

**MINUTES OF THE 319TH MEETING OF THE MEMBERS OF THE
HOUSING TRUST FUND CORPORATION (“HTFC”)
HELD ON NOVEMBER 12, 2015 AT 10:00 A.M.**

Locations: 641 Lexington Avenue, New York, NY 10022 and
State Capitol Building, Room 131, Albany, NY 12207
Locations connected by video-conference

MEMBERS PRESENT:

James S. Rubin, Chairman
Marian Zucker representing William C. Thompson, Member

OTHERS PRESENT:

Daniel Berkovits
Lorraine Collins
Mark Colon
Bret Garwood
Daniel Greene
Thehbia Hiwot
Chris Leo
Betsy Mallow
Stacey Mickle
Robert Miller
Lisa Pagnozzi
Adam Schuman
Heather Spitzberg
Emily Thompson
Eu Ting-Zambuto
Debbie White

There was a quorum with two Members present. Chairman Rubin made a motion to call to order the 319th Meeting of the Members of HTFC. The motion was seconded by Ms. Zucker.

The first item on the HTFC agenda was the approval of the minutes of the 318th meeting held on October 15, 2015. The minutes were deemed approved.

The next item presented was an update from the Governor’s Office of Storm Recovery on the Office’s activities. Mr. Miller introduced Mr. Greene, Mr. Berkovits, Ms. Thompson, and Ms. Hiwot. Mr. Miller discussed notable changes in staffing.

Ms. Hiwot presented the update on the New York Rising Homeowner Recovery Program, the Interim Mortgage Assistance Program and other multifamily housing programs including the re-launched condo/co-op program. She highlighted the expansive benefits to homeowners of the

various awards.

Ms. Zucker asked if applications are still being processed for these programs.

Ms. Hiwot indicated that the application process is closed and a discussion ensued on the connection between applications and awards.

Mr. Miller continued the update by presenting the Buyout/Acquisition Program and highlighted successful auctions and closings. He presented an overview of the Economic Development Program, noting the awards disbursed, the applicants assisted, and the jobs retained by the awards.

Mr. Berkovits presented an overview on the Community Reconstruction Program. He reported some key accomplishments including that there have been nearly 160 projects initiated which are either in, or will soon move into, the architectural/engineering phase of project development in the case of capital projects, or directly into full implementation in the case of planning and programmatic activities.

Ms. Zucker asked about the nature of the projects.

Mr. Berkovits responded that the majority of the projects are small infrastructure projects like storm water drainage projects.

Mr. Miller presented an overview of the FEMA PA Match and FEMA HMGP Global Match Programs and discussed the projects being funded including the conversion of sewer and septic systems.

Ms. Zucker asked how long the Governor's Office of Storm Recovery planned to be around and the percentage of completion of the disaster recovery projects.

Mr. Miller responded that the authorizing statute required Community Development Block Grant Disaster Recovery grant funds to be expended by September 2019 and authorized HUD to extend that to September 2022. He indicated that approximately \$1.6 billion of approximately \$4.4 billion has been spent.

Mr. Greene continued the update with a discussion of HUD's monitoring report, monitoring visit, and audits including the statewide single audit. He discussed accomplishments in the areas of monitoring and compliance, MWBE, Section 3, fair housing, procurement, and investigations.

Mr. Berkovits discussed the Office's application for additional funding in the National Disaster Resilience Competition to fund unmet recovery needs in housing, infrastructure, and economic revitalization in the most impacted and distressed target areas.

Lastly, Mr. Miller discussed changes in the management of the Office's finance operations and proposals to transition the finance functions.

The next item on the HTFC agenda was a resolution authorizing an amendment to the agreement with Northeast & Bucks Co. trading as Mullin & Lonergan Associates, Inc. (“Mullin”). Ms. Collins presented the recommendation for the contract with Mullin to be amended to include supplemental services. She indicated that the contract amendment will allow for Mullin to perform supplemental services including preparation of responses to the public comment period.

Ms. Zucker moved to adopt the resolution; Chairman Rubin seconded the motion, and the following resolution was adopted:

Section 1. The Members hereby authorize HTFC to amend its contract with Northeast & Bucks Co. trading as Mullin & Lonergan Associates, Inc. to include Supplemental Services, as described more fully in the memorandum accompanying this resolution, in an amount not to exceed \$11,250.

Section 2. The Members hereby authorize the Treasurer or another authorized signatory of HTFC, subject to the provisions of this resolution, to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution and in accordance with memorandum accompanying this resolution.

Section 3. This resolution shall take effect immediately.

The next item on the HTFC agenda was a resolution authorizing an award under the Homes for Working Families (“HWF”) Program for Clinton Plaza Apartments. Mr. Garwood presented the award recommendation.

Ms. Zucker moved to adopt the resolution; Chairman Rubin seconded the motion, and the following resolution was adopted:

Section 1. The Members hereby authorize an award of up to \$2,000,000 under the HWF Program for Clinton Plaza Apartments and the entering into of regulatory agreements for the project, upon such other terms and conditions as set forth under program guidelines.

Section 2. The Members hereby provide that this authorization will lapse 360 days after the effective date of this resolution if a closing on all sources of construction financing sufficient to complete the project has not occurred.

Section 3. The Members hereby authorize the President or Senior Vice President of the Office of Finance and Development, subject to the

provisions of this resolution, to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 4. This resolution shall take effect immediately.

