

BUFFALO URBAN RENEWAL AGENCY
November 5, 2009
ROOM 209

**MEMBERS AND
OFFICERS PRESENT:**

Mayor Byron Brown
Andrew Eszak
Council President Franczyk
Commissioner Penksa
Commissioner Reilly
David Rodriguez, Corporation Counsel
Council Member Kearns
Council Member LoCurto
Dominic Bonifacio

MEMBERS ABSENT:

None

SECRETARY:

Scott C. Billman

OTHERS PRESENT:

Marilyn Gallivan, Marine Drive Apartments
Jim Folan, Contract Administration
Val Vigiano, ABLEY
Lynn Urbanski, BURA
Alan Tober, Community Services
Julia Paul, Council Staff
Al Parcillo, Cazenovia Recovery
Suzan Bissonette, Cazenovia Recovery
Terry Lewis, Contract Administration
Darryl McPherson, Division of Audit
Sue O' Donnell, Division of Audit
Beverly Moore, Buffalo Urban League
Janet Meiselman, Cazenovia Recovery
Matt Enstice, BWMC
Tom Franczyk, PAL
Rodney Patt, Buffalo Urban League
Charisse Vaughn, Matt Urban Center
Kevin Ross, Matt Urban League
Marlin Werdowski, Matt Urban League
James Smith, Buffalo Urban League
Agnes M Boin, African American Cultural Center

Mayor Brown called the meeting to order at 9:51 a.m. Mr. Eszak made the motion to waive the reading of the minutes for the **October 22, 2009** meeting, and that they are accepted as amended; seconded by Commissioner Penksa and carried unanimously.

Mayor Brown announced that Agenda Item 12 a would be taken out of order

OTHER

Agenda Item 12a – Buffalo Niagara Medical Campus Lease of Buffalo General Hospital

Submitted to Agency Members for approval, is a request that the City of Buffalo Urban Renewal Agency (BURA) designate the Buffalo Niagara Medical Campus (BNMC) a qualified and eligible sponsor pursuant to General Municipal Law Section 507, rights to lease the Buffalo General Hospital Parking Ramp. The lease of the Ramp will permit the BNMC to fill the critical need of coordinating parking for employees at the medical campus, as well as patients and visitors during the construction phase of the “North End Project” undertaken by the Buffalo Medical Campus Inc., Kaleida Health, the University of Buffalo and Ciminelli Development. The term of the lease (five year initial term with two five year renewal options) is also intended to assist BNMC with coordinating parking during expected future construction projects on the campus. The terms are as follows:

- Five year term with renewal options. City of Buffalo retains the ability to cancel lease without cause on 60 days notice after initial five year term.
- \$225,000 rent with 3% annual escalation
- City indemnified against liability arising out of actions of BNMC and insurance requirements for general liability, garage keepers, elevator, commercial umbrella, holdup and robbery, and others.
- Assignment without notice limited to identified members of the BNMC.
- BNMC responsible for capital improvements.

Corporation Counsel Rodriguez made the motion to approve the item; seconded by Mr. Eszak and carried unanimously.

COMMUNITY DEVELOPMENT BLOCK GRANT

Agenda Item 3a – Police Athletic League (PAL)

Submitted to Agency Members for approval, is a request for authorization to contract with the Police Athletic League for \$112,604 to provide youth recreational services in the City of Buffalo. This program will operate from May 1, 2009 to April 30, 2010. There is no construction or renovation involved with project.

Corporation Counsel Rodriguez made the motion to approve the item contingent on certification of funds by the Agency’s Office of Administration and Finance and Agency Counsel approval of all Agreements; seconded by Mr. Eszak. The motion passed with eight Board Members in favor and one abstention made by Mr. Bonifacio due to conflict of interest.

Mayor Brown announced that Agenda Items 3b through 3 g would be taken together.

Agenda Item 3b – African Cultural Center

Submitted to Agency Members for approval, is a request for authorization to contract with African Cultural Center for \$69,690 to provide for youth and adult cultural enrichment to inner city neighborhoods. This program will operate from May 1, 2009 to April 30, 2010.

Agenda Item 3c – Advisory Board for Lovejoy Elderly and Youth, Inc.

Submitted to Agency Members for approval, is a request to contract with Advisory Board for Lovejoy Elderly and Youth, Inc. (A.B.L.E.Y) for \$87,720 to provide human services to the elderly of the East Side/Lovejoy area of the City of Buffalo. This program will operate from May 1, 2009 to April 30, 2010.

Agenda Item 3d – YMCA of Buffalo/Niagara

Submitted to Agency Members for approval, is a request to contract with YMCA of Buffalo/Niagara for \$42,573 to provide human services for the elderly residents of the Ellicott and Masten area of the City of Buffalo. This program will operate from May 1, 2009 to April 30, 2010.

Agenda Item 3e – Polish Community Center/Lt. Matt Urban Center (Senior)

Submitted to Agency Members for approval, is a request to contract with the Polish Community Center/Lt. Matt Urban for \$70,679 to provide human services to the elderly residents of the Broadway Fillmore are of the City of Buffalo. This contract will operate from May 1, 2009 to April 30, 2010.

Agenda Item 3f – Polish Community Center/Lt. Matt Urban Center (Youth)

Submitted to Agency Members for approval, is a request to contract with Polish Community Center/ Lt. Matt Urban for \$98,467 to provide social, educational, cultural and recreational programs for youth in the City of Buffalo. This program will operate from May 1, 2009 to April 30, 2010.

Agenda Item 3g – Buffalo Urban League

Submitted to Agency Members for approval, is a request to contract with the Buffalo Urban League for \$45,573 to provide counseling and outreach services to prevent mortgage foreclosures resulting from predatory lending practices. This program will operate from May 1, 2009 to April 30, 2010. There is no construction or renovation involved with this project.

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Council President Franczyk made the motion to approve Item 3b and 3g contingent on certification of funds by the Agency's Office of Administration and Finance and Agency Counsel approval of all Agreements; seconded by Mr. Eszak and carried unanimously.

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

The meeting was adjourned at 10:00 a.m.

The next regularly scheduled meeting will be held at **9:30 a.m., November 19, 2009**, in Room 209 City Hall, Buffalo, New York.

Respectfully submitted,

Scott C. Billman
Secretary

Reported by:
Tracy A. Lasker