

**CITY OF BUFFALO URBAN RENEWAL AGENCY
LOAN COMMITTEE MEETING MINUTES
March 1, 2012 Meeting**

Roll Call

Members Present

Commissioner Janet Penksa
Brendan Mehaffy, BURA
Timothy Ball, Corporation Counsel

Staff Present

Scott C. Billman
Yvonne McCray
Risë Geller

Mr. Mehaffy called the meeting to order at 9:43 a.m. Commissioner Penksa made the motion to table the reading of the minutes for the February 2, 9th and 14th, 2012 meeting in order to amend them for the next meeting, seconded by Corporation Counsel Ball, and carried unanimously.

3.0 New Business

Housing Division Action Loan Cases were presented by Yvonne McCray Director of Housing

Unspecified Relief – 454 Moselle

Owner of 454 Moselle is requesting unspecified relief from her loan obligation based on financial and medical hardship. In August, 2011, Ms. Gaskin transferred the property to her son, Rodney Gaskin reserving a Life Estate for herself. Such transfers without prior BURA approval violate the terms of the Note and Mortgage. Rodney Gaskin states that he does not reside at the property except as needed to care for his mother, although in 2008 he filed a business certificate citing 454 Moselle as his residence. Division of Housing Loan Review Committee recommends denying relief or restructuring. Owner has had no change in her income category and is technically in default under the terms of the note and mortgage, specifically, payments were not made as agreed under the original terms, nor under the collections agreement, and title to the property was transferred without BURA consent.

Commissioner Janet Penksa made a motion to deny a waiver of the arrearages, seconded by Corporation Counsel Timothy Ball and carried unanimously.

Request for Restructuring - 15 Hirschbeck

Owner of 15 Hirschbeck lost his job and worked out a payment plan with BURA Collections to submit ½ the required payment, or \$22/month until he found work. Owner began a new job in late 2011 and has now submitted his most recent pay statements documenting his return to employment. Owner household income is reduced from more than 50% of the median to less than 50% of the median. He is requesting permanent restructuring of the outstanding balance under the terms of the 0/25 category to reflect his new income category. If all payments are made as proposed under the owner's proposal, BURA would collect approximately 31% of the original total amount provided rather than 50% as originally approved. Division of Housing Loan Review Committee recommends to deny restructuring at this time and to request an increased payment amount of \$30/month for a period of one year. Division of Housing Loan Review Committee will reconsider his request after he has re-established a record of consistent monthly payments.

Commissioner Janet Penksa made a motion to deny a request for restructuring, seconded by Corporation Counsel Timothy Ball and carried unanimously.

220 Normal Avenue

Yvonne McCray explained to the loan committee that because of Mr. Somerville's outstanding obligations or arrears owned to the city, its departments, boards or agencies" they would be unable to assist him until his debt was revolved.

Request for assistance exceeding the program limit - 25 Mendola

Request for assistance exceeding the program limit/25 Mendola Owner's lost his job and all work stopped leaving the property gutted and in need of all major systems and structural work. The Belmont team has prepared specs and bids have been received to address all non-lead related items, leaving considerable finishing work to be completed by the owner. Owner is not eligible for lender financing so has requested that BURA provide full funding. Under the standard 50/50 program guidelines the funding limit is \$25,000 with matching funds to be provided by the owner. Under this request, BURA would provide \$36,000 from CDBG for renovations to this single family home – \$18,000 to be repaid in full with the balance of \$18,000 provided as a conditional grant. This renovation will ensure that this house does not become a "problem property" on an otherwise stable street in the Kensington Grider area. The Division of Housing Loan Review Committee recommends approval of this request.

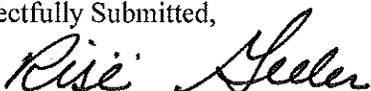
Commissioner Janet Penksa made a motion to approve a request to approve funding as proposed, seconded by Corporation Counsel Timothy Ball and carried unanimously

Adjournment

Brendan Mehaffy made a motion to adjourn the meeting and reconvene when Commissioner Penksa is available seconded by Corporation Counsel Rodriguez and carried unanimously.

Respectfully Submitted,

By:


Risë Geller

Approved,

By:


Scott C. Billman