

**MINUTES OF THE 322ND MEETING OF THE MEMBERS OF THE
HOUSING TRUST FUND CORPORATION (“HTFC”)
HELD ON MARCH 10, 2016 AT 9:30 A.M.**

Locations: 641 Lexington Avenue, New York, NY 10022 and
State Capitol Building, Room 131, Albany, NY 12207
Hampton Plaza, Commissioner’s Conference Room, Albany, NY 12207
Locations connected by video-conference

MEMBERS PRESENT:

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

OTHERS PRESENT:

Stephanie Davis
Bret Garwood
Diane Goetke
Chris Leo
Stacey Mickle
Dan Murphy
Joseph Palozzola
Jason Pearson
Adam Schuman
Heather Spitzberg
Eu Ting-Zambuto
Alex Valella
RuthAnne Visnauskas

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

The first item on the agenda was the approval of the minutes of the 321st meeting held on January 28, 2016. The minutes were deemed approved.

The second item on the agenda was a resolution appointing Christian Leo as President of the Office of Community Renewal. Ms. Visnauskas presented the recommendation and highlighted Mr. Leo’s qualifications for the position.

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

Section 1. Christian Leo is hereby appointed to hold the office of President of the Office of Community Renewal for a term consistent with Article V of the By-Laws of HTFC.

Section 2. This resolution shall be effective immediately.

The next item on the agenda was a resolution approving the SEQRA documentation and classification of the environmental impact of Lincoln Gardens, St. Albans Cycle of Life, and Sibley Redevelopment. Ms. Spitzberg presented the SEQRA classification recommendations of the projects. She recommended that Lincoln Gardens and St. Albans Cycle of Life be classified as unlisted actions with negative declarations and that Sibley Redevelopment be classified as a Type 1 action with a negative declaration. She highlighted that the reason Sibley Redevelopment is a Type 1 action is due to the size of the building and its historic nature.

Chairman Rubin asked if the Sibley Redevelopment SEQRA review includes the whole project.

Ms. Spitzberg responded that the review is a coordinated review for all known phases of the project including phases not needing HTFC funding.

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 Lincoln Gardens and hereby adopt the recommendation that the project be classified as an unlisted action with a negative declaration under SEQRA.

Section 2. The Members hereby accept the SEQRA documentation for St. Albans Cycle of Life 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 accept the SEQRA documentation for Sibley Redevelopment and hereby adopt the recommendation that the project be classified as a Type 1 action with a negative declaration under SEQRA.

Section 4. 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 5. This resolution shall take effect immediately.

The fourth item on the agenda was a resolution authorizing an award under the Community Development Block Grant Program for small businesses to City of Geneva. Mr. Leo presented the award recommendation for \$80,000 to the City of Geneva to assist CCMI, Inc. in expanding its operations in New York State. He described the business's operations and highlighted its impact on the low- to moderate- income families in Ontario County and the Finger Lakes Region.

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 CDBG Program funds for small business assistance to the City of Geneva in an amount up to \$80,000 to assist CCMI, Inc. in expanding its operations in New York State.

Section 2. The Members hereby authorize HTFC to enter into regulatory agreements with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by statute or regulation, and upon such terms and conditions as set forth in the program guidelines.

Section 3. The Members hereby authorize the President of the Office of Community Renewal or another authorized officer, 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 agenda was a resolution authorizing an award under the Rural and Urban Community Investment Fund Program ("CIF Program") for 13 State Street. Mr. Garwood presented the recommendation for an urban award of \$500,000 for 13 State Street.

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

Section 1. The Members hereby authorize urban funds under the CIF Program in an amount up to \$500,000 for 13 State Street.

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 approve the entering into of a regulatory agreement with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by statute or regulation, and consistent with such terms and conditions as set forth by CIF Program guidelines.

Section 4. The Members hereby authorize the President of the Office of Finance and Development or another authorized officer of HTFC to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 5. This resolution shall take effect immediately.

The next item on the agenda was a resolution authorizing an award under the CIF Program for Tres Puentes Senior Apartments. Mr. Garwood presented the recommendation for an urban award of \$1,500,000 for Tres Puentes Senior Apartments.

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

Section 1. The Members hereby authorize urban funds under the CIF Program in an amount up to \$1,500,000 for Tres Puentes Senior Apartments.

