

**City Of Buffalo Urban Renewal Agency**  
**Loan Committee Meeting**  
**Loan Committee Meeting Minutes for January 25, 2016**

**1.0 Members Present**

Brendan Mehaffy, Vice Chairman  
Commissioner Donna Estrich  
Timothy Ball, Corporation Counsel

**Staff Present**

Scott C. Billman  
Nona Watson  
Justin Nadeau  
Risë Geller

**Members Absent**

Council President Darius Pridgen

**2.0 Reading of the Minutes**

Mr. Ball made the motion to waive the reading of the minutes from the December 3, 2015 meeting, and that they are accepted; seconded by Mr. Ball and carried unanimously. Mr. Mehaffy asked for a monthly housing intake tracking report.

**3.0 Housing Department - Informational Only**

Housing Director Yvonne McCray gave an update to the BURA Loan Committee regarding the Housing Staff Loan Committee decisions.

**4.0 NYBDC**

Mr. Mehaffy recommended that items Items 4a and 4b be voted on together.

**4a. Health Information Today, LLC, Borrower, Wellness Medical Practice, PLLC, Operating Co. - Request to allow principal to borrow from life insurance policy**

Borrower was approved to allow a disbursement of \$40,000 from his cash value of his life insurance which was used to pay the loan current. Borrower is requesting approval for an additional \$10,000 from his cash value of his life insurance policy to make office improvements and pay some payables. NYBDC is recommending the approval of the \$10,000 loan for the following reasons:

- 1.The Borrower has continuously paid as agreed.
- 2.The Loan is well secured with a Loan To Value (LTV) of 61%.
- 3.Borrower has paid down principal by 45%.

**4b. Wellness Medical Practice, PLLC, Borrower, Wellness Medical Practice, PLLC, Operating Co. - Request to recalculate loan payments based on language in note regarding annual loan forgiveness**

Note dated April 28, 2011; Section 2(E), the principal loan balance will be reduced annually beginning on the two (2) year anniversary date of the loan closing and continuing on the anniversary date on the Loan closing for years 3, 4, 5, and 6 during the term of the loan in the amount of \$10,000 less any US

**City Of Buffalo Urban Renewal Agency**  
**Loan Committee Meeting**  
**Loan Committee Meeting Minutes for January 25, 2016**

government reimbursement paid for Borrower's electronic medical records ("EMR") system purchase costs. Loan forgiveness will only occur if all Lender (BERC) debt is current and Borrower's clinic remained open under same ownership and management structure as approved by Lender. Ownership is the same since the inception of the loan (Glen Smith 100% owner). As for the payment history, beginning on May 1, 2013 (2nd year), borrower was current. As of May 1, 2014 (3rd year), borrower was current. Principal balance of the loan should have been reduced by \$10,000 on each anniversary date mentioned above. The principal balance as of May 1, 2015 should have been \$9,559.51 and a total overpayment of \$2,511.09 as of October 31, 2015. The Loan is well secured with a 3rd mortgage on subject property located at 135 Grant Street. The Loan To Value (LTV) will be 64% based on an appraisal dated 9/4/07, subsequent to this modification. NYBDC is recommending the approval/acknowledgement of the amount overpaid by the Borrower. NYBDC also recommends the amount overpaid (\$2,511.09) net December 2015 payment of loan (\$89.57), shall be refunded to the Borrower.

Mr. Ball made a motion to approve both requests, seconded by Commissioner Estrich and carried unanimously.

**5.0 Update on Economic Development Loan Program and Portfol Transition – Informational Only**

Mr. Nadeau gave a general loan update regarding the BERC loans. Loans expected to be assigned in March.

**6.0 Adjournment**

Commissioner Estrich made a motion to adjourn the meeting, seconded by Mr. Ball and carried unanimously.

Approved,

  
\_\_\_\_\_  
Scott C. Billman, Esq. General Counsel