



SITE SELECTION MEETING AGENDA  
FRIDAY, March 24, 2017

Attendees

Ron Talboys  
Jerry Sheldon  
Tom Graham  
Dick Delisle  
Barry Weiss

Jason Knight  
Jim Eaton  
John Kordrupel  
Teresa Bianchi – phone

A. HFH Families

- Linking of families with current properties
- Master List of prospective families?
  - Any updates? Nothing new. Need to reverify number of hours with available families.
  - John will be refreshing the list going forward. Expectation is that the list will be available for the next meeting. Donorlynk will be able to assist in reporting of families based on number of BR required, income, and other parameters.
  - Family accepted house – 312 Trenton
  - 274 Brinkman has been shown – no acceptance as of now / needs asbestos test
  - Currently using \$33,600 annual income as screen to identify families for new builds, can go down to \$30,000. There are only 7 families on the wait list that have at least 150 hours and annual income between \$30,000 - \$33,600. One family committed to 312 Trenton and another declined a 2017 new build on Wende.
  - Family linked for 390 Dewey

B. New Builds (Tom Graham)

1. **Update from Teresa on meeting with Brendan MeHaffy.**
  - **Spent time discussing HFHB program and how to fit families to homes and all of the mortgage requirements.**
  - **Discussed availability of homes from the auction process.**
  - **Discussed possible changes to acquire properties, e.g. need to pay appraised value vs. getting \$1 donation.**
  - **33 properties from auction need redos.**
  - **18 properties with renters, would like to move renters into home ownership program.**
  - **Need to develop a process to work with City and come up with a plan to turn these properties over to 1<sup>st</sup> time home owners.**
  - **City may look for some “in kind” “donations” from Habitat to expedite the process.**
  - **Teresa is planning a follow-up meeting with Brendan to review some of the initial brainstorming ideas that they discussed. He was going to look at our list of requested rehab properties from the City and will try to get us 2 properties within the next 2 months.**

**Brendan seems to be sympathetic with concerns over the walkway issue for Bailey Green and tends to be on our side. He realizes there may be some security and maintenance issues with the walkway. He may have further conversations with John Somers.**

2. **Selling new builds before applying for building permits.** (see attached document, we have discussed points 1, 2 and 3. Point #4 was added by David Floyd and Point #5 was added by Teresa.)



Selling new builds  
prior to applying for b

Will try to work on identifying 2018 families before committing to 2018 new builds.

Will coordinate this effort with Family Service. There are a total of 41 families on the wait list with at least 150 hours. 41% of the families (11 out of 27) on the list have a family size of 2 or 3. If there income is high enough, these families should be placed in our new build 3 bedroom ranch. There are an additional 14 families on the list with no family size listed.

3. **2018 new build plan options with assessed values.** (see attached Excel file)



2018 New build plan  
options.xlsx

Need to understand the “final” plan for the walkways and the soccer fields before we can finalize 2018 new build plan. Tom is assuming lots planned for Heart of the City are not available. HFHB probably needs to have a formal sit down meeting with John Somers so that we can finalize this planning. Jerry will try to meet with John for other reasons within the next month and will try to review our 2018 needs with him as well as discuss potential alternatives for Bailey Green lot usage.

4. **2/15/17 Letter from Christie Nelson the city Director of Real Estate.** (see attached PDF file. Note that 63 Zenner is a proposed Harmac pathway. In August of 2016, HFHB sent a letter to Nelson, expressing our interest in these lots and HFHB wanted to be notified if other parties wanted to purchase these lots. HFHB didn't send a formal “Request to Acquire City Owned Property”. The city Land Use Planning Committee has approved these lots for HFHB.)



Letter from city -  
vacant lots Zenner Kil

The city seems to think that our request for inquiry was actually a request for purchase. The city then approved our purchases of these properties and stated that they would need to be appraised before we could buy. Some of these properties also were allocated for other uses in Bailey Green.

C. Rehab properties

- City Auction wish list review -
- Where do we stand with inspections ? Need to get asbestos inspections scheduled. Could be as many as 7 inspections within next 2 weeks. If any homes look good, they may to get appraised. Hopefully at least 2 of them will be available in May

D. Donations

- Updates – Barry / Jim
- 101 Erb –
- 397 East – need to get in to look at
- 106 Berwyn Ave. – Tyrone Goodson contact – was looking for Habitat to perform “in kind” work at another project before completing donation. When this arrangement was declined, contact stated that they may still call us later to provide a “clean” donation.
- Updating our signs to remove Dave Floyds name – refer back to the office
- How can we promote the need for Donated Properties in the City of Buffalo , e.g. zombie homes?
- Do we need to get out and promote Habitat to outside organizations, e.g. Rotary Club(s), church groups ?

E. Domedion

- Final disposition / recommendation – Still in agreement to dispose? YES
- Janiene is trying to get comps for the area to value the property.
- Barry will contact Alex and Will to see if they are interested

F. Old Business - None

G. New Business

- John is looking forward to working with the Site Selection committee going forward
- We could use an updated Org Chart and/or updated phone list

H. Next committee meeting date

- Friday May 12 - 900