

**MINUTES OF A MEETING OF THE
POLICY COMMITTEE OF THE
ERIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

DATE AND PLACE: December 14, 2023 at the Erie County Industrial Development Agency, 95 Perry Street, 4th Floor Conference Room, Buffalo, New York 14203

PRESENT: Denise Abbott, April Baskin¹, Rev. Mark Blue, Zachary Evans, Richard Lipsitz, Dr. Susan McCartney, Hon. Glenn Nellis, Laura Smith and Lavon Stephens

EXCUSED: Hon. Hon. A.J. Baines, Hon. Byron W. Brown, Brenda W. McDuffie, David J. State, Hon. John Tobia and Paul Vukelic

OTHERS PRESENT: John Cappellino, President & CEO; Mollie Profic, Chief Financial Officer; Brian Krygier, Director of Information Technology; Carrie Hocieniec, Operations Assistant/Assistant Secretary; Robbie Ann McPherson, Director of Marketing & Communications; Michelle Moore, Compliance Associate; and Robert G. Murray, Esq., General Counsel/Harris Beach PLLC

GUESTS: Josh Veronica on behalf of the Buffalo Niagara Partnership

There being a quorum present at 9:13 a.m., the Meeting of the Policy Committee was called to order by Mr. Lipsitz.

MINUTES

The minutes of the November 2, 2023, Policy Committee meeting were presented. Upon motion made by Mr. Nellis to approve of the minutes, and seconded by Mr. Blue, the Policy Committee meeting minutes were unanimously approved.

PROJECT MATRIX

Mr. Cappellino reviewed the Agency's Project Matrix. Mr. Lipsitz directed that the report be received and filed.

ADAPTIVE REUSE DISCUSSION

Mr. Cappellino presented the ECIDA and ILDC housing programs, policies, and practices and reviewed the slide deck presentation that is made a part of these minutes. Mr.

¹ Ms. Baskin participated via Zoom, however, she did not count for quorum purposes and is not considered present or eligible for purposes of voting on any action items.

Cappellino provided statutory and case law and other related secondary legal source history which permits both the ECIDA and the ILDC to undertake housing projects, including both market-rate and below market-rate as well as subsidized housing. In addition, Mr. Cappellino reviewed the Agency's housing policies as a component of the Agency's Uniform Tax Exemption Policy and Adaptive Re-Use Policy as well as the Senior Housing Policy. General discussion ensued.

At 10:12 a.m., Ms. McCartney left the meeting.

There being no further business to discuss, Mr. Lipsitz adjourned the meeting at 10:26 a.m.

Dated: December 14, 2023



Elizabeth A. O'Keefe, Secretary