

**MINUTES OF THE MEMBERS MEETING OF THE
NEW YORK STATE HOUSING TRUST FUND CORPORATION**

HELD ON THURSDAY, OCTOBER 13, 2022, AT 9:00 A.M.

AT ITS OFFICES AT 38-40 STATE STREET

ALBANY, NEW YORK 12207

AND

641 LEXINGTON AVENUE

NEW YORK, NEW YORK 10022

MEMBERS AND DESIGNEES

PRESENT:

Kenneth G. Adams	Chairman
Joyce Miller	Member
Eric Mostert	New York State Department of Taxation and Finance, representing the Commissioner of Taxation & Finance Member (via video conference)
Jesse Olczak	New York State Division of the Budget, representing Robert Mujica, Budget Director, Member (via video conference)
Sadie McKeown	Member
RuthAnne Visnauskas	Commissioner of the State of New York Division of Housing and Community Renewal

Chairman Kenneth G. Adams presided over the meeting. Alejandro J. Valella, Vice President and Deputy Counsel formally opened the meeting. Sara Neitzel, Associate Counsel, acted as secretary.

Mr. Valella noted that Mr. Jesse Olczak, representing Mr. Robert Mujica, Director of the Division of the Budget and Mr. Eric Mostert, representing the Commissioner of Taxation and Finance are participating in the meeting via video conference from the New York State Division of Budget conference center at the Capitol Building Room 131 in Albany.

A public notice was given of the time and location of the venue in accordance with the New York State Open Meetings Law.

Mr. Valella asked for motions and seconds to call to order the Members' and Directors' meetings of the New York State Housing Finance Agency ("HFA"), the New York State

Affordable Housing Corporation (“AHC”), the New York State Housing Trust Fund Corporation (the “HTFC”), the State of New York Mortgage Agency (“SONYMA”), and the State of New York Mortgage Agency Mortgage Insurance Committee (“MIC”).

Chairman Adams moved to call the HFA, HTFC and AHC meetings to order and Mr. Olczak seconded the motion. Mr. Freeman moved to call the SONYMA meeting to order, and Chairman Adams seconded the motion. Ms. Visnauskas moved to call the MIC meeting to order, and Chairman Adams seconded the motion.

Mr. Valella stated that as items were presented to each Board throughout the meetings, these motions and seconds would be used, unless specific items called for a different vote, or unless any Board Director wished to record his or her vote differently.

These minutes reflect only those items being considered by the HTFC Board. A record of items considered by the other Agencies is contained in the minutes of each of the Agencies.

Chairman Adams welcomed the rest of the Board including those participating via video conference from Albany, noting how wonderful it was to be back to in person meetings. Chairman Adams also acknowledged once again the work done by staff in preparing the written transcripts of the meetings found in the Board books. In particular, he noted how the comments made by Board member Joyce Miller, dealing with sustainability issues, had been captured in the transcripts.

Chairman Adams then went on to note, for the benefit of the new Board members on the SONYMA Board, that new procedures had been established some time ago, during Linda Manley’s tenure as Counsel, to make our meetings run more smoothly, which procedures call for all the Boards to open meetings together and has the various Boards acting simultaneously on projects where each Board is asked to act.

As an example, he added, there will be HFA projects which have SONYMA insurance and HTFC subsidy. In those cases, the item would be presented once, before all the Boards, and all the Boards would be asked to vote, rather than have each item be presented anew before each Board, as you would do if the meetings were separate. He added that the fact that so many Boards are meeting at the same time means that the meetings can be lengthy and that as a result some of our procedures during the meetings may appear to be rushing the matters to consideration. He assured the Boards that the need for speed never takes precedence over the duty of the Board and of staff to address all issues in a thorough way. He urged Board members to interrupt the proceedings at any time with questions or comments.

Ms. Visnauskas then made her President’s report. She noted that she had the pleasure of going to Kingston twice this month, once for a large a project that was a renovation of a historic house to a supportive housing project, and then two weeks later to celebrate the groundbreaking for our first Legacy Cities project, which involves the renovation of four single family homes in the city of Kingston. She added that since our last meeting, the New York State Association for Affordable Housing had their annual conference in Rochester, and a number of staff participated in the morning panel, moderated by Betsy Mallow assisted by six staff members who were on

the panel, discussing our programs as well as our recent sustainability changes and design guidelines.

