

MINUTES OF THE REGULAR BOARD MEETING

#1571

OF THE

BUFFALO MUNICIPAL HOUSING AUTHORITY

April 21, 2022

I. **CALL TO ORDER**

The Buffalo Municipal Housing Authority convened in Regular session on the 21st day of April 2022 at 12:00 Noon, in the Training and Development Conference room located at 300 Perry Street, Buffalo, New York 14204 by teleconference.

II. **ROLL CALL**

The meeting was called to order by Chairman David Rodriguez. Mr. Rodriguez called for a roll call of all Commissioners present.

Members Present:

Members Excused:

Members Absent:

David Rodriguez, Chairman
Yvonne McCray, Vice Chairman
Robin Edwards, Member
Renato Graham, Member
Shatorah Roberson, Member
David State, Member

Staff

Gillian D. Brown, Executive Director and Secretary
Modesto Candelario, Assistant Executive Director
Roslyn McLin, General Counsel
Christopher Savage, Assistant Executive Director - Operations
Sharon Nelson, Associate Account Clerk
David Zielinski, Director of Capital Improvements
John Walters, Principal Accountant
Manuel Cardona, Senior Account
Tamara VanWey, Director of Management
David Granville, Administrator of Tenant Relations
Mia Moore, Management Analyst
Douglas Yorty, Special Assistant to the Executive Director
Stephanie Masiello, Asset Manager
Phil Porto, Assistant Superintendent of Maintenance

Others

Raine Schreiner, CVR Associates
Connie Stroh, CVR Associates
Linda Goodman, Norstar
Malcolm Aaron Ertha, Comptroller's Office
Tara Craig, Martha Mitchell Center
Emily Robinson, President Ken\Lang Resident Council
Leonard Williams, Member Ken\Lang Resident Council
Brian Sarama, Beacon Communities
LeAnn Hanfield, Beacon Communities
Nicole Ferra, Beacon Communities
Ken Paulin, M&T Bank

There were also other individuals who sign into the meeting on the Zoom link provided on the BMHA website.

III. APPROVAL OF THE AGENDA

Ms. McCray made a motion to accept the Agenda for today's meeting; Ms. Roberson seconded. The motion was carried unanimously.

IV. APPROVAL OF THE MINUTES

Mr. Graham made a motion to approve the Minutes from the Regular Board Meeting of March 17, 2022; Ms. Edwards seconded. The motion to approve was passed. The Minutes were thereupon duly adopted.

V. RESOLUTIONS

2022.04.21.1 *Approval of Write Off of Tenant Accounts Receivable for the NY002 LIPH Program and Marine Drive at December 31, 2021*

Submitted by Gillian Brown, Executive Director to Authority Commissioners. Ms. McCray made a motion to approve this item; Ms. Roberson seconded. After discussion, the motion to was carried unanimously.

2022.04.21.2 *To Approve Amendment No. 1 to the Contract with Lothrop Associates LLP Architects BMHA Job No. 20-27-CF Professional Architect and Engineering Services for Renovations at F.A. Sedita Apartments.*

Submitted by Gillian Brown, Executive Director to Authority Commissioners. Ms. McCray made a motion to approve this item; Mr. State seconded. After discussion, the motion to approve was carried unanimously.

2022.04.21.4 To Approve the Executive Director to Execute a Contract with Buffalo Landscaping In The Amount of \$95,380 and DMJ Property Services In The Amount Of \$48,438 for Landscaping Services at Eighteen (18) BMHA Developments.

Submitted by Gillian Brown, Executive Director to Authority Commissioners. Ms. McCray made a motion to approve this item, Ms. Roberson seconded. During discussion Ms. Edwards wanted it noted she had some concern regarding granting this contract to a company who didn't do a quality job last year. There was a roll call vote for approval of this item. The motion to approve this item was passed. Commissioners Rodriguez, McCray, Roberson and State voted to approve; Commissioners Graham and Edwards opposed.