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 approve the entering into of a regulatory agreement with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by statute or regulation, and consistent with such terms and conditions as set forth by CIF Program guidelines.

Section 4. The Members hereby authorize the President of the Office of Finance and Development or another authorized officer of HTFC to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 5. This resolution shall take effect immediately.

The next item on the agenda was a resolution authorizing an award under the Medicaid Redesign Team Program (“MRT Program”) for Tres Puentes 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 approve the award of up to \$6,100,000 in MRT funds for Tres Puentes Senior Apartments and the entering into of regulatory agreements with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by statute or regulation, and upon such other governing terms and conditions.

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 or another authorized officer 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.

Section 4. This resolution shall take effect immediately.

The next item on the agenda was a resolution authorizing an award under the MRT Program for Aero Apartments. Mr. Garwood described the project and presented the award recommendation for up to \$3,000,000 in MRT funds.

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

Section 1. The Members hereby approve an award of up to \$3,000,000 in MRT funds for Aero Apartments and the entering into of regulatory agreements with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by statute or regulation, and upon such other governing terms and conditions.

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 or another authorized officer 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.

Section 4. This resolution shall take effect immediately.

The next item on the agenda was a Resolution Authorizing Award under the MRT Program for East 162nd Street Court. Mr. Garwood described the project and presented the award recommendation for up to \$5,550,000 in MRT funds.

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

Section 1. The Members hereby approve an award of up to \$5,550,000 in MRT funds for East 162nd Street Court and the entering into of regulatory agreements with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by statute or regulation, and upon such other governing terms and conditions.

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 or another authorized officer 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.

Section 4. This resolution shall take effect immediately.

The next item on the agenda was a resolution authorizing an award under the MRT Program for East 172nd Street. Mr. Garwood described the project and presented the award recommendation for up to \$4,500,000.

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

Section 1. The Members hereby approve an award of up to \$4,500,000 in MRT funds for East 172nd Street and the entering into of regulatory agreements with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by statute or regulation, and upon such other governing terms and conditions.

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 or another authorized officer 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.

Section 4. This resolution shall take effect immediately.

The next item on the agenda was a resolution authorizing an award under the MRT Program for St. Barnabas Wellness Care and Affordable Housing. Mr. Garwood described the project and presented the award recommendation for up to \$7,500,000 in MRT funds.

Chairman Rubin asked about the status of service contracts for the projects.

Mr. Garwood stated that all of these projects being recommended MRT awards already have services contracts in place, as the projects are anticipated to move forward as they have awards from other sources including the Office of Mental Health.

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

Section 1. The Members hereby approve an award of up to \$7,500,000 in MRT funds for St. Barnabas Wellness Care and Affordable Housing and the entering into of regulatory agreements with the applicant, upon its satisfactory compliance with any precontract conditions as required by statute or regulation, and upon such other governing terms and conditions.

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 or another authorized officer 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.

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 on the agenda was a review of SEQRA Type II actions.

The next item on the agenda was a review of SEQRA concur summaries.

The next item on the agenda was a review of SEQRA determinations for Governor’s Office of Storm Recovery.

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

The next item on the agenda was a review of a resolution authorizing HOME Local Program awards. On February 26, 2016, the Members passed the following resolution:

Section 1. The Members hereby authorize awards to the following eligible applicants for the HOME Local Program up to the amounts specified:

Local Program Administrator	SHARS ID	Award Amount
NEIGHBORHOOD HOUSING SERVICES OF EAST FLATBUSH	20153079	\$400,000
FRANKLIN COUNTY COMMUNITY HOUSING COUNCIL	20153080	\$308,700
RURAL ULSTER PRESERVATION COMPANY	20153081	\$400,000
URBAN LEAGUE OF ROCHESTER ECONOMIC DEVELOPMENT CORP.	20153082	\$480,000
HOMEFRONT DEVELOPMENT CORP.	20153083	\$400,000
VILLAGE OF TUPPER LAKE	20153084	\$400,000
COVENANT HOUSING CORP. OF CENTRAL NEW YORK	20153085	\$200,000
CITY OF GLOVERSVILLE	20153086	\$400,000
COMMISSION ON ECONOMIC OPPORTUNITY FOR THE GREATER CAPITAL DISTRICT	20153087	\$150,000
PRIDE OF TICONDEROGA	20153088	\$400,000
CATTARAUGUS COMMUNITY ACTION, INC.	20153089	\$400,000
ALLEGANY COUNTY COMMUNITY OPPORTUNITY AND RURAL DEVELOPMENT	20153090	\$400,000
NORTH COUNTRY AFFORDABLE HOUSING, INC.	20153091	\$400,000

