

City of Buffalo Urban Renewal Agency

**Loan Committee Meeting
Meeting Minutes March 3, 2022**

Via Microsoft Teams

1. MEMBERS PRESENT

Mr. Brendan Mehaffy, Vice Chair
Council President Pridgen
Commissioner Donna Estrich
Cavette Chambers, Corporation Counsel

STAFF PRESENT

Scott C. Billman, Jenna Bichler, Yvonne McCray,
Tracy Cooley, Risë Geller, Jermaine Jackson,
Maria Melchiorre Chudy, Shannon Ohara,

2. READING OF THE MINUTES

Mr. Mehaffy called the meeting to order at 9:05 am. Commissioner Estrich made a motion to waive the minutes from the February 3, 2022 Loan Committee meeting seconded by Corporation Counsel Chambers and carried unanimously.

3. WEST SIDE HOMES HOME LOAN

3a. West Side Homes, Twelve Scattered Sites Buffalo Neighborhood Stabilization Company Inc – Developer

Before the BURA Loan Committee today is a request to allocate an additional amount not to exceed \$520,000 in HOME funds for this project. The funds will be allocated to the developer, or an entity formed by the developer for the specific completion of the project at 217 Massachusetts; 223 Massachusetts; 625, 629, 633 and 635 West; 146 and 148 Rhode Island; 172 and 174 Hampshire; 176 and 178 Congress; 297 Parkdale; 301 Parkdale; 338 and 340 Parkdale; 225 West Delavan; 422 Fourteenth; and 412 Massachusetts. \$20,000 of the not to exceed amount will be utilized for Project Delivery Costs. The project includes four (4) substantially rehabilitated units in two (2) buildings and twelve (12) newly constructed buildings on twelve (12) sites consisting of 2-4 family homes and small multi-family buildings. The unit breakdown will include eight (8) one-bedroom apartments, seventeen (17) two-bedroom apartments, eighteen (18) three-bedroom apartments, and six (6) four-bedroom apartments. BNSC is partnering with Best Self Behavioral Health to designate sixteen (16) apartments for homeless individuals and families with a substance use disorder or serious mental illness. Seven (7) units will be HOME assisted.

Council President Pridgen made a motion to recommend approval to allocate an additional amount not to exceed \$520,000 in HOME funds for this project and present item 3a to the full BURA Board, seconded by Commissioner Estrich and carried unanimously.

4. ACE RANGERS

4a. Modification to the Settlement Agreement

Before the BURA Loan Committee today is a request to modify the original Settle Agreement.

Ms. Chambers, Corporation Counsel, made a motion to approve the Loan Modification item 4a to have a lump sum payment of \$25, 000.00 paid by April 1, 2022 and make and monthly payments of \$1,111.11 to begin 5/1/22, seconded by Council President Pridgen and carried unanimously.

5. HOUSING DEPARTMENT REPORT - INFORMATIONAL ONLY

Housing Director, Yvonne McCray, did not have any updates for February.

6. FCA LOAN DEPARTMENT REPORT - INFORMATIONAL ONLY

FCA Deputy Director, Tracy Cooley, provided a status report.

7. ADJOURNMENT

Commissioner Estrich made a motion to adjourn the meeting at 9:30 am, seconded by Council President Pridgen and carried unanimously.

Approved,

Scott C. Billman

Scott C. Billman, General Counsel

Reported by: Risë Geller