

David A. Paterson
Governor



Deborah VanAmerongen
Chairperson

New York State Housing Trust Fund Corporation
Hampton Plaza
38-40 State Street
Albany, NY 12207

**MINUTES OF THE
TWO HUNDRED FORTY SIXTH MEETING
OF THE MEMBERS OF THE
HOUSING TRUST FUND CORPORATION**

Time and Date: 1:30 p.m., August 5, 2008

Location: 38-40 State St., Albany, New York

Members Present: Deborah VanAmerongen, Joseph Palozzola and Jennifer McCormick.

Others in attendance in Albany:

Brian E. Lawlor	Chief Executive Officer
Gary Hallock	President - OCD
Robert Shields	Vice President - OCD
David A. Cabrera	President - OHM
Richmond McCurnin	Vice President - OHM
Alan Smith	Vice President – OHM
Joseph Rabito	President – OCR
Gail Hammond	Vice President – OCR
Chris Hunsinger	Vice President - OCR
Gary R. Connor	Counsel
Catherine Johnson	Treasurer
Frank Markowski	Assistant Treasurer

Sean P. Shea	Secretary
Lori Harris	DHCR
Joseph Fryer	DHCR
Barbara Wigzell	DHCR

Minutes of the June 30, 2008 meeting of the Members

After full discussion, upon motion made by Ms. McCormick and second made by Mr. Palozzola, the minutes of the June 30, 2008 meeting were unanimously adopted.

Treasurer's Report:

Mr. Markowski presented the report to the Members for their consideration.

Highlights:

- As of June 30, 2008, the Corporation had \$ 720,224 in its bank accounts and \$ 146,184,652 in investments. No budget certificates or vouchers were pending. Several budget certificates have been approved since June 30 but the vouchers for these certificates are still pending.

Report of the President of the Office of Community Renewal

Mr. Rabito presented the report to the Members for their consideration.

Community Development Block Grant Awards to Eligible Applicants

Mr. Rabito presented the resolution to the Members for their consideration.

Highlights:

- The submission of proposed awards is seven weeks earlier than last year.
- As a result of an initiative to recapture funds from projects completed under budget and from projects that have been determined to be inoperative, an additional \$ 4,800,000 was made available in this funding round.
- The recommended awards include 32 housing rehabilitation awards for \$13,100,000, 12 public infrastructure awards for nearly \$ 6,800,000, 7 comprehensive awards for nearly \$ 4,600,000, 7 public facilities awards for nearly \$ 3,500,000, 5 home ownership awards for almost \$ 3,100,000 and 3 micro-enterprise awards for \$ 900,000.

- **The 66 proposed awards are leveraging an additional \$ 47,000,000 in other resources for projects in 65 different communities in 37 counties across the state.**

After full discussion and upon motion duly made by Ms. McCormick, seconded by Mr. Palozzola and unanimously approved, the following motion was adopted:

RESOLVED that the President of the Office of Community Renewal or other authorized officer of the Corporation be, and hereby is, authorized and directed, upon satisfactory compliance with any pre-contract conditions as are required by statute or regulation, to enter into award and regulatory agreements under the Community Development Block Grant Program with the Applicants listed below in the amounts listed below and upon such terms and conditions as are set forth in the annexed briefing report:

Comprehensive

Village of Canajoharie	164CO181-08	\$ 650,000
City of Fulton	430CO51-08	\$ 650,000
Village of Ilion	566CO152-08	\$ 650,000
City of Little Falls	653CO178-08	\$ 650,000
City of Oneonta	847CO36-08	\$ 650,000
City of Oswego	862CO114-08	\$ 650,000
City of Watervliet	1210CO79-08	\$ 650,000

Economic Development – Micro-Enterprise

County of Genesee	444ME18-08	\$ 100,000
Town of Schuyler	1045ME145-08	\$ 400,000
County of Wyoming	1279ME119-08	\$ 400,000

