

TRANSCRIPT OF THE FEBRUARY 17, 2022 BOARD MEETING
OF THE HOUSING TRUST FUND CORPORATION

Alejandro J. Valella, Vice President and Deputy Counsel to the Agencies stated that he will now open the February 17, 2022 meeting of the Boards of the New York State Housing Finance Agency, the State of New York Mortgage Agency, the Affordable Housing Corporation, the State of New York Mortgage Agency Mortgage Insurance Committee, and the New York State Housing Finance Agency Finance and Program Committee, and the Housing Trust Fund Corporation. He stated that legislation signed by the Governor on January 14, 2022 in response to the continuing impact of COVID-19, extends the exemption to the Open Meetings law that provides that public bodies may meet to take actions without permitting in public in-person access to such meetings and authorizes meetings to be held remotely by conference call, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.

Mr. Valella also stated that the Board meeting would be held by conference call instead of as a public meeting open for the public to attend in person, and that a call-in number was made public for the public to listen to the proceedings.

Mr. Valella noted that because of these special features a change in voting procedures would be put in place for this meeting and he would be asking each Board member to record their votes individually.

Mr. Valella asked for a motion to call the meeting of the HTFC Board to order. Chairman Adams made the motion and Ms. Gonzalez seconded. Mr. Olczak voted aye; Ms. Visnauskas voted aye; Ms. Miller voted aye; Ms. McKeown voted aye.

Mr. Valella noted that Justice Sconiers was expected to attend the meeting and would be needed for one vote later on in the agenda, on an item where Ms. McKeown would need to recuse herself. He stated that he would monitor the meeting to see if Justice Sconiers had joined. Mr. Valella noted the presence of a quorum for HTFC.

Chairman Adams then asked Ms. Visnauskas to make her President's Report.

Chairman Adams introduced a Resolution of the Housing Trust Fund Corporation approving Homes for Working Families funds in an amount not to exceed \$4,000,000 for Whitney Neighborhood Apartments, Buffalo, Erie County. This item was considered with recommendations before the SONYMA Mortgage Insurance Committee, SONYMA Board, HFA Member, and HFA Finance and Program Committee. Russell Hubley presented the award recommendation.

Mr. Valella moved for adoption of the resolution transmitted in connection therewith and the motion was carried and the resolution adopted.

Chairman Adams introduced a Resolution of the Housing Trust Fund Corporation approving Homes for Working Families funds in an amount not to exceed \$4,000,000 for Moyer Carriage Lofts project, Syracuse, Onondaga County. This item was considered with recommendations before the SONYMA Mortgage Insurance Committee, SONYMA Board, HFA Member, and HFA Finance and Program Committee.

Julie Behrens presented the award recommendation.

Mr. Valella moved for adoption of the resolution transmitted in connection therewith and the motion was carried and the resolution adopted.

Ms. Gonzalez, who resides in Syracuse, asked what was going to happen to the landmark house on top of the building. Ms. Behrens answered that the house is going to cover to cover up machinery that services the freight elevator in that building.

Ms. Gross complimented staff on the very detailed presentation of the project which highlighted so many interesting details. She then asked about the difficulties in encouraging and enhancing manufacturing elements into these projects, something that has been important and difficult to do in Long Island. Ms. Behrens noted the difficulties and added that a lot of it involves working with local stakeholders.

Chairman Adams noted that this neighborhood is very near the destiny US Mall which is one of the most visited malls in the United States. He added that the whole district is also part of the potential development of the Syracuse waterfront, which is on Onondaga lake and the harbor and part of the idea of creating a major entertainment district in that area. He added that there are a lot of initiatives around how to develop that area, particularly the waterfront, which is very close to this facility. The city of Syracuse itself has several key projects around employment and they're really focusing their energies on building the technology infrastructure of their community. Syracuse announced a huge 5 g. Facility in the heart of one of the poor neighborhoods more to the South.

Mr. Valella moved for adoption of the resolution transmitted in connection therewith and the motion was carried and the resolution adopted.

Chairman Adams introduced a Resolution of the Housing Trust Fund Corporation authorizing an amount not to exceed \$2,500,000 in Homes for Working Families funds for Baez Place, Bronx County. This item was considered with recommendations before the SONYMA Mortgage Insurance Committee, SONYMA Board, HFA Member, and HFA Finance and Program Committee.