Ms. Visnauskas added that she had been in Long Island last week and got a chance to see the amazing developments at one of the projects which came before our Boards over the last few years—the Wyandanch project. The project is extraordinarily impressive, particularly as it features transit-oriented development work. She noted that the MTA has created a new train station at the site. She also added that she had been in Yonkers yesterday to meet with the housing authority, a wonderful partner on our Agencies' efforts. She was there to see the startup of a new construction project. Ms. Visnauskas also noted her visit to Saratoga Springs where she spoke at the Neighborhood Preservation Coalition's annual meeting. She added that this organization does a wonderful job as a steward for the small rural and urban non-profits across the State.

Ms. Visnauskas added that at the board meeting this month, the Boards would be asked to approve 9% projects totaling approximately \$45 million dollars and 480 residential units. She added that we have two additional items for your approval: the South Buffalo owner-occupied home improvement program which involves a \$220,000 dollar investment to improve 16 units of low-income households in Buffalo as well as the Market View purchase rehab program Monroe County, which will provide 400,000 dollars for acquisition and rehab of 10 scattered sites across the county. She added that the Board would also be asked to act on five large multifamily projects as part of the work of the MIF in Manhattan, Brooklyn, and in Buffalo. Ms. Visnauskas noted that the MIF is an incredible tool to provide liquidity into a market that otherwise might not be able to facilitate these types of projects.

Chairman Adams thanked Ms. Visnauskas for her presentation and took the opportunity to remind the Board that the Wyandanch project had begun during the tenure of Commissioner Towns. He added that this is a groundbreaking project in an area that prior to the projects was just dirt by the train station there and noted how terrific it has been to see it come to life as part of a project that now overall revitalizes the area's development and facilitates transit.

Chairman Adams then asked Ms. Visnauskas to comment on the impact of the recent inflationary times on Agency projects. Ms. Visnauskas noted that the impact is being felt as interest rate, in particular, rise, but that staff was meeting regularly to try to ensure that the rates at which we offer our products, particularly in the case of SONYMA, were set prudently to allow first time homebuyers to continue to have access to affordable homeownership.

Ms. McKeown asked if the agency is considering any of the funds coming through the IRA greenhouse gas reduction. Ms. Visnauskas responded that the Agencies, along with many other interested parties, were sitting in on all the webinars that are being offered and which describe what's available and to whom. She added that at this time, staff was not quite sure about the process, but that we would continue to monitor and would get involved where it made sense.

Professor Ford asked about the Agencies' MWBE efforts as relates to new construction projects. Ms. Visnauskas added that the Agencies strive to meet the State's overall goal that at least 30% of the spending on project construction go to MWBEs as well as a separate goal for

veterans and disabled persons. This is all monitored and actively overseen by the Agencies, noting that the Agencies consistently exceed the goals. Professor Ford asked about the tracking down to verify MBE as well as WBE participation. Ms. Visnauskas responded that it was tracked separately and included in the quarterly and annual procurement reports provided to the Board and to the public. She offered to provide Professor Ford with those materials.

Chairman Adams concurred with Ms. Visnauskas' comments and praised the efforts of the Agencies staff in monitoring and enforcing the MWBE commitments, noting in particular the efforts over the years of Ms. Wanda Graham who prior to her retirement last year spearheaded it all. He stated that she was a great example of public service, noting that she had been replaced by Ms. Veronica Flanders. Ms. Visnauskas noted that there was also a recent hire, starting today, for that department.

The adoption of a resolution appointing Senior Vice President and Counsel to the Agencies was considered in conjunction with the other Agencies.

Ms. Visnauskas presented the item, introducing the appointment of Ms. Diana Lopez as the Agencies' new Counsel, to replace Ms. Linda Manley who had left the Agencies to become the Counsel to Enterprise, the national non-profit. She stated that Ms. Lopez possesses extraordinary depth of experience in high level government roles, as well as in the private sector. She has superb experience managing large scale projects and complicated teams. Her private and public sector experience has allowed her to function as a senior advisor and legal counsel to multi-national corporations, public agencies, and to government officials and executives. She stated that she was confident that Ms. Lopez will make a significant contribution to the work and accomplishments of the Agencies and recommended her appointment without reservation.

