City Of Buffalo Urban Renewal Agency
Loan Committee Meeting Minutes
December 13, 2012 Meeting

1.0 **Members Present**
Commissioner Janet Penksa
Brendan Mehaffy, Vice Chairman
Council President Richard Fontana

Staff Present
Scott C. Billman
Yvonne McCray
Risë Geller

Members Absent
Timothy Ball, Corporation Counsel

2.0 Mr. Mehaffy called the meeting to order at 10:15 am. Council President Richard Fontana made the motion to waive the reading of the minutes from the October 11, 2012 meeting, and that they are accepted; seconded by Mr. Mehaffy and carried unanimously.

3.0 **New Business**

2258 Main Street - Request for Subordination to avoid foreclosure:
Although owner is delinquent with loan payments, a request has been made for a subordination to modify the loan from M & T to avoid foreclosure. Original mortgage was $92,216 and the modified amount will be $87,833.09 including delinquent interest and fees. The Division of Housing Loan Review Committee recommends to approve subordination of the BNRC loan so homeowner can avoid foreclosure.

Council President Fontana made a motion to approve subordination agreement to avoid foreclosure, seconded by Commissioner Penksa and carried unanimously.

207 Schuele - Request for a waiver of the one year ownership and arrears limit requirements:
Owners granddaughter lived at 207 Schuele for several years while taking care of her grandmother and has continued to live there after her death in 2004. The estate was settled in April of 2012 and title was transferred to the granddaughter. Due to limited income the granddaughter has water and user fee arrearages in the amount of $6,000 and is on a payment plan. Total arrears exceeds $3,000 so a waiver of the limit will be needed. The water bill charges increased as a result of the water line break. The Division of Housing Loan Review Committee recommends a denial of the waivers to allow a reduction in the balances on water and user fee accounts and may ask for a reconsideration in three months.

Council President Fontana made a motion to table this item in order to reduce balances on water and user fee accounts, seconded by Mr. Mehaffy and carried unanimously.

71 Oakgrove - Request for emergency roof repairs including structural work:
Construction analysts at Belmont determined that this property did not qualify for assistance through the emergency roof repair program due to the extensive work required to correct the structural deterioration of the roof. The Division of Housing concurred and denied assistance. The Department of Permits and Inspection Services (DPIS) has requested that the Division of Housing reconsider their decision and provide funding sufficient to repair the roof or DPIS will have to issue an order to vacate. The property has been owned by the family since 1955 and the homeowner is disabled. DPIS will assist in preparing the work specifications for this job which is estimated to cost $25,000. Division of Housing recommends approval for the additional work needed to repair the roof through the Emergency Program.

Commissioner Penksa made a motion to approve dthe additional work needed, seconded by Council President Fontana and carried unanimously.

4.0 Adjournment

Council President Fontana made a motion to adjourn the meeting at 10:20 am, seconded by Commissioner Penksa and carried unanimously.

Respectfully Submitted,

By: Risë Geller
Risë Geller

Approved,

By: Scott C. Billman
Scott C. Billman, Esq., General Counsel