The next item on the HTFC agenda was a resolution authorizing an award under the HWF Program for SWIIRD. Mr. Garwood presented the award recommendation.

Ms. Zucker moved to adopt the resolution; Chairman Rubin seconded the motion, and the following resolution was adopted:

Section 1. The Members hereby authorize an award of up to \$1,250,000 under the HWF Program for SWIIRD Apartments and the entering into of regulatory agreements for the project, upon such other terms and conditions as set forth under program guidelines.

Section 2. The Members hereby provide that this authorization will lapse 360 days after the effective date of this resolution if a closing on all sources of construction financing sufficient to complete the project has not occurred.

Section 3. The Members hereby authorize the President or Senior Vice President of the Office of Finance and Development, subject to the provisions of this resolution, to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 4. This resolution shall take effect immediately.

The next item on the HTFC agenda was a resolution authorizing an award under the HWF Program for Theodore Fremd Senior Apartments. Mr. Garwood presented the award recommendation.

Ms. Zucker moved to adopt the resolution; Chairman Rubin seconded the motion, and the following resolution was adopted:

Section 1. The Members hereby authorize an award of up to \$3,000,000 under the HWF Program for Theodore Fremd Senior Apartments and the entering into of regulatory agreements for the project, upon such other terms and conditions as set forth under program guidelines.

Section 2. The Members hereby provide that this authorization will lapse 360 days after the effective date of this resolution if a closing on all sources of construction financing sufficient to complete the project has not occurred.

Section 3. The Members hereby authorize the President or Senior Vice President of the Office of Finance and Development, subject to the provisions of this resolution, to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 4. This resolution shall take effect immediately.

The next item on the HTFC agenda was resolution renewing technical assistance contracts. Mr. Leo discussed the technical assistance services that were being provided by the firms and the terms of the contracts being recommended for renewal.

Ms. Zucker moved to adopt the resolution; Chairman Rubin seconded the motion, and the following resolution was adopted:

Section 1. The Members hereby approve the renewal of contracts with the firms identified below for a one-year term from January 1, 2016 to December 31, 2016:

Franke Consulting Group
Environmental Education Associates, Inc.
Landair, Inc.
The Smith Group
Downtown Revitalization Group
Thompson Economic Development Services, LLC
NYS Rural Housing Coalition, Inc.
Neighborhood Preservation Coalition, Inc.
Sacks Communication & A.L. Consulting
Cornell Cooperative Extension of Albany County

Section 2. The Members hereby authorize the Vice President of the Office of Community Renewal or another authorized officer of the Corporation to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 3. This resolution shall take effect immediately.

The next item on the HTFC agenda was a resolution authorizing bonus awards under Access to Home Program. Mr. Leo presented the award recommendations and noted the success of the applicants being recommended for bonus awards.

Ms. Zucker moved to adopt the resolution; Chairman Rubin seconded the motion, and the following resolution was adopted:

Section 1. The Members hereby authorize awards under the Access Program to the local program administrators below in an amount up to \$62,500 for each local program administrator.

20133017 Access to Independence of Cortland, Inc.

20133095 Rebuilding Together NYC

20133110 Genesee Valley Rural Preservation Council, Inc.

20133006 Family Services Society of Yonkers

Section 2. The Members hereby authorize the entering into of regulatory agreements with the applicants, upon their satisfactory compliance with any pre-contract conditions as required by statute or regulations, and upon such terms and conditions as set forth by Access Program guidelines.

Section 3. The Members hereby authorize the Vice President of the Office of Community Renewal or another authorized officer of HTFC to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 4. This resolution shall take effect immediately.

The next item on the agenda was for a resolution approving the SEQRA documentation and classification of the environmental impact of Tapestry on Hudson and Webster Green. Ms. Spitzberg presented her recommendations that Tapestry on the Hudson be classified as a Type 1 action with a negative declaration and that Webster Green be classified as an unlisted action with a negative declaration under SEQRA.

Ms. Zucker moved to adopt the resolution; Chairman Rubin seconded the motion, and the following resolution was adopted:

Section 1. The Members hereby accept the SEQRA documentation for Tapestry on the Hudson and hereby adopt the recommendation that the project be classified as a Type 1 action with a negative declaration under SEQRA.

Section 2. The Members hereby accept the SEQRA documentation for the Webster Green and hereby adopt the recommendation that the project be classified as an unlisted action with a negative declaration under SEQRA.

Section 3. The Members hereby authorize Heather Spitzberg as SEQRA Officer or any authorized officer to execute any documents in accordance with the applicable provisions of law to effectuate the purpose of this resolution.

Section 4. This resolution shall take effect immediately.

The remaining items on the agenda were informational items. No board actions were taken on these items.

The next item was a review of an award increase for Alexander Street Apartments.

The next item was a review of the quarterly status on funded multifamily projects.

The next item was a review of the contract with Stellar Services for information technology consultant services.

The next item was a review of authorized contracts under the Community Development Block Grant Disaster Recovery Program.

The next item was a review of SEQRA Type II actions.

The next item was a review of SEQRA concur summaries.

The last item on the agenda was a new item for the review of a resolution authorizing an award under the Preservation Initiative Program for Burchacon Housing. On November 6th, the Members approved an award of \$500,000 for emergency work at Burchacon Housing.

There being no unfinished business, Chairman Rubin moved to adjourn the meeting; Ms. Zucker seconded the motion, and the meeting was adjourned at 11:00 a.m.

/Adam Schuman/
Adam Schuman, Secretary