Ms. Lopez introduced herself to the Board. Chairman Adams welcomed her, noting his prior experience working with Ms. Lopez at ESD.

Mr. Valella moved for adoption of the resolution transmitted in connection therewith, noting that it contained certain incorrect references to Ms. Manley, all of which had been changed to Ms. Lopez in the resolution now before the Board. Considering the first and second motions previously entered for the SONYMA Members, the motion was carried, and the resolution was adopted.

The first item on the HTFC agenda was the adoption of the transcript of the meetings held on September 8, 2022. There being no objections or corrections from the HTFC Board, Ms. Neitzel deemed the minutes approved.

The next item on the HTFC agenda was the approval of Multifamily Awards.

Mr. Hebner presented.

He commenced by stating that he was presenting a total of nine projects for approval that were conditionally awarded under the Winter 2022 Multifamily Finance 9% Request for Proposals. He stated that these awards were made in July 2022, the first half of the awards were presented to the Board in September 2022, and today's presentation represented the balance of the awards made under that Request for Proposals.

Mr. Hebner then provided a summary of each award beginning with Elmer Gardens, in the Capital Region, a project developed by Home Leasing. Elmer Gardens is the adaptive reuse of a historic school; all 51 units are ESSHI-supported and target seniors who are 51 years and older. The individuals to be assisted are homeless seniors experiencing difficulties in the activities of daily living. There are services and operating supports being provided through the ESSHI grant.

Mr. Hebner stated that the next award is for Christopher Communities, Community View Apartments. This is a new construction project located in the village of Morrisville in Madison County. This is a 61-unit integrated supportive housing project with 20 units set aside for ESSHI seniors with Krauss Community Center being the supportive services provider and co-developer.

Mr. Hebner stated that the third award is for Ithaca Neighborhood Housing Services, Wheat Street Apartments, located in the Village of Cayuga. This is a 47-unit project that is a combination of new construction and the adaptive reuse of a school. There is an integrative supportive housing component with nine units being set aside for individuals with intellectual and developmental disabilities.

Mr. Hebner stated that the fourth award is for Park Grove Development, Baldwin Commons, a 33-unit new construction workforce opportunities project. He stated that this is a transit-oriented development for all affordable housing with no supportive component done in combination with a Downtown Revitalization Initiative Award located in the Town of Hempstead in Nassau County.

Mr. Hebner stated that the fifth award is located in New York City and is for Barrier Free Living, Freedom Village. This is a 75-unit new construction supportive housing project located on East 2nd Street in lower Manhattan. All 75 units are ESSHI-supported and residents are a combination of seniors and survivors of domestic violence. Mr. Hebner explained that one of the hallmarks of Barrier Free Living's mission is to provide all accessible units in their projects, so one hundred percent of the units in this project will be accessible. This funding is in collaboration with the Homeless Housing and Assistance Program and the New York City Department of Housing Preservation and Development.

Mr. Hebner stated that the sixth award is for the Bridges Boone Avenue Apartments. This is a 66-unit new construction supportive housing project located in the Bronx. Twenty of the units are ESSHI-supported for a combination of individuals with serious mental illness and seniors and thirty-one of the units are supported by NY15-15 rental and services subsidies.

Mr. Hebner stated the seventh award is in the Southern Tier and is the second award for

Ithaca Neighborhood Housing Services for Village Grove, a project located in the Village of Trumansburg in Tompkins County. This is a 46-unit new construction project that is mixed use/mixed income. Mr. Hebner explained that there is a supportive component with seven units being set aside for homeless veterans and survivors of domestic violence that will be supported by ESSHI services and operating subsidies. There is a standalone commercial building for a nursery school as the mixed-use component of the project.

Mr. Hebner stated that the eighth award is in Western New York for Mt. Olive Development Corporation, Mt. Olive Senior Manor in the City of Buffalo. This is a 65-unit new construction project involving a brownfield remediation. This is also an integrated supportive housing project – all of the units in the project serve seniors, but twenty units are being set aside for ESSHI seniors who are disabled seniors and services will be available on site for them.

Mr. Hebner stated that the final award is for Kanaka Partners, Victoria Place. This is the adaptive reuse of a former Catholic school to develop a 35-unit senior housing project for individuals aged 55 and older. This is not a supportive project, but rather a senior housing project, where residents are not provided with services on site, but have access to services through local community providers who are focused on aging-in-place and long-term tenancy. This project is located in the Village of Kenmore in Erie County.

