

BUFFALO URBAN RENEWAL AGENCY
March 11, 2010
ROOM 209

MEMBERS AND

OFFICERS PRESENT:

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

MEMBERS ABSENT:

None

SECRETARY:

Scott C. Billman

OTHERS PRESENT:

Marilyn Gallivan, Marine Drive
Julia Paul, Council Staff
Dorothy Hill, LHI
Darryl McPherson, Division of Audit
Yvonne McCray, COB/BURA
Greg Bernas, BURA
James Wimbley, BURA

Mayor Brown called the meeting to order at 9:52 a.m. Commissioner Penksa made the motion to waive the reading of the minutes for the **February 23, 2010** meeting, and that they are accepted; seconded by Mr. Eszak and carried unanimously.

HOME

Agenda Item 9a – Holy Family Senior Housing Project

Submitted to Agency Members for approval, is a request to allocate a total of \$900,100 in HOME funds to Delta Development of WNY, Inc. and Living Communities, LLC or an entity formed by the Co-Developers for the renovation of the former Holy Family Elementary School. The project will convert the 3 story building to 35 affordable apartment units for senior citizens 55 years or older with low and moderate incomes. The project will also provide commercial space for the South Buffalo Food Pantry. Seven units have been designated as HOME assisted units.

Council Member Kearns made the motion to approve this 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. Bonifacio and carried unanimously.

Agenda Item 9b – St. Martin Village

Submitted to Agency Members for approval, is a request to allocate \$2,420,000 in HOME funds to Community Action Organization of Erie County, Inc. (CAO) or an entity to be formed by CAO for the specific purposes of the completion of the project as herein described to provide for the partial demolition, renovation and new construction of the former German Catholic Orphanage site. The project will demolish 3 existing buildings; renovate 2 existing buildings that create 24 two bedroom apartments; construct 6 new buildings that create 36 three and four bedroom townhomes; and renovate an existing chapel to create a common area for St. Martin Village residents and community service facility to be occupied by CAO.

All of the units will be affordable for households at or below 50% of area median income. Six units will be fully accessible for the mobility impaired and 3 units will be accessible for the visually impaired. Eleven 4 bedroom townhouse units have been designated at HOME assisted units.

Council President Franczyk made the motion to approve this item contingent on certification of funds by the Agency’s Office of Administration and Finance and Agency Counsel approval of all Agreements; seconded by Council Member LoCurto and carried unanimously.

OTHER

Agenda Item 12a – Massachusetts Ave. Housing Development, SEQR Lead Agency Designation

Submitted to Agency Members for approval is a request from People United for Sustainable Housing, Inc., proposing to undertake the substantial rehabilitation of three residential properties located at 460, 398 and 397 Massachusetts Avenue on the City’s west side. The project will be financed privately, with DHCR financing and with HOME funds provided by the City. Prior to the implementation of the above project 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 effect of the project 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.

Mr. Bonifacio made the motion to approve this item contingent on 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 Council Member LoCurto and carried unanimously.

Buffalo Urban Renewal Agency
March 11, 2010

The meeting was adjourned at 10:08 a.m.

The next regularly scheduled meeting will be held at **9:30 a.m., March 25, 2010** in Room 209 City Hall, Buffalo, New York.

Respectfully submitted,

Scott C. Billman
Secretary

Reported by:
Tracy A. Lasker