Home Ownership

County of Greene	477HO182-08	\$ 450,000
City of Lockport	663HO174-08	\$ 400,000

County of St. Lawrence	1106HO155-08	\$ 750,000
County of Ulster	1160HO35-08	\$ 750,000
County of Yates	1281HO124-08	\$ 750,000
<u>Housing Rehabilitation</u>		
County of Albany	8HR19-08	\$ 750,000
City of Amsterdam	32HR7-08	\$ 400,000
Village of Bainbridge	71HR189-08	\$ 400,000
Town of Brookfield	132HR62-08	\$ 400,000
Village of Carthage	185HR55-08	\$ 400,000
County of Chautauqua	222HR140-08	\$ 510,000
County of Chautauqua	222HR161-08	\$ 201,600
City of Cortland	285HR177-08	\$ 400,000
Village of Dolgeville	333HR146-08	\$ 400,000
Town of Forestport	404HR137-08	\$ 400,000
Town of Friendship	429HR32-08	\$ 400,000
Village of Gouverneur	465HR53-08	\$ 400,000
City of Hornell	552HR95-08	\$ 400,000
Town of Jay	579HR130-08	\$ 400,000
County of Jefferson	581HR52-08	\$ 500,000
Village of Marathon	700HR46-08	\$ 400,000
Village of Massena	711HR160-08	\$ 398,000
Village of Mohawk	743HR169-08	\$ 400,000
City of Port Jervis	938HR190-08	\$ 335,656
Village of Potsdam	947HR123-08	\$ 400,000
Town of Queensbury	962HR37-08	\$ 400,000
City of Salamanca	1015HR10-08	\$ 400,000
Town of Edwards	1106HR159-08	\$ 400,000
Village of Norwood	1106HR168-08	\$ 400,000
City of Watertown	1207HR54-08	\$ 400,000

Town of Morristown	1106HR170-08	\$ 400,000
Town of Sterling	1113HR175-08	\$ 400,000
County of Steuben	1115HR22-08	\$ 398,780
County of Sullivan	1126HR43-08	\$ 428,800
Town of Verona	1176HR173-08	\$ 400,000
Town of Walton	1191HR4-08	\$ 400,000
Town of Westville	1243HR6-08	\$ 400,000

Public Facilities

Village of Castleton-on-Hudson	189PF74-08	\$ 375,513
Town of Catskill	196PF75-08	\$ 400,000
City of Corning	283PF101-08	\$ 400,000
Village of New Square	795PF5-08	\$ 400,000
County of Oswego	864PF40-08	\$ 749,729
County of Schenectady	1038PF78-08	\$ 750,000
Town of Lake Luzerne	1197PF118-08	\$ 400,000

Public Water

Town of Belfast	88PW125-08	\$ 600,000
Town of Liberty	641PW141-08	\$ 600,000
Town of Middletown	731PW179-08	\$ 600,000
Town of Waterloo	1205PW157-08	\$ 405,000
Town of Westfield	1237PW93-08	\$ 553,750

Public Sewer

Village of Albion	10PR111-08	\$ 600,000
Village of Deposit	323PR134-08	\$ 400,000
Village of Groton	487PR143-08	\$ 600,000
City of Hudson	558PR67-08	\$ 600,000
Village of Kiryas Joel	603PR81-08	\$ 600,000
City of Mechanicville	718PR77-08	\$ 600,000
Village of Newark	797PR120-08	\$ 600,000

New York Main Street Awards to Eligible Applicants

Mr. Rabito presented the resolution to the Members for their consideration.

Highlights:

- **Mr. Rabito expressed his gratitude to the Office of Community Development for its work in bringing the proposed awards before the members.**
- **The 45 awards include more than \$ 4,800,000 for 476 residential, commercial and civic building renovations; \$ \$ 2,900,000 for 341 façade renovation, \$ 700,000 for streetscape enhancement and \$ 200,000 in support of 2 downtown anchor projects.**

After full discussion and upon motion duly made by Ms. McCormick, seconded by Mr. Palozzola and unanimously approved, the following motion was adopted:

RESOLVED that the President of the Office of Community Renewal or other authorized officer of the Corporation be, and hereby is, authorized and directed, upon satisfactory compliance with any pre-contract conditions, to enter into award and regulatory agreements, to be based on the guidelines established in the Rural Area Revitalization Program or Urban Initiative Program, to be determined by the location of the project, with the applicants listed below for the amounts listed below and upon such terms and conditions as are set forth in the annexed briefing report:

Andover Historic Preservation Corp.	38MS1-08	\$ 200,000
Bethel LDC	102MS2-08	\$ 200,000
Binghamton Local Development Corp.	1287MS3-08	\$200,000
Bridge Street Development Corp.	1296MS4-08	\$ 200,000
Bronx Business Alliance	1295MS5-08	\$ 200,000
Central Adirondack Partnership for the 21st Century	569MS6-08	\$ 200,000

