

**BUFFALO URBAN RENEWAL AGENCY**  
**March 27, 2008**  
**ROOM 209**

**MEMBERS AND  
OFFICERS PRESENT:**

Timothy E. Wanamaker, Vice Chairman  
Council President Franczyk  
Council Member Kearns

Commissioner Tobe  
Alisa Lukasiewicz, Corporation Counsel  
Council Member LoCurto

**MEMBERS ABSENT:**

Commissioner Janet Penksa  
Mayor Byron W. Brown, Chairman  
Ms. Oehler

**SECRETARY:**

Scott C. Billman

**OTHERS PRESENT:**

Sandra Miller, OSP  
Carla Kosmerl, OSP  
Francisco Guzman, OSP  
Ed Porter, BURA  
Melanie Gregg, OSP  
Yvette Suarez, Pentecostal Temple  
Pastor Matthew Brown, Pentecostal Temple  
Pastor Robert Lowe, New Hope  
Darryl McPherson, Audit

Mr. Wanamaker called the meeting to order at 9:35 A.M. Ms. Lukasiewicz made the motion to waive the reading of the minutes of the **February 28, 2007**, and that they are accepted; seconded by Commissioner Tobe and carried unanimously.

**3. COMMUNITY DEVELOPMENT BLOCK GRANT**

No Submission

**4. OAK STREET REDEVELOPMENT/URBAN RENEWAL PLAN**

No Submission

**5. WATERFRONT REDEVELOPMENT**

No Submission

**6. NEIGHBORHOOD DEVELOPMENT PROGRAM**

**7. URBAN HOMESTEAD PROGRAM**

No Submission

**8. SOUTH ELLICOTT URBAN RENEWAL AREA**

No Submission

**9. HOME**

**Agenda Item 9 – Permission to Accept Title Willert Park Village Home Ownership Zone Phase 3 – Sycamore Village Infill 4, Phase 4 - Infill 11**

Submitted to Agency Members, for approval, is a request for permission to acquire title to twenty-five (25) City of Buffalo owned lots and three (3) Buffalo Neighborhood Revitalization Corporation owned lots. The lots will be transferred for \$1.00 and no more. These lots will be combined to form fifteen (15) buildable lots in the Willert Park Village Home Ownership Zone. Approval is also requested to form a limited liability company to hold title to the parcels. BURA would be the sole member of the LLC.

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

**10. HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)**

No Submission

**11. EMERGENCY SHELTER GRANT**

No Submission

**12. OTHER**

**Agenda Item 12a – Housing Opportunities Made Equal, Inc. Development – SEQR Lead Agency Designation**

Submitted to Agency Member, for approval, is a proposal from Housing Opportunities Made Equal, Inc. to undertake the substantial rehabilitation of two connected buildings located at 1542 Main Street and 964 West Ferry Street. The buildings will house office space on the first floor and a total of ten low-income apartments on the second and third floors. BURA proposes to partially finance the project under the HUD HOME Program. Prior to the implementation of the above

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action, the requirements of the N.Y. State Environmental Quality Review Act (SEQR) must be satisfied. The project is an "Unlisted Action" for which the completion of a coordinated environmental assessment is recommended. In accordance with Section 617.6 of the regulations, an agency responsible for determining the impacts of the action on the environment must be designated from among the involved agencies. It is proposed that BURA act as the lead SEQR agency for this action.

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

**Agenda Item 12b – Developer Designation – Temple Community Development Corporation – Former Buffalo Forge**

Submitted to Agency Members is a request to approve a developer designation for the Temple Community Development Corporation as the designated developer of the former Buffalo Forge site. That site is currently under contract to be purchased by a single asset entity formed by BURA (the LLC) and will close in the next two weeks. The development site will include all the former Buffalo Forge Property except for a 142 x 204 ft. parcel located in the southeast corner of the Sycamore Village Subdivision. The developer will enter into a Land Disposition Agreement through negotiations with Agency Counsel to partner with the LLC to develop this property. Deadlines will be established for planning, development and transfer of this property to the Temple Community Development Corporation. At the time of transfer, the developer will reimburse the Agency for the acquisition cost of this property (\$295,000.00).

Commissioner Tobe made the motion to accept the above item, seconded by Corporation Counsel Lukaszewicz and carried unanimously.

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

**Late File Agenda Item 12c – Sycamore Village Professional Real Estate Services**

Submitted to agency members, for approval, is a request for permission by the Buffalo Urban Renewal Agency's Division of Housing to enter into a consulting contract for "Professional Real Estate Services" for the Sycamore Village Subdivision located at the corner of Sycamore and Jefferson in the City of Buffalo. The "Scope of Work" for the services to be provided for this project and defined as "Professional Real Estate Services" include marketing and sales of the remaining unsold market rate units, provide and implement sales and marketing plans, allow access to the multiple listing services (MLS), offer other financing for specialized buyers, provide broker relocation specialists who can also interest out of town buyers, offer resources for cross marketing, tours for sales professionals, etc.

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Barnes Real Estate Group, Inc. is prepared to complete above state scope of work a for a fee of 4% of the sale price per unit, in a estimated amount of \$7,000 per unit, or \$70,000 overall.

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

### **13. CONSENT ITEM**

No Submission

### **14. ADJOURNMENT**

**Commissioner Tobe thanked Mr. Wanamaker for all his years of service and implementation of the Sycamore Village project and wished him well for his future.**

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

The meeting was adjourned at 9:49 a.m.

The next regularly scheduled meeting will be held at **9:30 a.m., April 24, 2008**, in Room 209 City Hall, Buffalo, New York.

**Respectfully submitted,**

**Scott C. Billman  
Secretary**

**Reported by:  
Tracy A. Lasker**