2022.04.17.4 To Approve the Assignment of Designated Developer Status by Norstar Development to Beacon Communities, LLC

Submitted by Gillian Brown, Executive Director to Authority Commissioners. Mr. Brown gave a brief background of the two companies. He stated Norstar was being acquired and merging with Beacon Communities and stated there were representatives from both companies on the line and available to answer any questions. Ms. McCray made a motion to approve this item, Ms. Roberson seconded. Linda Goodman from Norstar, LeAnn Hanfield and Nicole Ferra from Beacon Communities introduced themselves and discussed the merger. After discussion and a roll call vote, the motion to approve this item was passed. Commissioners Rodriguez, McCray, Roberson and State voted to approve; Commissioners Graham and Edwards opposed.

2022.04.17.5 To Approve to Authorize the Executive Director to Prepare and Submit a Rental Assistance Demonstration (RAD) Program Application for Commodore Perry Homes with the U.S. Department of Housing and Urban Development (HUD) and Certifying an Agreement to Comply with all Requirements of the Program and Applicable Notices.

Submitted by Gillian Brown, Executive Director to Authority Commissioners. Ms. McCray made a motion to approve this item, Mr. State seconded. The motion to approve was carried unanimously.

2022.04.17.6 To Approve the Agency Wide Operating Budget for Asset Management Projects (AMPS), Central Office Cost Center, Marine Drive and Section 8 for Fiscal Year 7/1/2022 to 6/30/2023 and BFSA Four Year Plan.

Submitted by Gillian Brown, Executive Director to Authority Commissioners. Ms. McCray made a motion to approve this item, Ms. Roberson seconded. Mr. Brown stated at the direction of Chairman Rodriguez there was a subsequent budget workshop after the Committee meeting on Zoom and in person. Ms. Edwards wanted the record to reflect that they should have received something of this magnitude at least two weeks prior to a budget workshop and discussion on it. There was a roll call vote for approval of this item. The motion to approve this item was passed. Commissioners Rodriguez, McCray, Roberson and State voted to approve; Commissioners Graham and Edwards opposed.

VI. TABLED ITEMS

2022.02.17.1 To Approve the Executive Director to Execute a Two-Year Contract with Two (2) One-Year Extensions with the Kenfield-Langfield Resident Council Corporation, a Recognized Resident Management Corporation, for an Amount Not To Exceed \$196,350.00 Per Year.

Submitted by Roslyn L. McLin, General Counsel to Authority Commissioners.

Mr. State made a motion to remove the item from the table; Ms. Roberson seconded. The motion was passed unanimously.

Ms. McCray made a motion to approve this item; Mr. Graham seconded. After discussion, the motion to approve was passed unanimously.

VII. INFORMATIONAL ITEMS (Receive and File)

Submitted by various departments to Authority Commissioners, was a. Occupancy Report b. Public Safety Report; c. Buffalo Police Department CPO Report; d. Work Order Analysis & Work Order Completions and e. Status of Litigation Cases.

Ms. Edwards made a motion to accept Informational Items a. – e.; Ms. McCray seconded. Ms. Edwards asked that there be a briefing on Public Safety at the next meeting. The motion to approve the items to be received and filed was carried unanimously.

VIII. OTHER AUTHORITY MATTERS

Ms. McCray made a motion to schedule the next Regular Board Meeting of the Authority for May 19, 2022 at 12:00 Noon in the Training and Development Conference room located at 300 Perry Street, Buffalo, NY 14204 via Zoom. Ms. McCray seconded. The motion for the next scheduled Regular Board meeting for May 19, 2022 was carried unanimously.

IX. EXECUTIVE SESSION

None

X. ADJOURNMENT

There being no further business to come before the Authority, Ms. Roberson made a motion to adjourn the meeting; Ms. McCray seconded. The motion was carried unanimously.

Very truly yours,

Gillian D. Brown
Executive Director