

**TRANSCRIPT OF THE MAY 16, 2022 AND MAY 23, 2022 BOARD MEETINGS  
OF THE HOUSING TRUST FUND CORPORATION**

Alejandro J. Valella, Vice President and Deputy Counsel to the Agencies opened the May 16, 2022 meeting of the Boards including the Housing Trust Fund Corporation (HTFC) Board. He noted that Legislation in response to the continuing impact of COVID-19 has extended 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 asked for a motion to call the meeting to order. Mr. Olczak made the motion and Ms. Gonzalez seconded. Mr. Curtis voted aye; Ms. Visnauskas voted aye; Ms. McKeown voted aye; Chairman Adams voted aye. Mr. Valella noted that Ms. Sconiers was expected at the meeting and noted that without her, the quorum was satisfied with the required minimum number of six members. Mr. Valella noted the presence of a quorum for these Agencies.

Chairman Adams introduced a shared agenda item for project financing with the New York State Housing Finance Agency and State of New York Mortgage Agency, a resolution of the Housing Trust Fund Corporation authorizing a \$4,000,000 Homes for Working Families Subsidy Loan and a \$2,000,000 Community Investment Funds Subsidy Loan for the Tailor Square project in Rochester, Monroe County.

Michael Friedman and Julie Behrens presented the award request.

Mr. Valella moved for adoption of the resolution transmitted in connection therewith. The firsts and seconds previously entered were assumed, and the motions were carried, and the resolution adopted.

Chairman Adams introduced the next shared agenda item for project financing with the New York State Housing Finance Agency and State of New York Mortgage Agency, a resolution of the Housing Trust Fund Corporation approving \$2,000,000 in Homes for Working Families funds for the West View Apartments project, Rochester, Westchester County.

Mr. Friedman and Ms. Behrens presented the award request.

Mr. Valella moved for adoption of the resolution transmitted in connection therewith. The firsts and seconds previously entered were assumed, and the motions were carried, and the resolution adopted.

Based on timing limitations, the HTFC meeting was adjourned and re-noticed for the following

Monday, May 23, 2022.

Eu Ting-Zambuto called to order the May 23, 2022 HTFC meeting. Chairman Adams moved to open the meetings and Mr. Curtis seconded. Ms. Gonzalez voted aye. Mr. Olczak voted aye. Ms. McKeown voted aye. Ms. Visnauskas voted aye. Ms. Sconiers was not in attendance, however, the quorum was satisfied with the required minimum number of six (6) members.

Chairman Adams introduced the first item on the rescheduled HTFC agenda, the transcript of the meeting held on April 14, 2022. The meeting transcript was approved, absent corrections from Members and Directors.

Next, he introduced a resolution authorizing awards selected from the Multifamily Finance 9% LIHTC Request for Proposals.

Brett Hebner presented the eight projects being recommended for financing: Clinton Avenue Apartments II, The Landing at Burke Meadows, Federal Street and Scattered Sites, 206 Smith, Dromore Apartments, The Hamlet at Carmel, The Bryant School, and State Street Apartments.

Ms. McKeown noted a request to be recused from 206 Smith, Dromore Apartments, and The Hamlet at Carmel.

Mr. Valella indicated that upon disclosure to counsel, the recusal could be waived for the purpose of establishing quorum if the vote was not essential to the outcome of the board's decision.

Ms. Ting-Zambuto moved for adoption of the accompanying resolution. The same first and second motion was assumed, and the motion was carried and the resolution was unanimously adopted.

Mr. Valella noted that the vote was unanimous and confirmed the waiver of the recusal.

Chairman Adams introduced the next item, a resolution authorizing an award increase under the Low Income Housing Trust Fund Program for Hope House 2016.

Mr. Hebner presented this item.

Ms. Ting-Zambuto moved for adoption of the accompanying resolution. The same first and second motion was assumed, and the motion was carried and the resolution was unanimously adopted.

Chairman Adams introduced the next item, a resolution authorizing an award under the ACCESS Program for Kingston Legacy City.

Burke Blackman presented this item.

Ms. McKeown noted a request to be recused from this project as CPC is the first mortgage lender.

Ms. Ting-Zambuto moved for adoption of the accompanying resolution. The same first and second motion was assumed, and the motion was carried and the resolution was unanimously adopted.

Mr. Valella noted that the vote was unanimous and confirmed the waiver of the recusal for purposes of establishing a quorum for the action.

Chairman Adams introduced the next item, a resolution authorizing awards under the Community Development Block Grant Economic Development and Microenterprise Program.

Crystal Loffler presented this item for awards to the City of North Tonawanda and Cortland County.

Ms. Ting-Zambuto moved for adoption of the accompanying resolution. The same first and second motion was assumed, and the motion was carried and the resolution was unanimously adopted.

Chairman Adams introduced the next item, a resolution authorizing awards under the Community Development Block Grant CARES Program for COVID-19 assistance.

Ms. Loffler presented this item for awards to 13 applicants which included not-for-profits, municipalities, as well as funds to the Governor's Office of Storm recovery for direct administration.

Chairman Adams asked about the progress of the Corporation in disbursing this funding. Ms. Loffler responded that progress toward the disbursement of the awards has been successful and provided an estimate of the funding disbursed.

Ms. Ting-Zambuto moved for adoption of the accompanying resolution. The same first and second motion was assumed, and the motion was carried and the resolution was unanimously adopted.

Chairman Adams introduced the next item, a resolution authorizing an extension of a contract for Housing Quality Standard Inspections for the Section 8 Housing Choice Voucher Program.

Dan Buyer presented this item to extend the contract with CVR Associates.

Ms. Ting-Zambuto moved for adoption of the accompanying resolution. The same first and second motion was assumed, and the motion was carried and the resolution was unanimously adopted.

Chairman Adams introduced the next item, a resolution authorizing an amendment of the Section 8 Housing Choice Voucher Program Local Administrator Contract with CVR Associates for mobility services.

Mr. Buyer presented this item.

Ms. Ting-Zambuto moved for adoption of the accompanying resolution. The motion was carried and the resolution was adopted.

Chairman Adams introduced the next item, a resolution authorizing contracts for staffing services in connection with the Homeowner Assistance Fund Program.

Lisa Pagnozzi presented this item.

Ms. Ting-Zambuto moved for adoption of the accompanying resolution. The same first and second motion was assumed, and the motion was carried and the resolution was unanimously adopted.

Chairman Adams introduced the next item, a resolution authorizing a contract extension with Mark Anthony Architecture, P.C. for residential design services.

Nanika Shaw presented this item.

Ms. Ting-Zambuto moved for adoption of the accompanying resolution. The motion was carried and the resolution was adopted.

Chairman Adams introduced the next item, a resolution approving SEQRA classifications for Bryant Elementary School Redevelopment and 206 Smith Street.

Heather Spitzberg presented this item.

Ms. Ting-Zambuto moved for adoption of the accompanying resolution. The motion was carried and the resolution was adopted.

Chairman Adams noted that the remainder of the items were informational items. No presentation was requested by the Members on the following informational items: a review of the Clean Energy Initiative Program; a review of SEQRA concur actions; a review of SEQRA Type II actions; a review of a revision to the resolution authorizing an extension of the Datrose, Inc. contract; and a review of Agency procurements and contracts in the Lobbying Restricted Period.

Ms. Ting-Zambuto asked for a motion and a second to adjourn the meeting. Chariman Adams moved and Ms. Gonzalez seconded. All Members voted to adjourn the meeting, and the meeting was adjourned.