

**City Of Buffalo Urban Renewal Agency
Loan Committee Meeting
Meeting Minutes June 2, 2022
Via Microsoft Teams**

1. MEMBERS PRESENT

Mr. Brendan Mehaffy, Vice Chair
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

ABSENT

Council President Pridgen

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 March 3, 2022 Loan Committee meeting seconded by Corporation Counsel Chambers and carried unanimously.

3. APARTMENTS AT THE LYCEUM

3a. Apartments At The Lyceum, 97 Swinburne Street Community Services for Every1, Inc. Developer

Before the BURA loan Committee today is a request to allocate an amount not to exceed \$760,000 in HOME funds to be allocated to the developer, or an entity formed by the developer for the specific completion of the project at 97 Swinburne. Ten (\$10,000) of the not to exceed amount will be utilized for Project Delivery Costs. Community Services for Every1, Inc. (CSE1) proposes to develop a \$21 million-dollar affordable rental housing project at 97 Swinburne Street. Apartments at the Lyceum Project comprises the adaptive reuse of the historic St. John Kanty School building and the redevelopment of ten (10) adjacent City owned vacant lots. The Lyceum building is a 69,000 square foot, three-story masonry building that will be adapted to house forty-two (42) residential units along with developed commercial space. The ten vacant City owned lots (51-81 Swinburne St.) are directly adjacent to the Lyceum building and total approximately .77 acres. The vacant lots will be used to create off-street parking for tenants and guests, along with greenspace featuring gardens and a playground. Apartments at the Lyceum will adapt the historic building to create thirty-one (31) one-bedroom and eleven (11) two-bedroom apartments targeted to households at or below 50% and 60% of Area Median Income. Of the forty-two (42) total units, twelve (12) units will be set aside for survivors of domestic violence ready to move to permanent supportive housing, five (5) units will be adapted for those living with mobility impairments, three (3) units will be adapted for those living with hearing/visual impairments, and twenty-seven (27) units will be considered visitable (defined as a unit with zero step entrance, wide interior doors). A total of eleven (11) units will be HOME-assisted. The existing kitchen, cafeteria, and activity room will receive modest renovations for use as commercial space. CSE1 will master lease the space to establish a new service hub site to enhance the delivery of two of its most sought-after services: afterschool, weekend, and summer respite services; and dynamic prevocational services. The St. John Kanty Parish will sublease the commercial space to prepare baked goods/meals related to cultural/religious events and parish fundraisers.

Commissioner Estrich made a motion to recommend approval to allocate HOME funds in the amount not to exceed \$760,000 and present item 3a to the full BURA Board, seconded by Corporation Counsel Chambers 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, did not have any updates.

6. 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, General Counsel

Reported by: Risë Geller