

**MINUTES OF THE 46<sup>th</sup> MEETING OF THE  
NEW YORK STATE HOUSING FINANCE AGENCY'S  
FINANCE AND PROGRAM COMMITTEE  
HELD ON JUNE 11, 2015 AT 9:15 A.M  
AT ITS OFFICES AT 641 LEXINGTON AVENUE**

**MEMBERS AND DESIGNEES**

**PRESENT**

William C. Thompson	Chairman
Darryl C. Towns	Member
Elaine McCann	Division of the Budget, representing Mary Beth Labate, Budget Directors, Member (via video conference)

Mr. Kim acted as Secretary. He noted that Ms. Elaine McCann from the New York State Division of the Budget, representing Budget Director, Mary Beth Labate, participated in the meeting via video conference from the New York State Division of Budget conference center at the Capitol Building Room 131 in Albany. A public notice was given of the time and location of the venue in accordance with the New York State Open Meetings Law.

Mr. C. Jason Kim asked for a motion and a second to call the meeting to order of the New York State Housing Finance Agency Finance and Program Committee meeting. Chairman Thompson made a motion to call the HFA Finance and Program Committee meeting to order; Ms. Elaine McCann seconded the motion. These motions and seconds would be used, unless specific items called for a different vote, or unless any Committee Member wished to record his or her vote differently.

Mr. Christopher Curtis, Deputy State Treasurer in his role as designee of the Commissioner of Taxation and Finance, New York State Department of Taxation and Finance, HFA Member attended this meeting as a guest.

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**The first item on the agenda was the adoption of the minutes of the 454<sup>th</sup> HFA Finance and Program Committee held on May 14, 2015.** There being no objections or corrections from the Members, the minutes were deemed approved.

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**The next item on the agenda was a resolution recommending the authorization of financing approval in an amount not to exceed \$31,210,000 for Cedars at Chili, 1 Norfolk Drive, City of Rochester, Monroe County.** Ms. Zucker provided the relevant background information with regard to this request. She reported that the Project Manager on this project is a recent hire and is doing an excellent job and Management is excited to have her on the team. Ms. Zucker reported that this investment funds the rehabilitation of 320 units of affordable Mitchell-Lama existing housing for families known as Cedars of Chili in Monroe County. She noted that Management's investment recommendation is \$31,210,000 in maximum fixed rate tax exempt bonds and mortgage loan (\$97,531 per unit).

Ms. Zucker reported that the project was built during the spring of 1976 under the New York State Mitchell-Lama Program and benefits from an Article II tax abatement and HUD Section 236 Interest Reduction Payments which will expire in April 2017. She stated that the budget assumes the hard cost rehabilitation of 60, two-story buildings on 33.1 acres. She said the project needs extensive work on the site which includes roofing, siding and the like. She said the project will meet the Enterprise Green Communities energy efficiency standards.

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 was a resolution recommending the authorization of financing approval in an amount not to exceed \$10,975,000 for Pond View Apartments, 1-53 High Street, Hamlet of Manhasset, Town of North Hempstead, Nassau County.** Mr. Leonard Gruenfeld, Project Manager, provided the relevant background information with regard to this request. He reported that the Pond View Homes were originally built in 1963 as public housing. He said all fifty-two (52) of the revenue-generating units will be set aside for households whose incomes are at or below 60% of the Area Median Income ("AMI"). He said the project consists of five 2-story buildings that sits on an approximately 4.11 acre site and consists of approximately \$55,000 square feet of above-grade, gross building area.

Mr. Gruenfeld stated that \$556,643 is the estimated annual allocation of 4% Low Income Housing Tax Credits ("LIHTCs"), (\$10,705 per unit) that are expected to be acquired at a price of \$1.11 per tax credit by Boston Financial Investment Management, Inc. or another tax credit investor/syndicator acceptable to the Agency. He further stated that \$5 Million is the estimated DHCR Public Housing Modernization Fund Subordinate Loan; \$780,000 in estimated Federal Home Loan Bank of New York Subordinate Loan; \$600,000 in estimated Nassau County HOME Subordinate Loan; \$520,000 in estimated

Citi Bank Subordinate Loan. He stated that there are also several Foundations that have been awarded funds for the project and are putting in existing reserves and assumed debt.

Mr. Gruenfeld reported that the project's total development cost is estimated to be approximately \$20,720,603. He said this is anticipated to be funded from a permanent loan estimated at \$1.95 Million. He said the project will benefit from a Payment in Lieu of Taxes Agreement with the Town of North Hempstead for a period of thirty (30) years from construction start.

Mr. Gruenfeld reported that the total rehabilitation hard cost is estimated at \$9,710,560 (approximately \$187,000 per unit). He said the work being completed is an all-inclusive gut rehabilitation and that all of the structures will be gutted to the original framing and all electrical, plumbing, fire, mechanical will be installed along with new building exterior including roofs and interior walls and ceilings. He said that tenants will be temporarily relocated onsite during a 4-month period.

Mr. Gruenfeld also noted that G&G PVH LLC is an entity owned by G&G Property Holdings, LLC which is controlled by David J. Gallo. He said the General Contractor will be Jobco, whose principal is Robert M. Pascucci or another entity acceptable to the Agency. He said that Jobco has extensive experience in new construction and gut rehabilitation of multi-family residential projects in New York, including the successful completion of Spinney. He said they have over 60 years' track record and many of their projects were partnered with non-profit clients and government agencies. Additionally, he said, Citi Bank, N.A. will be providing the Letter of Credit ("LOC") and SONYMA will be providing the credit enhancement.

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, Chairman Thompson asked for a motion and a second to adjourn the New York State Housing Finance Agency's Finance and Program Committee meeting. Ms. McCann moved to adjourn; Commissioner Towns seconded the motion, and the meeting was adjourned at 9:38 a.m.



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C. Jason Kim, Secretary