Chairman Adams asked a question about the timing of these awards. He stated that according to Mr. Hebner's report they did the RFP in February 2022 and they were then able to get the responses in, rate, and score them to make awards in July 2022. Chairman Adams stated that this four-month turnaround seemed good and asked for Mr. Hebner's feedback on the process in what he hoped was a very competitive application round. Mr. Hebner responded that it was a fairly short turnaround and the RFP was only available for six weeks, whereas it is usually available for eight weeks. Applications were due on March 31, so while it was a fairly quick turnaround, Mr. Hebner stated that it was also fairly typical. He stated that they are able to do the entire process in six to seven months, possibly eight months when they need to develop the next RFP. He stated that doing this RFP process twice a year is averaging a little more than six months for turnaround. In that RFP they received seventy applications and made awards for sixteen of those applications.

Chairman Adams then asked whether Mr. Hebner was confident that the development community, intermediaries to developers, and the agencies that provide supportive housing are aware of the RFP process and whether HTFC is receiving good responses to the RFPs from across the state. Ms. Visnauskas stated that in 2019 HCR undertook a large effort to bring stakeholders together to discuss changes to this process. The RFP process used to happen once per year and this meant that they were missing construction season for some areas of the State. HCR made the decision to release RFPs twice per year both to prevent applicants from having to wait an entire year to reapply if their project did not receive approval and to assist with the construction season timeline. Ms. Visnauskas stated that the change to twice per year has been challenging – it's what the industry wanted, but the challenge has been that where we used to receive eighty applications and make forty awards, we now receive eighty applications twice per year and they are still doing forty awards.

Chairman Adams then asked when the next RFP would be released. Mr. Hebner responded that the Fall RFP was released on September 29, 2022 and applications are due December 6, 2022. Ms. Visnauskas stated that with the increase to two annual RFPs they had hoped HCR would receive forty applications each round and award twenty but stated that it was not working out that way. Ms. McKeown noted that applicants were likely reapplying and Ms. Visnauskas agreed that the same applicants would apply multiple times. Ms. Visnauskas continued by stating that Mr. Hebner's team does a great job reviewing an enormous amount of information in a short period of time to make these awards and stated that HCR gets great projects out of this process. Ms. McKeown agreed that HCR gets great projects from this process.

Professor Ford then asked Ms. Visnauskas if it was correct that HTFC is receiving eighty applications twice per year. Ms. Visnauskas responded that historically HTFC had received eighty applications when there was one RFP per year and stated that she believed we are now receiving close to eighty applications in response to each RFP. She stated that HTFC is looking at ways to trim down those applications due to concerns that we are not receiving the best applications. Professor Ford confirmed with Ms. Visnauskas that HTFC is receiving eighty applications twice per year and Ms. Visnauskas responded that each time the RFP is put out, HTFC receives about eighty applications and is awarding about twenty. Professor Ford then asked Ms. Visnauskas to confirm that previously HTFC was approving forty out of eighty applications per year and Ms. Visnauskas responded that when HTFC was doing one RFP per year they were receiving about the same number of applications and awarding forty. Ms. Visnauskas said there were some developers who submitted two or three applications per region when HTFC is only awarding two projects per region. In response to this, Ms. Visnauskas stated that HTFC had discussed with these developers that HTFC would be unlikely to make the only two awards available in a region to the same developer. Ms. Visnauskas went on to say that HTFC is working with the development community to make changes to get closer to sixty, rather than eighty, applications per RFP.

Professor Ford then asked if there was an informal cap on awards per year to which Ms. Visnauskas responded that HTFC is limited by its resources to award approximately forty projects per year. Ms. Visnauskas went on to state that Mr. Hebner and his team do a great job to match up capital sources with tax credits to maximize the number of awards HTFC can make.

Ms. Miller then asked if developers who are submitting multiple projects for consideration were submitting multiple applications in the hopes that one would get selected for funding. Mr. Hebner responded that the developers doing this are not homogenous – there are sophisticated developers with a statewide footprint whose goal is to submit three applications per round across the regions to create as much opportunity for success for themselves as possible; there are also more regional focused developers, sometimes non for profits that are submitting one or two applications in a particular area because they have built up familiarity and expertise in that area.