Julie Behrens presented the item. Ms. Miller noted that each of the three projects in the Bronx presented at this meeting is in the community in which she grew up, a fact that pleases her greatly, to see the area revitalized and assisted in this way.

Mr. Valella moved for adoption of the resolution transmitted in connection therewith and the motion was carried and the resolution adopted.

Chairman Adams asked Eu Ting to approve the minutes of the last meeting.

Ms. Ting presented the board transcript of the January 27, 2022 HTFC Board meeting and the transcript was deemed approved absent comments from the Members.

Chairman Adams introduced a Resolution Authorizing an Increase to an Award under the HOME Program for Flower City.

Madeline Fletcher presented this item.

Ms. Ting moved for adoption of the resolution transmitted in connection therewith. The motion was carried and the resolution adopted.

Chairman Adams introduced a Resolution Authorizing an Award Under the Manufactured Home Advantage Project for Sunshine Estates.

Ms. Fletcher presented this item.

Ms. Ting moved for adoption of the resolution transmitted in connection therewith. The motion was carried and the resolution adopted.

Chairman Adams introduced a Resolution Authorizing Awards Under the Community Development Block Grant CARES Program.

Crystal Loffler presented this item.

Ms. Ting moved for adoption of the resolution transmitted in connection therewith. The motion was carried and the resolution adopted.

Chairman Adams introduced a Resolution Authorizing an Award Under the Community Development Block Grant Economic Development Program.

Ms. Loffler presented this item.

Ms. Ting moved for adoption of the resolution transmitted in connection therewith. The motion was carried and the resolution adopted.

Chairman Adams noted that the next item on the agenda had been deferred.

Chairman Adams stated the next item on the agenda was a Resolution Authorizing the Use of Funds Under the HTFC Imperiled Project Policy – Center City I.

Maralyne Fleischman presented this item.

Ms. Ting moved for adoption of the resolution transmitted in connection therewith. The motion was carried, and the resolution adopted.

Chairman Adams introduced a Resolution Authorizing the Allocation of Section 8 Administrative Reserve Funds and Entry Into a Contract with CVR.

Dan Buyer presented this item.

Ms. Ting moved for adoption of the resolution transmitted in connection therewith. The motion was carried and the resolution adopted.

Chairman Adams introduced a Resolution Approving the Governor's Office of Storm Recovery's 2022 Internal Audit Plan.

Ms. Shaw presented this item.

Ms. Ting moved for adoption of the resolution transmitted in connection therewith. The motion was carried and the resolution adopted.

Chairman Adams stated the next item on the agenda was a Resolution Authorizing an Extension of the Contract between Stellar Services, Inc. and the Governor's Office of Storm Recovery

Ms. Shaw presented this item.

Ms. Ting moved for adoption of the resolution transmitted in connection therewith. The motion was carried and the resolution adopted.

Chairman Adams stated the next item on the agenda was a Resolution Designating Katherine Brennan as a Signatory for the Governor's Office of Storm Recovery. Ms. Shaw presented this item.

Ms. Ting moved for adoption of the resolution transmitted in connection therewith. The motion was carried and the resolution adopted.

Chairman Adams noted that the remaining items on the HTFC agenda are informational items, and no discussion was needed unless requested by the Members.

Chairman Adams stated the next item on the agenda was an Information item a Review of SEQRA Concur Actions

Chairman Adams stated the next item on the agenda was an Information item a Review of SEQRA Type II Actions

Chairman Adams stated the next item on the agenda was an Information item a Review of Agency Procurements and Contracts in the Lobbying Restricted Period

Chairman Adams stated the next item on the agenda was an Information item a Review of Awards Made Under the Clean Energy Initiative

There being no unfinished business, Mr. Valella asked for a motion to adjourn the HTFC meeting. Considering the first and second motions previously entered, the motions were carried, and the meeting was adjourned at 10:40 a.m.

Mr. Valella informed the Members that the next HTFC Board meeting is scheduled for Thursday, March 10, 2022 at 8:30 a.m.