

**CITY OF BUFFALO URBAN RENEWAL AGENCY
Board Of Directors Meeting**

Thursday, July 7, 2022 at 9:30 a.m.

VIA WEBEX VIDEO

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MEETING DATE: July 7, 2022

MEMBERS PRESENT: Mayor Byron Brown
Council President Pridgen
Brendan R. Mehaffy
Cavette Chambers, Corporation Counsel
Council Member Golombek
Council Member Nowakowski

MEMBERS EXCUSED: Commissioner Donna Estrich

SECRETARY: Scott C. Billman

OTHERS PRESENT: Yvonne McCray, BURA Director of Housing, Tracy Cooley, BURA Deputy Director of FCA, Angelica Morrison, BURA Communications Manager, Hope Young Watkins, Director of Real Estate, Christine Marino, Tony Chestnut, Joanne Kearns, Pam Walker-Jarmon, Evelyn Rodriguez, Ronald Dixon, Jessica Starks, Delano Dowell, Anthony Sheppard, Autumn Tonnesen, Daniel Pszonak, Michael Godfrey, Pamela Jackson, Tashene Eubanks

1.0. Mr. Mehaffy called the meeting to order at 9:35 am.

2.0 Mayor Brown made the motion to waive the reading of the minutes of the March 24, 2022 meeting, seconded by Council Member Golombek and carried unanimously.

3.0 FINANCIAL CONTROL OF AGENCIES (Information)

3.1. Ms. Cooley, Director of FCA (Financial Control of Agencies) did not present a report as FCA was in the process of assembling year end

COMMUNICATIONS UPDATE (Information)

3.2 Ms. Morrison, BURA Communications Manager, provided an update to the Board.

4.0 New Business

4.1 Apartments at the Lyceum-Community Services for Every1, Inc., Developer (Action)

Agency members approved a request to allocate an amount not to exceed \$760,000 in HOME funds for the project. The funds will be allocated to the developer, or an entity formed by the developer for the specific completion of the project at 97 Swinburne. Ten Thousand (\$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. They are requesting \$750,00 in HOME funds. 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.

Motion made by Council President Pridgen to approve the allocation of funds for item 4.1, seconded by Council Member Nowakowski and carried unanimously.

4.2 Community Partnerships Initiative (CPI) Budget Modification & Time Extension #5

Agency members approved a request to approve a contract budget modification and time extension for the four Community Based Organizations (CBO) currently administering the programs and services associated with the Community Partnerships Initiative (CPI) contract. The four agencies are Heart of City Neighborhoods, Inc., Polish Community Center (Lt. Col. Matt Urban Center), Old First Ward Community Association, Inc. and University District Community Development Association, Inc. This modification will allow BURA to issue a Request for Proposals (RFP) and will permit adequate time for the review of the responses received and the selection of the housing organizations to administer the CPI programs and services. Additionally, the time extension will allow for no interruption of the administration of the various program offerings available to the residents of the City of Buffalo. The original contract dates of November 1, 2020, through June 30, 2022, have been revised to

include a two-month contract time extension. The revised contract dates will be November 1, 2020, through August 31, 2022. The revised CBO contract budgets were determined by reviewing current program activities and existing contract balances. The Community Development Block Grant (CDBG) funding amount, previously set at \$636,100.01, will be amended to \$682,000.01 with the increase of funds in the amount of \$45,900. There will be no change in the budget amount of the Community Development Block Grant CARES (CDBG-CV) and New York State Office of Temporary and Disability Assistance funds.

Motion made by Corporation Council Chambers to approve the modification and time extension for item 4.2 seconded by Council Member Nowakowski and carried unanimously.

4.3 Consulting Services with Mullin & Lonergan Associates for the HOME American Rescue Plan ("HOME-ARP") Allocation Plan

Agency members approved a request to consult with Mullin & Lonergan Associates to assist BURA in the creation of a HOME-ARP Allocation Plan required by HUD. In May 2022 BURA released a Request for Proposals for consulting services to assist BURA in the creation of a HOME-ARP Allocation Plan required by HUD. BURA will be the subrecipient of HOME- ARP funds which are intended to address the need for homelessness assistance and supportive services across the City. The Allocation Plan will describe how BURA intends to distribute HOME- ARP funds including how it will use these funds to address the needs of HOME-ARP qualifying populations. BURA received four responses to the RFP and the RFP review committee recommends Mullin & Lonergan Associates based on their extensive staff experience in creating Allocation Plans, capacity of their planning team, thoroughness of their proposal, clarity of services they can offer, and price competitiveness. Mullin & Lonergan Associates is a housing and community development consulting firm. Their clients include local units of government (boroughs, townships, cities, counties, states), HOME PJs, Continuums of Care, public housing authorities, nonprofit organizations, planning agencies, state housing finance agencies, and economic development organizations. In addition, their experience includes 23 active contracts for the creation of HOME-ARP Allocation Plans. Contract and scope of work negotiations with Mullin & Lonergan Associates will include providing technical assistance to staff for the creation of the HOME-ARP Allocation Plan. In addition, Mullin & Lonergan Associates will assist with the ensuring the HOME-ARP Allocation Plan meets HUD regulatory requirements. The fee structure for technical services will be a not-to-exceed contract of \$50,050.00 based on the staff hourly rates provided in Mullin & Lonergan Associates proposal.

Motion made by Mayor Brown to approve Item 4.3, to have Mullin & Lonergan Associates assist BURA with the creation of a HOME-ARP Allocation Plan, seconded by Corporation Council Chambers and carried unanimously.

Adjournment

There being no further business to discuss, Council President Pridgen made the motion to adjourn the meeting, seconded by Mayor Brown and carried unanimously. The meeting was adjourned at 10:00 am.

Scott C. Billman
Scott C. Billman, BURA Secretary

Reported by Risë Geller