Ms. Miller then asked if HTFC had considered limiting the number of applications that one developer can submit. Ms. Visnauskas responded that HTFC had just done this and that Mr. Hebner made this announcement at the New York State Association for Affordable Housing conference in Rochester. Ms. Visnauskas stated that the crowd at the conference “did not go wild” upon hearing the announcement that developers are only permitted to submit two projects total and one per region. Ms. Visnauskas stated that HTFC had discussed this change with the development

community and it was expected and that HTFC is confident that it is the right decision.

Chairman Adams then stated that for HTFC projects, the MWBE requirements that had previously been discussed are also applicable because the MWBE requirements and goals cover all HCR agencies.

Ms. Neitzel moved for adoption of the resolution transmitted in connection therewith. Considering the first and second motions previously entered for the HTFC Members, the motion was carried, and the resolution was adopted.

Chairman Adams noted that the next item on the HTFC agenda was an amendment to a Downtown Revitalization Initiative award for Tioga County Industrial Development Agency.

Ms. Loffler presented.

Ms. Loffler stated that HCR participates in New York's annual \$100 million Downtown Revitalization Initiative. Ms. Loffler stated that the Department of State takes the lead on this, but once projects are selected, they are divided between Empire State Development, the Department of State, and HCR for contracting depending on areas of expertise. HTFC has a project that unfortunately was unsuccessful from the 2019 slate of awards and HTFC is now requesting approval to reallocate that funding to an existing contract. Ms. Loffler stated that the action being requested from the Board was to increase an existing award to absorb that funding.

Ms. Neitzel moved for adoption of the resolution transmitted in connection therewith. Considering the first and second motions previously entered for the HTFC Members, the motion was carried, and the resolution was adopted.

Chairman Adams noted that the next item on the HTFC agenda was an amendment to a Legacy City ACCESS program award for the Newburgh Community Land Bank.

Mr. Blackman presented.

Mr. Blackman stated that this is a request for a revised Legacy City ACCESS program award in the amount of \$1.65 million or \$150,000/unit for the first project in Newburgh. This project was initially approved in November 2021. The developer is a partnership between the Newburgh Land Bank and a BIPOC general contractor, Carlos Carbinero. Mr. Blackman stated that the original award of approximately \$2.2 million or \$136,000/unit was for the renovation of six buildings as affordable homeownership opportunities with accessory rentals for a total of sixteen units. Similar to the Albany and Syracuse projects, which also received revised awards earlier this year, the project budget increased due to rising labor and materials costs and higher

construction lending rates. Mr. Burkman went on to state that after closer scoping, two buildings were determined to be too expensive to complete within available subsidy limits and have now been removed from the project. The revised project scope is for four two and three-family buildings for a total of eleven units including accessory rentals. Sales prices to new homebuyers are slightly lower than originally proposed and are affordable to households earning 77-79% of area median income. The project is requesting a marketing band of up to 100% of AMI for income eligibility to help promote greater income diversity in the target neighborhood which has a large concentration of LIHTC units and Habitat homes. Mr. Blackman stated that this is consistent with the original program terms at the time of the prior award and the rental units will be affordable at 80% AMI for thirty years.

Ms. McKeown stated that she would recuse herself from this vote due to CPC's involvement in the Legacy City ACCESS program.

Mr. Valella noted that the HTFC vote requirement is six under statute and for today's meeting we only have six members present. Under our Code of Ethics there is a provision that permits waiver of a recusal requirement in certain situations. Mr. Valella then stated that this waiver is available when there are extenuating circumstances that warrant consultation regarding the appropriateness of an exception to full recusal, and specifically this applies in cases where the Member/Director's vote is required to meet the affirmative vote, and the Member/Director is voting with the majority and all other Members/Directors are voting unanimously. Mr. Valella noted that these conditions were satisfied since without Ms. McKeown's vote the matter could not be voted on as there would only be five votes and six are required for quorum and voting. He stated Ms. McKeown's vote could be accepted without a recusal and that Ms. McKeown would receive formal notice of the waiver following the vote.

Ms. Neitzel moved for adoption of the resolution transmitted in connection therewith. Considering the first and second motions previously entered for the HTFC Members, the motion was carried, and the resolution was adopted.