Charlotte Community Development Corporation	1300MS7-08	\$ 200,000
Chautauqua Opportunities Inc.	1076MS8-08	\$ 200,000
Community Services Programs Inc.	1305MS9-08	\$ 200,000
Cortland Downtown Partnership	285MS10-08	\$ 200,000
Downtown Committee of Syracuse, Inc.	1303MS11-08	\$ 200,000
Downtown Ithaca Alliance	574MS12-08	\$ 200,000
Downtown Manhattan Community Development Corp.	1297MS13-08	\$ 200,000
Downtown Schenectady Improvement Corp.	1301MS14-08	\$ 200,000
Frontier Housing Corporation	137MS15-08	\$ 200,000
Gowanda's Historic Hollywood Theater, Ltd.	1290MS16-08	\$ 100,000
Greater Churchville-Riga Chamber of Commerce	1288MS17-08	\$ 200,000
Greater Glens Falls Development Corporation	1289MS18-08	\$ 200,000
Hamburg Development Corp.	1291MS19-08	\$ 200,000
Hempstead Hispanic Civic Association, Inc.	1292MS20-08	\$ 200,000
Heritage Health & Housing, Inc.	1297MS21-08	\$ 200,000
Hornell Partners for Growth	552MS22-08	\$ 200,000
Housing Assistance Program of Essex County, Inc.	579MS23-08	\$ 200,000
Hudson River Housing, Inc.	1299MS24-08	\$ 200,000
Lake City Local Development Corp.	927MS25-08	\$ 200,000
Mechanicville Area Chamber of Commerce	718MS26-08	\$ 200,000
Middleport Remediation Advisory Group	729MS27-08	\$ 89,500
Ogdensburg Growth Fund Development Corp.	836MS28-08	\$ 200,000

Oswego Housing Development Council, Inc.	724MS29-08	\$ 200,000
Patchogue Business Improvement		
Management Association, Inc.	1298MS30-08	\$ 200,000
Ridgewood Bushwick Senior Citizens		
Council, Inc.	1296MS31-08	\$ 200,000
Rural Ulster Preservation Company, Inc.	378MS32-08	\$ 200,000
Rural Ulster Preservation Company, Inc.	705MS33-08	\$ 200,000
Saratoga P.L.A.N.	282MS34-08	\$ 200,000
Sleepy Hollow Downtown Revitalization		
Corp.	1302MS35-08	\$ 185,000
Snow Belt Housing Company, Inc.	671MS36-08	\$ 200,000
Snow Belt Housing Company, Inc.	295MS37-08	\$ 200,000
South Broadway District Management		
Association, Inc.	1306MS38-08	\$ 165,000
Southwest Brooklyn Industrial		
Development Corp.	1296MS39-08	\$ 200,000
The Cambridge Valley CD &		
Preservation Partnership, Inc.	156MS40-08	\$ 200,000
Town of Huntington Economic		
Development Corporation, Inc.	1293MS41-08	\$ 100,000
Victor Local Development Corporation	1180MS42-08	\$ 200,000
Village of Lancaster Community		
Development Corporation	1294MS43-08	\$ 200,000
Walden Community Council, Inc.	1304MS44-08	\$ 200,000
Western Catskills Community		
Revitalization Council, Inc.	1109MS45-08	\$ 193,000

Community Development Block Grant Awards for Economic Development to Eligible Applicants

Mr. Rabito presented the resolution to the Members for their consideration.

Highlights:

- **The funds will be used to pay delinquent taxes, sewer and water bills, management agent start-up costs and to make emergency repairs.**
- **Mr. Fryer presented a short history of the two projects, including prior delinquencies in taxes and efforts to help the recipient.**
- **Community Unified Today, Inc. has failed to provide the financial documents the Corporation has asked for since last may.**
- **A site inspection found serious deterioration of the buildings and multiple code violations.**
- **Community Unified Today, Inc. has not responded officially to either a notice to cure or a default letter issued by the Corporation.**
- **The New York State Division of Housing and Community Renewal has terminated Community Unified Today, Inc.'s contract under the Housing and Community Preservation in Rural Areas Program.**
- **The action plan is to finalize the management contract with the Geneva Housing Authority, take over the management of the projects, conduct emergency repairs , finalize operating budgets , conduct physical conditions assessment negotiate and pay overdue taxes and utility bills.**
- **The long term plan is to make large scale repairs, initiate foreclosure proceedings and transfer the property to the Geneva Housing Authority.**

