

City Of Buffalo Urban Renewal Agency  
Loan Committee Meeting  
Loan Committee Meeting Minutes for October 2, 2014

**1.0 Members Present**

Brendan Mehaffy, Vice Chairman  
Commissioner Donna Estrich  
Council President Darius Pridgen  
Timothy Ball, Corporation Counsel

**Staff Present**

Scott C. Billman  
Thomas Baines  
Yvonne McCray  
Risë Geller  
Tremeeke Norman  
Justin Nadeau, NYBDC  
Felicia Ali  
Patrick Curry

**2.0 Reading of the Minutes**

Mr. Mehaffy called the meeting to order at 9:45 am. Commissioner Estrich made the motion to waive the reading of the minutes from the September 4, 2014 meeting, and that they are accepted; seconded by Council President Pridgen and carried unanimously.

**3.0 Housing Department Action Items**

**101 Chaddock - Request For Waiver Of One Year Ownership Requirement**

Original homeowner purchased the property in 1994 as the sole owner and abandoned his family in 2004. His wife had no interest in the title or the mortgage and was allowed to purchase the property at the foreclosure sale and is now the owner of record. Homeowner will continue to live in the property with her severely disabled adult son. She has resided continuously in the property since 1994 and is requesting a waiver of the one year ownership requirement to allow her to apply for emergency roof repairs. Division of Housing recommends approval of a waiver of the one year ownership requirement.

Council President Pridgen made a motion to approve the request for waiver of one year ownership requirement, seconded by Mr. Ball and carried unanimously.

**98 Babcock - Request For Waiver Of Funding Cap Limit**

Homeowner received a total of \$19,024 since 2001 for various repairs at the property at 98 Babcock. The general funding cap limit for a property is \$25,000. With the cost of \$9,000 for a new roof the sum total of funds provided to the property will be greater than \$25,000. Homeowner is seeking a waiver of the funding cap limit to allow him to apply for emergency roof repairs. Division of Housing recommends approval of this request.

Commissioner Estrich made a motion to table this item in order for the Housing Department to gather more information, seconded by Mr. Ball and carried unanimously.

**1041 East Ferry - Request For Waiver Of The One Year Ownership Requirement**

Homeowner has resided in this home for several years and title was transferred to him by his mother in February. Homeowner is seeking a waiver of the occupancy requirement to allow him to apply for assistance. Division of Housing recommends denial of this request.

Council President Pridgen made a motion to deny request for waiver of one year ownership requirement, seconded by Commissioner Estrich and carried unanimously.

**21 Amber - Request For Waiver Of The One Year Occupancy Requirement**

Homeowners were in the middle of foreclosure proceedings by Wells Fargo and their lawyer advised them to leave the home. After receiving a disability settlement payment they used the funds to resolve the foreclosure

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issue and satisfy any past city and county obligations due. They returned to the house in July 2014. Upon returning to their home they discovered a sewer line break. Homeowner is disabled and their household income for a family of six is well below the limit of \$59,300. Homeowners are seeking a waiver of the occupancy requirement to allow them to apply for assistance. Division of Housing Loan Review Committee recommends approval of this request.

Commissioner Estrich made a motion to approve the request for waiver of one year occupancy requirement, seconded by Council President Pridgen and carried unanimously.

**46 Durham - Request For Waiver Of Emergency Roofing Program Eligibility Guidelines**

Homeowner applied to the emergency roofing program but it has been determined that he does not meet the BURA established eligibility guidelines of being elderly, disabled or very low income. Homeowner falls in the moderate income category of 80% below the AMI and is requesting that BURA to waive the policy and allowing her access to the emergency roofing program. Homeowner was deeded the house through his mother's estate and is a City of Buffalo employee with the Department of Inspections and Permit Services. Division of Housing Loan Review Committee recommends denial of this request.

Mr. Ball made a motion to deny request for waiver emergency roofing program eligibility guidelines, seconded by Council President Pridgen and carried unanimously.

**635 Goodyear - Request To For Loan Restructuring**

Homeowner received a loan in 2011. Homeowner's income at the time qualified her for a 0/25 split to repay 25% of the original loan amount. Homeowner is no longer working and her only source of income is from Social Security. This decrease in income has moved her into the very low deferred loan category which does not require monthly or annual payments. The upper apartment has not been rented out. There is a federal Tax Lien on the property filed before the BURA mortgage. Homeowner is requesting that BURA consider restructuring the loan and allow the remaining principal balance of \$2,361.90 to be moved into the fully deferred category. This request will adjust the total deferred balance to \$10,948.90. The lien will expire June 14, 2021 homeowner continues to remain as an occupant of the property through the end of the term. Division of Housing Loan Review Committee recommends approval of this request.

Mr. Ball recommends tabling this item to allow the housing department to gather more information regarding renting the upper apartment, seconded by Council President Pridgen and carried unanimously.

**83 Central - Request for Waiver of Arrearages Policy and Funding Limit**

Homeowner had been struggling to pay a previous loan since an initial request in 2005 for restructuring was denied. Homeowner made intermittent payments with the result that 75% of the amount owed has been paid, but is still in arrears and the last payment was in early 2011. Because the roof that was installed under the City's program in 1999 has failed, homeowner has asked for a waiver of the arrearages policy to allow participation in the program a second time. At the current rate, it will take approximately 2 years to retire the remaining balance on the existing loan at the original payment amount of \$49/month. This sum will be paid in addition to the new proposed loan rate of \$35/month. Because the sum of the original loan plus the new loan will exceed the program limit of \$25,000, a waiver of the limit will also be required. The Division of Housing Loan Review Committee recommends approval of this request.

Council President Pridgen made a motion to approve a waiver of arrearages policy and the funding limit, seconded by Mr. Ball and approved unanimously.

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**For Discussion Purposes Only - BURA Loan Review Committee tabled items from the August 7, 2014 Meeting**

**Status Report for 54 Young**

The attorney for the owner has indicated that, following payment of the normal expenses related to the sale, the BURA loan will have first priority and that no proceeds will be used to satisfy the outstanding judgments. No further action is necessary at this time. No closing is scheduled and if the attorney's opinion changes, the item will be resubmitted.

**Status Report for 281 Barnard**

The owner of 281 Barnard has paid the 2013 county taxes in full. BURA staff will review her budget and projected financial situation to ensure that payment plans for City obligations are maintained.

**4.0 Adjournment**

Council President Pridgen made a motion to adjourn the meeting at 10:10 am, seconded by Mr. Ball and carried unanimously.

Approved,

  
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Scott C. Billman, General Counsel