

BUFFALO URBAN RENEWAL AGENCY
February 28, 2008
ROOM 209

MEMBERS AND

OFFICERS PRESENT:

Timothy E. Wanamaker, Vice Chairman
Council President Franczyk
Council Member Kearns
Commissioner Janet Penksa
Commissioner Tobe
Alisa Lukasiewicz, Corporation Counsel
Council Member LoCurto

MEMBERS ABSENT:

Mayor Byron W. Brown, Chairman
Ms. Oehler

SECRETARY:

Scott C. Billman

OTHERS PRESENT:

Jackie Rushton, Council Staff
Sandra Miller, OSP
Greg Bernas, OSP
Carla Kosmerl, OSP
Lynn Urbanski, OSP
Darryl McPherson, Audit

Mr. Wanamaker called the meeting to order at 9:46 A.M. Ms. Lukasiewicz made the motion to waive the reading of the minutes of the **February 14, 2007**, and that they are accepted; seconded by acting Council President Franczyk and carried unanimously.

3. COMMUNITY DEVELOPMENT BLOCK GRANT

Agenda Item 3a – Year 33 CARE Loan/Grant Program Amendment #1 Contract Increase CD #905-33

Submitted to agency members, for approval, is a request to amend Year 33 CARE Loan/Grant Agreement with Buffalo Economic Renaissance Corp. to increase the contract amount by \$50,000.00. The total of the program will be \$300,000.00. These additional funds will be used in the Niagara and Masten District CARE area.

Commissioner Tobe made the motion to approve the above item, contingent on certification of funds by the Financial Control of Agencies and Agency Counsel approval of all Agreements; seconded by Corporation Counsel Lukasiewicz and carried unanimously.

Agenda Item 3b – Year 32 Delaware Sign and Storefront Program Amendment

Submitted to agency members, for approval, is a request to amend the Year 32 Delaware Sign & Storefront Program Agreement with the Buffalo Economic Renaissance Corp. to increase the contract amount by \$15,000.00. The new total will be \$64,829.65. The program provides a matching grant for façade improvements for small businesses located in the Delaware District.

Corporation Counsel Lukasiewicz made the motion to approve the above item, contingent on certification of funds by the Financial Control of Agencies and Agency Counsel approval of all Agreements; seconded by Council Member Kearns and carried unanimously.

Agenda Item 3c – 2008-2009 Annual Action Plan Budget

Submitted to agency members, for approval, is a proposed spending plan for the City of Buffalo 2008-2009 Annual Action Plan. The allocation of funds set forth by the I.S. Department of Housing & Urban Development is as follows:

Community Block Development Grant	\$15,877,280
HOME Investment Partnership Grant	4,574,920
American Dream Down-payment Initiative	24,536
Emergency Shelter Grant	711,365
Housing Opportunities for Persons w/AIDS	507,000

Council President Franczyk made the motion to approve the above item, contingent on certification of funds by the Financial Control of Agencies and Agency Counsel approval of all Agreements; seconded by Corporation Counsel Lukasiewicz and carried unanimously.

4. OAK STREET REDEVELOPMENT/URBAN RENEWAL PLAN

No Submission

5. WATERFRONT REDEVELOPMENT

No Submission

6. NEIGHBORHOOD DEVELOPMENT PROGRAM

No Submission

7. URBAN HOMESTEAD PROGRAM

No Submission

8. SOUTH ELLICOTT URBAN RENEWAL AREA

No Submission

9. HOME

No Submission

10. HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

No Submission

11. EMERGENCY SHELTER GRANT

No Submission

12. OTHER

Agenda Item 12a – Buffalo Forge Properties – LLC, SEQR Negative Declaration

Submitted to Agency Member, for approval, is a proposal from Buffalo Urban Renewal Agency to form a limited liability company where BURA will act as the sole member of that entity. The purpose of the LLC will be to hold title to the former Buffalo Forge Properties that are now under contract for purchase with the City of Buffalo Urban Renewal Agency. Prior to the implementation of the above action, the requirements of the N.Y. State Environmental Quality Review Act (SEQR) must be satisfied. The project is listed as an “Unlisted Action” for which BURA has completed an uncoordinated environmental assessment. It is submitted in accordance with Section 617.7 of the regulations, that the impacts resulting from the proposed action will not have significant adverse impacts on the environment.

Council President Franczyk made the motion to accept the above item, seconded by Council Member LoCurto and carried unanimously.

Agenda Item 12b – Buffalo Forge Properties

Submitted to Agency Member, for approval, is a proposal from Buffalo Urban Renewal Agency to form a limited liability company where BURA will act as the sole member of that entity. The purpose of the LLC will be to hold title to the former Buffalo Forge Properties that are now under contract for purchase with the City of Buffalo Urban Renewal Agency.

The Board is also requested to allow the assignment of all BURA’s rights, duties, obligations and interests under the contract of sale entered into between BURA and Howden Buffalo Inc. on September 7, 2007, to this new LLC. The above will

Buffalo Urban Renewal Agency
February 28, 2008

effectuate the transfer of the property directly to the LLC and allow BURA to remain outside of the chain of title for liability purposes. It will provide BURA with the option of transferring the ownership and the assets of the LLC to the redeveloper when one is chosen and approved by the Board.

Commissioner Penksa made the motion to accept the above item, seconded by Council Member LoCurto and carried unanimously.

Corporation Counsel Lukasiewicz made the motion to accept Late File Items 12c; seconded by Council Member Kearns and carried unanimously.

Late File Agenda Item 12c – South Buffalo Brownfield Opportunity

Submitted to agency members, for approval, is a request for permission to agree to the designation of the City of Buffalo (via Common Council) as lead agency for the South Buffalo Brownfield Opportunity Area (BOA) Plan. The project involves the

intended adoption and implementation of the South Buffalo BOA Plan. The BOA Plan will guide revitalization and redevelopment of the 1800 acre BOA, including possible remediation of several strategic brownfield sites that are adjacent to the parkland, residential areas, the newly developed Buffalo Lakeside Commerce Park and the Buffalo River. The BOA Plan will build upon and refine redevelopment opportunities identified in the South Buffalo Redevelopment Plan, a concept plan prepared in 1997. It is anticipated that the action will result in the future redevelopment of several brownfield sites including the Steelfields industrial redevelopment of several brownfield site, enhanced parkland including improvements at Tift Nature Preserve and South Park, new recreational and mixed use opportunities and access improvements.

The City has identified the Project as Type I Action under SEQR and has made a preliminary determination that the project may result in one or more large and important impacts. Therefore, it is anticipated that a Positive Declaration will be issued and a Draft Generic Environmental Impact Statement will be prepared.

BURA has been identified as potentially having a discretionary approval associated with the implementation of potential future projects related to the BOA Plan. Therefore, the City of Buffalo Common Council has issued a letter requesting BURA's agreement to the City of Buffalo assuming Lead Agency status for the South Buffalo BOA Plan.

Council Member Kearns made the motion to accept the above item, seconded by Council Member LoCurto and carried unanimously.

13. CONSENT ITEM

No Submission

14. ADJOURNMENT

There being no further business to discuss, Acting Corporation Counsel Rodriguez made the motion to adjourn; seconded by Commissioner Tobe and carried unanimously.

The meeting was adjourned at 9:56 a.m.

The next regularly scheduled meeting will be held at **9:30 a.m., March 27, 2008**, in Room 209 City Hall, Buffalo, New York.

Respectfully submitted,

Scott C. Billman
Secretary

Reported by:
Tracy A. Lasker