

**MINUTES OF THE
BOARD OF DIRECTORS MEETING OF THE
STATE OF NEW YORK MORTGAGE AGENCY
HELD ON MARCH 12, 2015 AT 8:33 A.M.
AT ITS OFFICES AT 641 LEXINGTON AVENUE
NEW YORK, NEW YORK 10022**

DIRECTORS AND DESIGNEES

PRESENT:

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| Moses Krausz | Director |
| Marge Rogatz | Director (via video conference) |
| Darryl C. Towns | Director |
| Elaine McCann | New York State Division of the Budget, representing Mary Beth Labate, Director (via video conference) |

ABSENT

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| Anthony Bergamo | Director |
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Mr. C. Jason Kim, Senior Vice President and Counsel to the Agencies stated that, since Chairman William J. Mulrow has resigned from the various Boards, Darryl C. Towns will preside over the meetings.

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 meetings via video conference from the New York State Division of Budget conference center at the Capitol Building Room 131 in Albany and Ms. Marge Rogatz was attending via video conference from ACT Conferencing at 102 3rd Street Mineola NY 11501. A public notice was given of the time and location of the venue in accordance with the New York State Open Meetings Law.

Mr. Nestor M. Davidson, Steven J. Weiss HFA Members and Mr. Christopher Curtis, Deputy State Treasurer, in his role as designee of the Commissioner of Taxation and Finance, HFA Member attended this meeting as guests.

Mr. Kim asked for motions and seconds to call to order the March 12, 2015 Members and Directors meetings of the New York State Housing Finance Agency ("HFA") and the State of New York Mortgage Agency ("SONYMA").

HFA Vice Chairman, Mr. Steven Weiss moved to call the HFA meeting to order; Mr. Nestor Davidson seconded the motion; Ms. Marge Rogatz moved to call the SONYMA meeting to order, Commissioner Darryl Towns seconded the motion.

Mr. Kim stated that as items were presented to each Board throughout the meetings, these motions and seconds would be used, unless specific items called for a different vote, or unless any Board member wished to record his or her vote differently.

The meetings of the affiliated Agencies were opened in joint session for the President's report, the adoption of the minutes of previous meetings and consideration of various matters of shared importance. These minutes reflect only those items being considered by the Directors of the State of New York Mortgage Agency. A record of items considered by the other Agencies is contained in the minutes of each of the Agencies.

The first item on the agenda was the President's Report. Commissioner Towns noted the resignation of Chairman William J. Mulrow, who is now serving as the new Secretary to Governor Andrew M. Cuomo. He also acknowledged the appointment of Mary Beth LaBate, new Budget Director, at the New York State Division of Budget and wished them well.

Commissioner Towns reported that earlier, in the morning, the Mortgage Insurance Committee ("MIC") approved insurance for ten (10) projects representing 707 units of affordable housing in eight (8) counties across New York State.

He reported that on the multifamily side, today, HFA will be seeking approval for the financing of an 87-unit apartment building called Maple Court Apartments located in Watertown (Jefferson County) and will be asked to approve a revision to the Board resolution for the Hemlock Ridge Preservation Apartments located in Sullivan County.

Commissioner Towns commented that in Albany it is once again budget season. With Governor Cuomo's submission of his executive budget last week, the Assembly proposal put forth this week, and the Senate's proposal expected at any moment, negotiations will soon begin in earnest. Staff is closely monitoring these proposals and their possible effect on the various housing programs on the NYS Division of Housing and Community Renewal of the house and will keep the Members and Directors posted.

Finally, Commissioner Towns announced that last week staff members that included Ted Houghton, Executive Deputy Commissioner, Marian Zucker, President, Finance and Development and Joseph R. Palozzola, Vice President & Assistant Counsel – Intergovernmental Relations, attended the annual National Council of State Housing Agencies Legislative Conference in Washington DC. He said in addition to participating in conference activities, they were able to visit with key housing officials at the U.S. Department of Housing and Urban Development and the United States Department of Agriculture which plays an important role in the financing of rural housing. He said meetings were also had with the staffs of U.S. Senators Charles E. Schumer and Kirsten Gillibrand; also, representatives Charles Rangel, Tom Reed and Nita M. Lowey. He said at these meetings, each member was presented with a catalog of projects showing the real benefit of the Credit (9%) and Bond (4%) programs within their districts. President Towns said these catalogs present a strong case when asking for their continued support of these very important federal programs.

