

**MINUTES OF THE
445th MEMBERS MEETING OF THE
NEW YORK STATE HOUSING FINANCE AGENCY
HELD ON APRIL 11, 2013 AT 8:39 A.M.
AT ITS OFFICES AT 641 LEXINGTON AVENUE
NEW YORK, NEW YORK 10022**

MEMBERS AND DESIGNEES

PRESENT:

William J. Mulrow	Chairman
Steven J. Weiss	Vice Chairman
Thomas H. Mattox	Member
Darryl C. Towns	Member
Elaine McCann	Division of the Budget, representing Robert Megna, Member (via video conference)

Chairman William J. Mulrow opened and chaired the meetings. He turned over the meetings to Acting Secretary.

Alejandro J. Valella, Vice President and Deputy Counsel of the Agencies, acted as Secretary and stated that he would be keeping the minutes of the meeting. Mr. Valella noted that Joseph Palozzola, Vice President for Intergovernmental Relations would be assisting him at the meetings.

Mr. Palozzola noted that Elaine McCann, representing Robert Megna, Budget Director was participating in the meetings by video conference from the New York State Division of Budget conference center at the Capitol Building, Room 131, in Albany. He noted that Marge Rogatz was participating by video conference from the office of Expedia at 325 Duffy Avenue, Hicksville., NY. A public notice was given of the time and locations of both venues.

Aida Brewer, Deputy Commissioner and Treasurer, New York State Department of Taxation and Finance, Kenneth M. Bialo Member/Director MBBA/TSFC; Anthony Bergamo, Don Lebowitz, and Marge Rogatz, Directors of SONYMA attended this meeting as guests.

Mr. Palozzola asked for motions and seconds to call to order the April 11, 2013 Members and Directors meetings of the New York State Housing Finance Agency (“HFA”), State of New York Mortgage Agency (“SONYMA”), New York State Affordable Housing Corporation (“AHC”), State of New York Municipal Bond Bank Agency (“MBBA”) and Tobacco Settlement

Financing Corporation ("TSFC"). Vice Chairman Steven Weiss moved to call the HFA meeting to order; Ms. Elaine McCann seconded the motion. Vice Chairman Steven Weiss moved to call the AHC meeting to order; Ms. Elaine McCann seconded the motion. Mr. Anthony Bergamo moved to call the SONYMA meeting to order; Mr. Don Lebowitz seconded the motion. Vice Chairman Kenneth Bialo moved to call the MBBA meeting to order; Ms. Susan Watson seconded the motion. Chairman Bialo moved to call the TSFC meeting to order; Ms. Susan Watson seconded the motion.

Mr. Palozzola stated that as items are presented to each Board throughout the meetings, these motions and seconds would be used, unless specific items called for a different vote, or unless any Board member wished to record his or her vote differently.

The first item on the agenda was the President's Report. Commissioner Darryl Towns stated that it has been a busy first quarter in the housing business in New York State. He stated that Governor Cuomo, for a third year in a row, delivered an on-time budget and housing was featured prominently in it. He informed the board that the centerpiece of the Governor's housing initiative was the transfer of the remaining 44 Mitchell-Lama projects in the ESDC portfolio to HFA. He stated that the Agency expects to fund the recapitalization and rehabilitation of up to 35 of those projects. Commissioner Towns stated that the remaining nine projects, based on the Agencies' analysis, do not currently require assistance. He stated that those 35 projects represent 10,425 units of affordable housing located throughout the state with concentrations in New York City, the Mid-Hudson Valley, Western New York and the Finger Lakes. Mr. Towns stated that in relation to this acquisition the board will be asked at today's meeting to approve the issuance of approximately \$46-million in taxable bonds for the purchase of the first mortgages, subordinate loans and IRP contracts with respect to the 35 projects to be refinanced. He stated that the Governor and the legislature agreed to appropriate \$25 million for AHC, \$32.2 million for the Low Income Housing Trust Fund and the continued funding of all of the programs that are leveraged at HFA, including Main Street, the Rural Rental Assistance Program and the Homes for Working Families program. He stated that the currently enacted budget requires certain transfers of monies from the MIF's Project Pool Insurance Account and that each transfer requires a determination by the Agency that at the time of the transfer the reserves remaining in the Project Pool Account must be sufficient to attain and maintain the credit rating required to accomplish the purposes of the Project Pool Insurance Account and the Agency believes it is able to meet this requirement. He said that there will be more on this topic at the May board meeting. Commissioner Towns stated that the agenda, at this meeting, has many administrative items and the board will be informed of all the actions from the Governance and Audit Committees which met on Tuesday, April 9, 2012. He stated that the Agencies continue to work on all issues related to Super Storm Sandy and he thanked Matthew Nelson and his staff for their good work on the Agency's Action Plan for the initial \$1.7 billion in Federal CDBG Funding for Disaster Recovery. He also noted that the Agencies have begun to coordinate the Governor's Sandy buy-out program and details will follow. Commissioner Towns stated that in early March in conjunction with the annual NCSHA legislative conference held in Washington, DC, HCR staff along with Governor Cuomo's DC office and our colleagues at NYC HPD and HDC visited with NYS elected officials in the House and Senate seeking additional CAP and tax credits to help with the Sandy rebuild. He stated that the Agencies are

hopeful that a tax bill, including these requests, could be introduced later in the legislative session.