PARODNECK FOUNDATION OF SELF HELP HOUSING & CD, INC.	20153092	\$400,000
BISHOP SHEEN ECUMENICAL HOUSING FOUNDATION, INC.	20153093	\$400,000
FRIENDS OF THE NORTH COUNTRY, INC.	20153094	\$200,000
FRIENDS OF THE NORTH COUNTRY, INC.	20153095	\$200,000
RENSSELAER COUNTY HOUSING RESOURCES	20153096	\$250,000
CITY OF FULTON COMMUNITY DEVELOPMENT AGENCY	20153097	\$168,500
SOUTH END IMPROVEMENT CORP.	20153098	\$400,000
ONEIDA HOUSING IMPROVEMENT PROGRAM	20153099	\$400,000
VILLAGE OF ARGYLE	20153100	\$300,003
CATSKILL MOUNTAIN HOUSING DEVELOPMENT CORP., INC.	20153101	\$400,000
MOHAWK VALLEY COMMUNITY ACTION AGENCY, INC.	20153102	\$171,000
MOHAWK VALLEY COMMUNITY ACTION AGENCY, INC.	20153103	\$171,000
OSWEGO HOUSING DEVELOPMENT COUNCIL, INC.	20153104	\$165,000
ALBANY COUNTY RURAL HOUSING ALLIANCE, INC.	20153105	\$360,000
OPPORTUNITIES OF CHENANGO, INC.	20153107	\$400,000
CITY OF MECHANICVILLE	20153108	\$400,000
NEIGHBORHOOD HOUSING SERVICES OF BEDFORD STUYVESANT	20153109	\$400,000
VILLAGE OF SCHUYLERVILLE	20153110	\$300,003
TOWN OF HERKIMER	20153111	\$230,225
FIRST WARD ACTION COUNCIL, INC.	20153112	\$250,000
CAPITAL DISTRICT HABITAT FOR HUMANITY, INC.	20153113	\$600,000
REBUILDING TOGETHER SARATOGA COUNTY, INC.	20153115	\$300,000
CAYUGA COUNTY HOMESITE DEVELOPMENT CORP.	20153116	\$400,000
BROADWAY-FILLMORE NEIGHBORHOOD HOUSING SERVICES INC.	20153117	\$315,000
CITY OF GLENS FALLS	20153118	\$389,000
NEIGHBORHOOD HOUSING SERVICES OF SOUTH BUFFALO, INC.	20153119	\$400,000
CITY OF CORTLAND	20153120	\$304,000
REGIONAL CENTER FOR INDEPENDENT LIVING	20153121	\$358,800
COMMUNITY PROGRESS INC.	20153122	\$400,000
NORTHFIELD COMMUNITY LDC OF STATEN ISLAND, INC.	20153123	\$230,000
HOME HEADQUARTERS, INC.	20153124	\$750,000
NEIGHBORHOOD HOUSING SERVICES OF STATEN ISLAND, INC.	20153125	\$400,000
MARGERT COMMUNITY CORP.	20153126	\$400,000
RURAL HOUSING OPPORTUNITIES CORPORATION	20153127	\$400,000
NEIGHBORHOOD HOUSING SERVICES OF NORTHERN QUEENS	20153128	\$300,000

KEUKA HOUSING COUNCIL, INC.	20153130	\$200,000
AMERICAN DEBT RESOURCES, INC.	20153132	\$200,000
REGIONAL ECONOMIC COMMUNITY ACTION PROGRAM, INC.	20153135	\$380,000
		\$17,431,231.00

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 HOME Local Program guidelines.

Section 3. The Members hereby authorize the President or 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 last item on the agenda was a quarterly report on the status of multifamily projects.

There being no unfinished business, Chairman Rubin moved to adjourn the meeting; Ms. Zucker seconded the motion, and the meeting was adjourned at 10:00 a.m.

/Adam Schuman/
Adam Schuman, Secretary