Chairman Adams noted that the next item on the agenda was a resolution authorizing Public Housing Modernization and Public Housing Drug Elimination awards.

Mr. Landy presented.

Mr. Landy commenced by stating that the State Public Housing Authority program currently has about nine public housing authorities remaining in the program comprised of 1839 units serving 3277 residents. Currently, seven of the nine housing authorities are applying for Public Housing Modernization funding totaling \$8,410,000 to address critical capital needs work and predevelopment expenses. Additionally, four of those housing authorities are applying for Public Housing Drug Elimination funds totaling \$950,000 to address security at the sites.

Ms. McKeown asked if these were the housing authorities that had gone through training and Mr. Landy responded that they were. Ms. McKeown followed up by asking whether any of

them were going to move forward with renovations. Mr. Landy stated that five of the housing authorities have engaged with consultants and development partners and HTFC has allocated predevelopment expenses for this. HTFC is working with the remaining housing authorities on plans to move forward. Ms. McKeown responded that this was great to hear and that these housing authorities provide very important housing in these smaller communities.

Ms. Neitzel moved for adoption of the resolution transmitted in connection therewith. Considering the first and second motions previously entered for the HTFC Members, the motion was carried, and the resolution was adopted.

Chairman Adams noted that the next item on the HTFC agenda was the approval of the SEQRA documentation and classification of Vital Brooklyn Park Place (Site I).

Ms. Shirley presented this item.

Ms. Shirley introduced herself and explained that she would be presenting to the Board as Heather Spitzberg was out of office. She stated that was recommending that Vital Brooklyn Park Place (Site I) be classified as an unlisted action and that a negative declaration be made pursuant to the State Environmental Quality Review Act (SEQRA). This project is sponsored by Help Development Corporation and is the new construction of a five story forty-three unit building located at 575 Park Place in Brooklyn. In addition to the residential units, the building will include a women's and children's annex to be used by One Brooklyn Health Systems. Public water and sewer are available on site. Ms. Shirley stated that site work includes removing an existing parking lot, grading, excavation, construction of driveways, a parking lot, and sidewalks, and construction is expected to last approximately twenty months. Ms. Shirley went on to state that no unmitigated adverse environmental impacts were found during the EAU staff's review of the project and they are unaware of any issues likely to cause controversy related to potential environmental impacts.

Ms. Neitzel moved for adoption of the resolution transmitted in connection therewith. Considering the first and second motions previously entered for the HTFC Members, the motion was carried, and the resolution was adopted.

Chairman Adams noted that the next item on the HTFC agenda was an increase to the maximum value authorized for a contract with a Section 8 waiting list case management vendor.

Mr. Buyer presented.

Mr. Buyer began by stating that in July 2022 he brought an item to the Board to get authorization to contract with a vendor to assist HTFC in processing the new New York City waiting list for the Section 8 Housing Choice Voucher program. He explained that there are 30,000 families who have been selected from a pool of over 370,000. This new waitlist needs to be

managed in addition to the existing caseload of recertification and inspections so HTFC decided to bring in a vendor for assistance with this process. In July the Board authorized a vendor up to a certain dollar amount. In August 2022, with the help of the procurement team, HTFC extended an invitation to bid to the existing panel. HTFC received one bid back and the vendor who responded recommended a more long-term approach which will increase the cost, but which HTFC believes is the correct approach and is cost-reasonable. HTFC is now requesting approval of CVR as the vendor and the increased dollar amount of just over \$1.5 million.

Ms. Visnauskas stated that the length of the contract was also being extended by one year. Mr. Buyer agreed and stated that the contract term would be two years but that he expected that the work would take thirteen to fourteen months.

Ms. Neitzel moved for adoption of the resolution transmitted in connection therewith. Considering the first and second motions previously entered for the HTFC Members, the motion was carried, and the resolution was adopted.

Chairman Adams noted that the next item on the HTFC agenda was the designation of Margaret Feml as an authorized signatory of the Housing Trust Fund Corporation.

Mr. Pearson presented.