After full discussion and upon motion duly made by Ms. McCormick, seconded by Mr. Palozzola and unanimously approved, the following motion was adopted:

RESOLVED that the President of the Office of Housing Management or other authorized officer of the Corporation be, and hereby is, authorized and directed to take such action as requested in the attachments to this resolution in accordance with the Policy for Use of Funds to Preserve HTFC Assisted Projects Imperiled by Disaster or

Other Circumstances Beyond the Project's Ability to Remedy including the expenditure of funds not to exceed the amounts listed below:

Community Unified Today, Inc. 19930742 \$ 25,000

Community Unified Today, Inc. 19940969 \$ 25,000

and be it further

RESOLVED that the Treasurer or Assistant Treasurer be, and hereby is, authorized and directed to amend the Corporation's budget for the fiscal year 2008-2009 in order to fund this expenditure from any funds that may be available for such purpose.

President's Report for the Office of Community Development

Mr. Hallock presented the report to the Members for their consideration.

Highlights:

- **Mr. Hallock reported on closings that have taken place since the last scheduled meeting.**
- **A second notice of funding availability for the Low Income Housing Trust Fund Program is being issued this year for new construction and housing rehabilitation, without tax credits. A second notice of funding availability will be issue for the RESTORE Program as well.**

Low Income Housing Trust Fund Awards to Eligible Applicants

Mr. Hallock presented the resolution to the Members for their consideration.

Highlights:

- **The Knox Street and Capital City projects have existing HOME awards.**
- **The Corporation is funding only a portion of increased costs.**

After full discussion and upon motion duly made by Ms. McCormick, seconded by Mr. Palozzola and unanimously approved, the following motion was adopted:

RESOLVED that the President of the Office of Community Development or other authorized officer of the Corporation be, and hereby is, authorized and directed, upon satisfactory compliance with any pre-contract conditions as are required by statute or regulation, to enter into award and regulatory agreements under the Low Income Housing Trust Fund Program with the applicants listed below in the amounts listed below and upon such terms and conditions as are set forth in the annexed briefing reports:

Knox Street Limited Partnership	20060035	\$ 548,351
Capital City Housing Development Fund Company, Inc.	20060092	\$ 681,000
YWCA of White Plains and Central Westchester	20086033	\$ 1,275,000

Subprime Foreclosure Prevention Program Awards to Eligible Applicants

Mr. Hallock presented the resolution to the Members for their consideration.

Highlights:

- **These are the first proposed awards under the newly created Subprime Foreclosure Prevention Program.**
- **The applications were received in an open window process.**

After full discussion and upon motion duly made by Ms. McCormick, seconded by Mr. Palozzola and unanimously approved, the following motion was adopted:

Resolved that the President of the Office of Community Development or other authorized officer of the Corporation be, and hereby is, authorized and directed, upon satisfactory compliance with any pre-contract conditions as are required by the statute or regulation, to enter into award and regulatory agreements under the Subprime Foreclosure Prevention Services Program with the

applicants listed below in the amounts listed below and upon such terms and conditions as are set forth in the annexed briefing reports:

New York Legal Assistance Group 20080277 \$ 475,000

Western New York Law Center, Inc 20080278 \$ 700,000

SEQRA for the Office of Community Development

Mr. Hallock presented the resolution to the Members for their consideration.

Highlights:

- Mr. Hallock provided a summary of the proposed determination and action.

After full discussion and upon motion duly made by Ms. McCormick, seconded by Mr. Palozzola and unanimously approved, the following motion was adopted:

RESOLVED that the Corporation accepts the report of the SEQRA Committee attached hereto conditional upon the satisfactory resolution of any adverse condition identified therein; and be it further

RESOLVED that the Corporation classified the following project in accordance with the right column:

Genesee Valley Improvement Corporation 20070156 Type II

and be it further

RESOLVED that for the following project no further action is required:

Genesee Valley Improvement Corporation 20070156

and be it further

RESOLVED that the SEQRA Officer for the Office of Community Development, or the President for the Office of Community Development in the SEQRA Officer's absence, is authorized and directed to implement the determinations of the Corporation as made above.

There being no further business, the meeting adjourned upon the motion of Ms. McCormick which was seconded by Mr. Palozzola and unanimously approved.

Dated: August 5, 2008

Sean P. Shea, Secretary