

**MINUTES OF THE MEETING OF THE MEMBERS OF THE  
HOUSING TRUST FUND CORPORATION (“HTFC”)  
HELD ON APRIL 9, 2020 AT 2:08 P.M.  
BY TELECONFERENCE**

**MEMBERS PRESENT:**

RuthAnne Visnauskas, Chairperson  
Holly Leicht, Member

Ms. Linda Manley explained the circumstances necessitating and authorizing the meeting to be held by teleconference and the procedures to be used to register the votes of the Members.

There was a quorum with two Members present. Chairperson Visnauskas made a motion to call to order the meeting of the Members of the HTFC. The motion was seconded by Ms. Leicht.

**The first item on the agenda was the approval of the minutes of the meeting held on March 12, 2020.** The minutes were deemed approved.

**The next item on the agenda was a resolution authorizing a Low-Income Housing Trust Fund award and a Federal Housing Trust Fund award for Fairmont Park Apartments.** Ms. Nicole Ferreira presented the proposed awards summarizing the main points contained in the related memo. Ms. Manley asked for Ms. Leicht’s vote with respect to the adoption and passage of the resolution and Ms. Leicht approved. Ms. Manley asked for Chairperson Visnauskas’ vote with respect to the adoption and passage of the resolution and Chairperson Visnauskas approved.

The following resolution was adopted:

Section 1. The Members hereby approve authorization of HTF Program funds up to \$3,400,000 for Fairmont Park Apartments.

Section 2. Contingent upon completion of the Subgrant Agreement, the Members hereby approve authorization of Federal HTF funds up to \$835,000 for Fairmont Park Apartments.

Section 3. The Members hereby provide that this authorization will lapse 360 days after the effective date of this resolution if a closing on all sources of construction financing sufficient to complete the project has not occurred.

Section 4. The Members hereby approve entry into a regulatory agreement with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by statute or regulation, and consistent with such terms and conditions as set forth by program guidelines.

Section 5. The Members hereby ratify the authorization of any officer in the Office of Finance and Development or Senior Officer as defined in the By-Laws of HTFC to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 6. This resolution shall be effective immediately.

**The next item on the agenda was a resolution authorizing a Supportive Housing Opportunity Program award for Boxcar Apartments.** Ms. Nicole Ferreira presented the proposed award summarizing the main points contained in the related memo. Ms. Manley asked for Ms. Leicht's vote with respect to the adoption and passage of the resolution and Ms. Leicht approved. Ms. Manley asked for Chairperson Visnauskas' vote with respect to the adoption and passage of the resolution and Chairperson Visnauskas approved.

The following resolution was adopted:

Section 1. The Members hereby authorize a SHOP award in an amount up to \$2,900,000 for Boxcar Apartments.

Section 2. The Members hereby provide that this authorization will lapse 360 days after the effective date of this resolution if a closing on all sources of construction financing sufficient to complete the project has not occurred.

Section 3. The Members hereby authorize any officer of the Office of Finance and Development or any Senior Officer as defined by the By-Laws to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 4. This resolution shall take effect immediately.

**The next item on the agenda was a resolution reauthorizing a Housing Trust Fund award and Community Investment Fund award for the YWCA of the Niagara Frontier.** Ms. Nicole Ferreira presented the proposed awards summarizing the main points contained in the related memo. Ms. Manley asked for Ms. Leicht's vote with respect to the adoption and passage of the resolution and Ms. Leicht approved. Ms. Manley asked for Chairperson Visnauskas' vote with respect to the adoption and passage of the resolution and Chairperson Visnauskas approved.

The following resolution was adopted:

Section 1. The Members hereby approve the reauthorization of an award up to \$1,177,283 in Low-Income Housing Trust Fund Program funds and an award up to \$552,835 in Community Investment Funds for Tremont Street Apartments.

Section 2. The Members hereby provide that this authorization will lapse on July 31, 2020 if a closing on all sources of construction financing sufficient to complete the project has not occurred.

Section 3. The Members hereby approve the entering into of a regulatory agreement with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by statute or regulation, and consistent with such terms and conditions as set forth by program guidelines.

Section 4. The Members hereby authorize any officer in the Office of Finance and Development or Senior Officer as defined in the By-Laws of HTFC to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 5. This resolution shall be effective immediately.

**The next item on the agenda was a resolution authorizing the amended documentation and classification of Mt. Aaron Village.** Ms. Heather Spitzberg presented the proposed amended documentation and classification summarizing the main points contained in the related memo. Ms. Manley asked for Ms. Leicht's vote with respect to the adoption and passage of the resolution and Ms. Leicht approved. Ms. Manley asked for Chairperson Visnauskas' vote with respect to the adoption and passage of the resolution and Chairperson Visnauskas approved.

The following resolution was adopted:

Section 1. The Members hereby accept the amended SEQRA documentation for Mt. Aaron Village and hereby adopt the recommendation that this project be classified as an unlisted action with a negative declaration under SEQRA.

Section 2. The Members hereby authorize HTFC's SEQRA Officer or any authorized agent or officer to execute any documents in accordance with the applicable provisions of law to effectuate the purpose of this resolution.

Section 3. This resolution shall take effect immediately.

**The next item on the agenda was a resolution authorizing awards under the Buffalo Main Streets Initiative.** Ms. Crystal Loffler presented the proposed awards summarizing the main points contained in the related memo. Ms. Manley asked for Ms. Leicht's vote with respect to the adoption and passage of the resolution and Ms. Leicht approved. Ms. Manley asked for Chairperson Visnauskas' vote with respect to the adoption and passage of the resolution and Chairperson Visnauskas approved.

The following resolution was adopted:

Section 1. The Members hereby authorize awards under the BMSI up to the amount specified to the following eligible applicants:

<b>Recipient Name</b>	<b>Project Name</b>	<b>Project Abstract</b>	<b>Award</b>
Allentown Association, Inc.	Historic Allentown Building Improvements	Allentown Association, Inc. will assist in the renovation of mixed-use properties in the historic Allentown neighborhood.	\$500,000

BRRAlliance, Inc.	Upper Niagara Street Black Rock Phase 2	BRRAlliance, Inc. will assist with storefront renovations, build-out for new businesses, and upgrades to residential units on Niagara Street in the Black Rock Village neighborhood.	\$375,000
Buffalo Place, Inc.	Buffalo Place Buffalo Main Streets Initiative	Buffalo Place, Inc. will assist in the renovation of vacant and underutilized mixed-use buildings on Main Street.	\$300,000
Coalition for a Vibrant Seneca, Inc.	Seneca Street Project Phase III	Coalition for a Vibrant Seneca, Inc. will assist in the renovation of mixed-use properties along the Seneca Street corridor.	\$350,000
True Community Development Corp.	Broadway Pratt Gateway Neighborhood	True Community Development Corporation in partnership with Broadway Pratt Gateway Neighborhood Alliance will assist in the renovation of	\$400,000
University District Community Development	Development for Delavan	University District Community Development Association, Inc. will assist in the renovation of mixed-use properties along Delavan Avenue.	\$350,000

Section 2. The Members hereby authorize the entering into of regulatory agreements with the applicants, as applicable, upon their satisfactory compliance with any pre-contract conditions as required by statute or regulations, and upon such terms and conditions as set forth by program guidelines.

Section 3. The Members hereby authorize the President of the Office of Single Family and Community Development, the President of the Office of Community Renewal or another authorized officer of HTFC to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 4. This resolution shall take effect immediately.

There being no unfinished business, Ms. Leicht moved to adjourn the Board meeting, Chairperson Visnauskas seconded the motion, and the meeting was adjourned at 2:19 p.m.