (1) unit for the chronically homeless. My Place Home for the Homeless currently operates an emergency shelter a few blocks away from the proposed site and will be the support service provider for Polly Jean Suites. Additional referrals will be provided by the Homeless Alliance of Western New York and the Restoration Society. The facility will also have a common laundry room and community clothing pantry.

Rents will be affordable to households whose annual income is at or below 50% of Area Median Income but will be targeted to persons whose household income does not exceed 30% of AMI. The rent/operating subsidy is being provided by the Empire State Supportive Housing Initiative (ESSHI) with the Office of Temporary and Disability Assistance designated as the State Contracting Agency that will administer the ESSHI contract.

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

4. HOUSING DEPARTMENT REPORT - INFORMATIONAL ONLY

Housing Director Yvonne McCray provided a status report.

5. FCA LOAN DEPARTMENT REPORT - INFORMATIONAL ONLY

FCA Deputy Director Tracy Cooley provided a status report.

6. NEW YORK BUSINESS DEVELOPMENT CORP. (NYBDC)

Justin Nadeau

6a. Charge-Offs

- 1. Borrower:** Delish, Inc. (a), Chop-Chop by Delish. Inc. (b)
Operating Company: Delish, Inc. (a, b)

Commissioner Estrich made a motion to approve charging off Delish Inc. and, seconded by Mr. Ball and carried unanimously.

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2. **Borrower:** Mid-City Builders, Inc.
Operating Company: Elmwood Building Supply

Mr. Ball made a motion to approve writing off Mid-City Builders, Inc./Elmwood Building Supply, seconded by Commissioner Estrich and carried unanimously.

7. **Adjournment**

Mr. Ball made a motion to adjourn the meeting at 9:22 am, seconded by Commissioner Estrich and carried unanimously.

Approved: Scott C. Billman, General Counsel

Submitted: Risë Geller


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Mr. Ball made a motion to approve writing off Mid-City Builders, Inc./Elmwood Building Supply, seconded by Commissioner Estrich and carried unanimously.

Adjournment

Mr. Ball made a motion to adjourn the meeting at 9:22 am, seconded by Commissioner Estrich and carried unanimously.

Approved,


Scott C. Billman, General Counsel

Submitted,

Risë Geller