The next item on the agenda was the report of the Mortgage Insurance Committee, (MIC). Mr. Kim reported that the MIC held a meeting earlier that day and adopted the minutes of the January 29, 2015 meeting. He next reported that the MIC adopted the following resolutions:

- Approved 100% mortgage insurance for Maple Court Apartments, Watertown, Jefferson County.
- Recommended the approval of 100% mortgage insurance for 2060 Crotona Parkway and 975 East Tremont Avenue, Bronx County.
- Approved 100% mortgage insurance for 503 West 174th Street, New York County.
- Recommended the approval of 100% mortgage insurance for 500 Seneca Street, Buffalo, Erie County.
- Recommended the approval of 100% mortgage insurance for 242 Broadway, Schenectady, Schenectady County.
- Approved 100% mortgage insurance for The Herald Building, 220 Herald Place, Syracuse, Onondaga County.
- Approved 100% mortgage insurance for Arlington Town Center, 45-47 Springside Avenue, Poughkeepsie, Dutchess County.
- Approved 100% mortgage insurance for 101-117 Washington Avenue, Pleasantville, Westchester County.
- Approved 100% mortgage insurance for East Bronx Cluster II, 1636-1640 University Avenue, 1167 Stratford Avenue, 100 West 174th Street and 1030 Cauldwell Avenue, Bronx County.
- Approved 100% mortgage insurance for 1420 Crotona Park East, Bronx, Bronx County.

The next item on the Agenda was the adoption of the minutes of the SONYMA Directors' meeting held on January 29, 2015. Absent comments or corrections from the Directors, Mr. Kim reported that the minutes were deemed approved.

Mr. Kim noted that the next three (3) items on the SONYMA Agenda were discussed and voted on earlier in the day at the Mortgage Insurance Committee meeting and noted that there would be no discussion on these items unless the Directors so request.

Resolution approving 100% mortgage insurance on an \$11,071,000 CPC permanent first mortgage loan for 2060 Crotona Parkway and 975 East Tremont Avenue, Bronx County. .

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

A RESOLUTION OF THE STATE OF NEW YORK MORTGAGE AGENCY APPROVING MORTGAGE INSURANCE AND A COMMITMENT FOR THE PROVISION THEREOF FOR 2060 CROTONA PARKWAY AND 975 EAST TREMONT AVENUE, BRONX COUNTY

Resolution approving 100% mortgage insurance on an \$18,680,000 CPC permanent first

mortgage loan for 500 Seneca Street, Buffalo, Erie County.

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

**A RESOLUTION OF THE STATE OF NEW YORK MORTGAGE AGENCY
APPROVING MORTGAGE INSURANCE AND A COMMITMENT FOR THE
PROVISION THEROF FOR 500 SENECA STREET, BUFFALO, ERIE COUNTY**

Resolution approving 100% mortgage insurance on a \$7,000,000 CPC permanent first mortgage loan for 242 Broadway, Schenectady County.

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

**A RESOLUTION OF THE STATE OF NEW YORK MORTGAGE AGENCY
APPROVING MORTGAGE INSURANCE AND A COMMITMENT FOR THE
PROVISION THEROF FOR 242 BROADWAY, SCHENECTADY,
SCHENECTADY COUNTY**

The last item on the agenda was a resolution approving Estimated Excess Balance for the Mortgage Insurance Fund for the period ending March 31, 2015. Mr. Friedman, Senior Vice President/Director of MIF, reported that pursuant to the Public Authorities Law (Section 2429-b(2)), the Agency is required to make a preliminary determination of the MIF's Estimated Excess Balance, if any, for the twelve-month period ending March 31, 2015. He said the calculations take into account monies received from mortgage recording surtax receipts, as well as operating expenses of the MIF. He said based on the evolving information regarding the collection of surtax receipts and volume of applications awaiting commitment, the preliminary estimate suggests that the Mortgage Insurance Fund will have an Estimated Excess Balance of \$50 million for the twelve-month period ending March 31, 2015. He said the 2015 calculation reflects continued growth in mortgage recording surtax receipts, a higher volume of new commitments issued over the past year and lower claims.

The Board of Directors were asked to adopt the resolution approving the preliminary determination that the Mortgage Insurance Fund will have an Estimated Excess Balance of \$50 million for the twelve-month period ending March 31, 2015.

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

**A RESOLUTION OF THE STATE OF NEW YORK MORTGAGE AGENCY
REGARDING THE ESTIMATED EXCESS BALANCE IN THE MORTGAGE
INSURANCE FUND FOR THE TWELVE MONTH PERIOD ENDING
MARCH 31, 2015.**

There being no unfinished business, Mr. Kim asked for a motion and a second to adjourn the meeting. Ms. Rogatz moved to adjourn the meeting; Commissioner Towns seconded the motion, and the meeting adjourned at 9:12 a.m. Mr. Kim informed the Members that the next Board meeting is scheduled for Thursday, April 9, 2015, at 8:45 a.m.



C. Jason Kim, Secretary