

**MINUTES OF THE 54TH MEETING OF THE
NEW YORK STATE HOUSING FINANCE AGENCY'S
FINANCE AND PROGRAM COMMITTEE
HELD ON APRIL 14, 2016 AT 9:25A.M
AT ITS OFFICES AT 641 LEXINGTON AVENUE
NEW YORK, NEW YORK 10022**

MEMBERS AND DESIGNEES

PRESENT

William C. Thompson	Chairman
James S. Rubin	Member
Todd Scheuermann	New York State Division of the Budget, Representing Robert Mujica, Budget Director, Member (via video conference)

Chairman William C. Thompson presided over the meeting.

Mr. Adam Schuman, Senior Vice President and Counsel to the Agencies, acted as Secretary. He noted that Mr. Todd Scheuermann representing Mr. Robert Mujica, Director of the Division of the Budget was attending the meeting via video conference from the New York State Division of the Budget ("NYSDOB") conference center at the Capitol Building, Room 131, in Albany. A public notice was given of the time and location of the venues in accordance with the New York State Open Meetings Law.

Mr. Nestor M. Davidson, Ms. Joyce Miller, Mr. Steven Weiss, and Eric Mostert, in his role as designee of the Commissioner of Taxation and Finance, New York State Department of Taxation and Finance, all HFA Members attended this meeting as guests.

The first item on the agenda was the adoption of the minutes of the 53rd HFA Finance and Program Committee held on April 14, 2016. There being no objections or corrections from the Members, the minutes were deemed approved.

The next item on the agenda were resolutions authorizing financing approval in an amount not to exceed \$14,300,000 for 158 East 126th Street Apartments, New York County. Ms. Marian Zucker, President, Finance and Development reported that the funding recommendation is for \$14.3 million in tax exempt bonds to finance the new construction of two-hundred and thirty-three (233) units of rental housing, with forty-seven (47) of the units for households who earn no more than sixty percent (60%) of the Area

Median Income (“AMI”). Ms. Zucker reported that the Agency may enter into one or more participation mortgages in an additional loan amount of up to \$74,000,000 to be originated by AIG Asset Management (U.S.) LLC.

Ms. Zucker reported that the building itself has many amenities for use by all of the residents. She noted that the building has a number of green elements such as energy Star-rated appliances, alternative transportation in the form of bike storage, and storm water design tank for quality control of storm water to sewer.

Ms. Zucker reported that the Borrower is BDG Gotham Residential LLC (“BDG”) and represents a new borrower for the Agency. She said BDG is a full-integrated, real estate owner/operator/developer that has developed more than \$500 million of retail, office and multifamily projects. She also said that BDG controls over thirty (30) assets along the east coast of the United States including in the City of New York (a retail center and office complex). She noted that the Management Company is First Service Residential, Inc. She noted that the Agency’s portfolio management group approved both the Management Company and the operating expenses.

Vice-Chairman, Mr. Weiss inquired about the total development cost (\$164,422,210) and the financing, noting that \$13 million represents in excess of 50% of the total development cost. Ms. Zucker explained that the total cost represents the cost for low-income units and in terms of financing, the Agency always seeks ways to minimize the amount of tax-exempt bonds. She noted that an effort will be made to clarify the distinction better in future memoranda.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was adopted unanimously:

A RESOLUTION OF THE FINANCE COMMITTEE OF THE NEW YORK STATE HOUSING FINANCE AGENCY RECOMMENDING THE ISSUANCE OF CERTAIN BONDS.

The next item on the agenda were resolutions authorizing financing approval in an amount not to exceed \$40,700,000 for 19 India Street Apartments, Kings County. Ms. Zucker reported that the Agency’s investment will be used to provide financing for the new construction of one hundred and forty (140) units of affordable rental housing, all of the units will be set aside for households who earn no more than sixty percent (60%) of the AMI.

Ms. Zucker said the borrower is MP 145 WS Lessee LLC and the general contractor is Noble Construction Group. She said the Agency has closed one transaction with this partnership. She said the project will incorporate the following green elements: Energy Star-rated appliances, alternative transportation in the form of bike storage, roof top designed tiles have reflective materials to reduce heat absorption, storage space for the collection recyclables and low/no VOC paint for all interior spaces. She said the project is

expected to become a Green Communities certified development through the Enterprise Green Communities Program.

Vice Chairman Weiss inquired about the number of buildings and its amenities. Ms. Zucker confirmed that the project should be considered two (2) buildings that will not share amenities. Mr. Davidson noted that the Agency is providing the construction financing; Ms. Zucker confirmed that, in this case, it is the most effective use of the Agency's resources.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was adopted unanimously:

A RESOLUTION OF THE FINANCE COMMITTEE OF THE NEW YORK STATE HOUSING FINANCE AGENCY RECOMMENDING THE ISSUANCE OF CERTAIN BONDS.

There being no further business, Mr. Schuman asked for a motion and a second to adjourn the New York State Housing Finance Agency's Finance and Program Committee meeting. Commissioner Rubin moved to adjourn; Chairman Thompson seconded the motion and the meeting was adjourned at 9:55 a.m.



Adam Schuman, Secretary