



SITE SELECTION MEETING AGENDA
FRIDAY, MARCH 23, 2018

Attendees

Jim Eaton
Jennifer Beltre
Rick Fowler
Jason Knight
Keelan Erhard

Teresa Bianchi
Tom Graham
Ron Talboys
Barry Weiss

1. Review of Mar. 2 meeting with Brendan Mehaffy – Jim



Site Selection
meeting Minutes 3_2_

2. Review of property acquisitions with COB – Rick / Teresa



Acquisition as of
3-22-18.xlsx

Listing of current property activities. Notice there are a number of properties listed outside of the City. We are hopeful that we will be able to get significant tax reductions on these properties over the life of the mortgage. More work to follow relative to tax waivers and/or licensing of Habitat to work in the suburbs. Teresa and Rick have made a lot of progress working with COB to identify rehab properties and also working with Kate Lockhart to identify potential rehab properties outside of COB.

- Any other COB updates?

3. Discuss Fruit Belt property opportunities – Teresa

I wanted to update both of you on a development that came out of the blue. As you know, I have been meeting with PUSH for the last year trying to come to a mutually beneficial agreement on how Habitat Buffalo could fulfill their members desire for homeownership opportunities (they currently have rentals), their mission to build green/energy efficient homes, balanced with our program and budget needs. In my acquisitions spreadsheet included one house a year coming from the PUSH partnership. During those discussions I met a gentleman that is part of the Fruit Belt Land Trust who brought me to the table with a few other Land Trust members to discuss their plans for homeownership.

Apparently, they have several properties designated for commercial and/or mixed use but they also have infill lots for residential construction with no partner to build on them. Rick and I will be meeting with a larger group of its membership on April 4th to further discuss how many lots are available and what the timing of the donation would

be, but it is possible that this group would donate 6-8 properties this year with additional lot for the next few years after that.

Discussions with the Fruit Belt Land Trust are still exploratory. We are still not sure what type of stipulations the Land Trust may place on Habitat if they were to indeed provide us with properties. We believe working with a Land Trust may actually be helpful to Habitat in securing additional funds from AHC. One of the goals of the land trust is to help families with affordability of properties in designated land areas. We would only pursue working with the Land Trust if they would donate properties to us as we would not want to request properties from the City.



Fruit Belt site visit to
Peach and Grape streets

Prior discussion on area

May be too political to get anything in this area

The Committed previously discussed properties in the Fruit Belt neighborhood in Aug. 2017 and we were interested in the neighborhood but felt that it was too political an issue at that time.

4. Discuss 2019 New Build Opportunities – All

(Not in order of priority or discussion)

We spent time discussing the meeting with Brendan and how the COB was interested in building strategic partnerships with key organizations including Habitat. As part of those partnerships, it seems that the City will be much more accommodating with properties and/or assistance in neighborhoods that are “strategic”.

- St. Stanislaus - We discussed that the COB was not convinced that now is the right time to build in St. Stans. They are more interested in trying to put resources in neighborhoods that have potential to “grow” or are in an area that only needs a bit of assistance.
- Cold Springs – Growth in this area may be tied to growth out of Northland and growth out of the Medical Campus. We will need to work with COB to identify some strategic blocks or lots for housing. Given that much of this neighborhood consists of multi-story dwellings, we may need to look at building 2 story homes so that our houses will blend more seamlessly into the community. There may be some opportunities for lots to be “homesteaded” to Habitat. Depending on where the growth is, we may also run into issues associated with a Historic Preservation Area, e.g. Hamlin Park.
- Northland neighborhood The Buffalo Urban Development Corporation is promoting a training center in this area. As there will be additional development money going into this neighborhood, it seems that this could be a good area for Habitat to grow into. We are still interested in learning who some of the other partners in Northland development might be.
- Teresa to meet with COB to discuss exactly what streets they are interested in around the Northland development. From there we may be able to identify some lots that we would be interested in.
- Fruit Belt – previously discussed
- Finish up in Bailey Green 31/33 Zenner and 43/45 Zenner – combination of Harmac and BG properties, there may be additional properties to review as well. Rick and Barry to identify additional lot potentials in BG neighborhood.
- Homestead options – We believe that by working with COB we will be able to have lots in Northland and/or Cold Springs “homesteaded” to us which should help reduce our acquisition costs.

5. Donations – Jim

- Ginny Rose – potential long term option
 - Sibling is currently living in family home
 - Not urgent
- Marie Herkey
 - Was anxious to work with us to donate home near Amherst St
 - Family had to work through Housing Court
 - Family has not communicated with us in several weeks and has not returned voice mail message

6. New Business ? Jim to follow up with team members relative to R&R from previous Relation Manager matrix.

7. Next meeting - Friday April 27 at 900.