Mr. Pearson stated that due to Maralyne Fleishman's retirement from the position of Vice President and Director of Asset Management for HTFC, Margaret Feml has been named the acting VP and co-Director. For this reason, Ms. Feml needs signatory authority. Signatory authority currently only rests with two people – Mr. Pearson as Director of Statewide Asset Management and Becky Koepnick as the Chief Strategy Officer for Portfolio Preservation. He explained that HTFC needs an additional person to sign documents as necessary. Mr. Pearson summarized Ms. Feml's professional biography and stated that she is well qualified for her new position and to have signatory authority.

Ms. Neitzel moved for adoption of the resolution transmitted in connection therewith. Considering the first and second motions previously entered for the HTFC Members, the motion was carried, and the resolution was adopted.

Chairman Adams noted that the next item on the HTFC agenda was an extension of a contract with Almas Construction, LLC.

Ms. Shaw presented.

Ms. Shaw explained that the Governor's Office for Storm Recovery (GOSR) was seeking a one-year extension without competitive award process for the contract with Almas Construction. Almas was selected to perform services for CDBG-DR residential contract services based on its

project experience, personnel, references, technical approach, and commitment to comply with Federal, State, and local regulations. The contract was executed in May 2016 and there have been several extensions since then. The current request is to extend the contract by one year to November 2023 to complete remaining work. Ms. Shaw explained that GOSR was requesting this extension because Almas provides critical services to GOSR and has developed institutional knowledge that is essential to provide necessary services to GOSR, specifically a large scale rebuild by design and national disaster resiliency work project currently in construction that will not conclude before the end of the current contract. A transfer to another vendor would not be done in a timely manner and would unnecessarily interrupt services and the administration of the program.

Ms. McKeown noted that the contract started at \$20 million and is now up to \$58 million and asked whether that was because GOSR had added work to the contract or because costs had increased. Paul Lozito from GOSR responded that it was because more work had been added to the contract.

Chairman Adams then asked whether GOSR was confident that this contract would not need another extension. Mr. Lozito responded that GOSR is confident that a further contract extension will not be necessary and GOSR has reviewed all construction timelines and schedules and is anticipating completion by the summer of 2023.

Ms. Neitzel moved for adoption of the resolution transmitted in connection therewith. Considering the first and second motions previously entered for the HTFC Members, the motion was carried, and the resolution was adopted.

Chairman Adams noted that the next item on the HTFC agenda was the extension of the contract with Lipsky Building Construction, Inc.

Ms. Shaw presented this item.

Ms. Shaw stated that GOSR was seeking a one-year extension to its contract with Lipsky Building Construction, Inc. without a competitive award process. Lipsky was selected to provide professional services under the CDBG-DR residential elevation, renovation, and construction services RFQ. Lipsky was selected to perform services based on its project experience, key personnel, technical approach, and commitment to compliance. The original contract with Lipsky was executed in 2016 and there have been several extensions since then. This request is for a final one-year extension through December 2023. Ms. Shaw explained that GOSR is seeking this extension because Lipsky serves as one of the primary construction services vendors for the housing program and is therefore uniquely positioned to identify and address issues and complete required tasks related to the various housing projects. Furthermore, the program anticipates a closeout of the GOSR construction program in 2023 and the solicitation and onboarding of a new vendor would not be cost effective given the limited remaining time in the program.

Ms. Miller asked what would happen if this contract comes to the Board again next year.

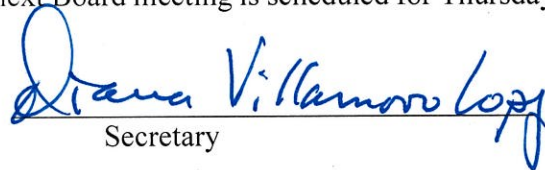
Chairman Adams stated that he believed the project was sunsetting. Mr. Lozito stated that they are currently in the process of drafting the means and methods to procure for new contractors in the future.

Ms. Neitzel moved for adoption of the resolution transmitted in connection therewith. Considering the first and second motions previously entered for the HTFC Members, the motion was carried, and the resolution was adopted.

Chairman Adams noted that the remaining items on the HTFC agenda were information items and there would be no presentation on the items unless requested by the Members. These items include: a review of SEQRA Concur actions; a review of SEQRA Type II actions; and a review of the current agency procurements/contracts in the lobbying restricted period.

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 motion was carried and the meeting was adjourned.

Mr. Valella informed the Members that the next Board meeting is scheduled for Thursday, November 10, 2022, at 9:00 a.m.


Secretary