

**City Of Buffalo Urban Renewal Agency
Loan Committee Meeting
Loan Committee Meeting Minutes for December 4, 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
Tremeeka Norman

2.0 Reading of the Minutes

Mr. Mehaffy called the meeting to order at 9:40 am. Council President Pridgen made the motion to waive the reading of the minutes from the November 6, 2014 meeting, and that they are accepted; seconded by Corporation Counsel Ball and carried unanimously.

3.0 Housing Department Action Items

448 Vermont - Request For Waiver Of The Funding Limit For Sewer Line Repair

Homeowner is an extremely low income single non-elderly owner in need of a new roof. Under OSP policy, an owner may not receive more than \$25,000 in assistance under multiple applications. Owner received \$21,394 in 2003 and her obligations under that program have been met. The new assistance of \$6,550 for the sewer line will put her over the cap and a waiver is requested. The Division of Housing recommends approval of this request.

Commissioner Estrich made a motion to approve the request to waive the funding limit for sewer line repair, seconded by Corporation Counsel Ball and carried unanimously.

151 Ashley - Request For Forgiveness Of Outstanding Balance

Owner purchased the property in 2007 and applied for roof repairs in 2008. Owner has executed a contract of sale for his property for the sum of \$6,000 and has noted that environmental conditions at the property, specifically electromagnetic fields radiation from power lines, have affected his health, causing a need to relocate. He is asking that the mortgage be forgiven and that he be allowed to retain the proceeds. The Division of Housing recommends denial of this request.

Council President Pridgen made a motion to deny the request for forgiveness of the outstanding balance, seconded by Corporation Counsel Ball and carried unanimously.

77 Connelly - Request For Forgiveness

Previous owner died in December, 2012 and responsibility for the property was transferred to her son, John Pointer III as administrator of the estate. He invested approximately \$12,000 of his savings to prepare the property for sale, but did not obtain a title search prior to completion of the work. The property was listed with Affordable Dreams Real Estate and a contract has been executed at a price of \$35,000 with a seller's concession in an amount to be determined. His attorney ran the search and discovered a Social Services lien from 1984 in the amount of \$14,018 to be satisfied, along with the BURA loan balance. In addition, there are costs of sale to be paid from proceeds as noted below. He is petitioning the committee to forgive the BURA loan balance and allow him to recoup his savings investment. Any net proceeds following that return would be paid to BURA. Division of Housing recommends approval of forgiveness of only the outstanding interest due.

Commissioner Estrich made a motion to accept a reduced amount of \$10,000.00, seconded by Corporation Counsel Ball and carried unanimously.

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3b. Tabled Items

54 Young - Request to Receive and File

Item tabled by the BURA Loan Committee on August 7, 2014 for additional information regarding request for reduced payoff. Status as of November 3, 2014 from the Housing Loan Committee - 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 for payment in full 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.

Council President Pridgen made a motion to approve a request to receive and file the above information, seconded by Corporation Counsel Ball and carried unanimously.

4.0 Adjournment

Corporation Counsel Ball made a motion to adjourn the meeting at 9:50 am, seconded by Commissioner Estrich and carried unanimously.

Approved,



Scott C. Billman, Esq. General Counsel