Commissioner Towns informed the Board that staff attended and participated in the New York State Association for Affordable Housing conference in Buffalo and attended the Citizens Housing Planning Council event. He stated that SONYMA loan reservations averaged \$1.2 million per day in February and \$1.6 million per day in March slightly lower than in 2012. He added that delinquencies at SONYMA for February were at 4.17% an increase from 3.02% in February of 2012. He stated that these rates compared very favorably to the overall delinquency for New York State which sits at 11.28% and nationally at 8.04%. He stated that the Mortgage Insurance Fund Committee has been asked to approve mortgage insurance on a \$2.6 million mortgage on a CPC all affordable project in Orange County with 15 of the total 78 units set aside for those with developmental and physical disabilities. He stated that the Board will be asked to approve 185 units of AHC projects all outside of NYC totaling over \$3 million. Commissioner Towns thank the staff for all the work they are performing.

Chairman Mulrow added to the Commissioners comments by stating that he agreed with the Commissioner that is has been a busy quarter and that over the last year the Board committees have streamlined how the Board works and a number of the decisions are being made by the committees which meet before the Board meetings. Chairman Mulrow stated that evidence of this increased activity will be highlighted in the reports of the committees' activities that follow.

The next item was the report of the Audit Committees. Mr. Palozzola reported that the Audit Committees held meetings on April 9, 2013 and approved the Minutes of the January 28, 2013 meetings; adopted a resolution approving the Internal Audit's Work Plan for Fiscal Year 2014; adopted a resolution recommending the approval of Internal Audit Follow-Up of 2011 Audit Reports; approved a resolution recommending the approval of the Seventh Audit Committee's Self-Evaluation; and a review of Financial Statement Update for the First Quarter Fiscal 2013 (Third Quarter Fiscal 2013 AHC).

The next item was the report of the Governance Committees. Mr. Palozzola reported that the Governance Committee held meetings on April 9, 2013 and approved the minutes of January 29, 2013; approved a resolution recommending approval of the Seventh Annual Evaluation by the Governance Committees; adopted a resolution approving the Agencies' Information Technology contracts with Application Oriented Designs, Inc., Housing and Development Software, LLC, Real Page Inc., and Xand Corp.; reviewed IT related expenditures paid with purchase orders; approved a resolution approving the extension of the insurance consultant contract with Insurance Advisors; adopted resolution approving the Agency's contracts with Pathstone Corp., InHouse Corp., Long Island Housing Partnership, and an annual review of the McCormick Consulting Services, Inc. contract for technical assistance consulting services with respect to the Agency's Manufactured Home Cooperative Fund Program; and

reviewed of contracts for arbitrage rebate services with Hawkins, Delafield and Wood, and Bond Logistics LLC.

The next item on the agenda was the adoption of the minutes of the 444th HFA Members meeting held on January 29, 2013. Mr. Palozzola reported that there were no corrections or comments from the Members and the minutes were deemed approved.

The next item on the agenda was a resolution approving the results of the Seventh Annual Self-Evaluation by the Audit Committee. Chairman Mulrow stated that information regarding this item was contained in the meeting materials provided which are incorporated herein by reference.

Vice Chairman Weiss moved to adopt the resolution; Ms. McCann seconded the motion and the following resolution was adopted unanimously:

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY, STATE OF NEW YORK MORTGAGE AGENCY, NEW YORK STATE AFFORDABLE HOUSING CORPORATION, STATE OF NEW YORK MUNICIPAL BOND BANK AGENCY AND TOBACCO SETTLEMENT FINANCING CORPORATION APPROVING THE AUDIT COMMITTEES' SELF-EVALUATION

The next item on the agenda was a resolution approving the results of the Seventh Annual Self-Evaluation by the Governance Committees. Chairman Mulrow stated that information regarding this item was contained in the meeting materials provided which are incorporated herein by reference.

Vice Chairman Weiss moved to adopt the resolution; Ms. McCann seconded the motion and the following resolution was adopted unanimously:

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY, STATE OF NEW YORK MORTGAGE AGENCY, NEW YORK STATE AFFORDABLE HOUSING CORPORATION, STATE OF NEW YORK MUNICIPAL BOND BANK AGENCY AND TOBACCO SETTLEMENT FINANCING CORPORATION APPROVING THE GOVERNANCE COMMITTEES' SELF-EVALUATION

The next item on the agenda was a resolution authorizing the approval of the Bond Sale Report for the quarter ending January 31, 2013. Chairman Mulrow stated that information

regarding this item was contained in the meeting materials provided which are incorporated herein by reference.

Vice Chairman Weiss moved to adopt the resolution; Ms. McCann seconded the motion and the following resolution was adopted unanimously:

**A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY
AND STATE OF NEW YORK MORTGAGE AGENCY APPROVING THE
AGENCIES' BOND SALE REPORT**

The next item on the agenda was an informational item regarding a review of the Agencies 1st Quarter Procurement Report for the period commencing November 1, 2012 and ending January 31, 2013. Chairman Mulrow stated that information regarding this item was contained in the meeting materials provided which are incorporated herein by reference.

The next item on the agenda was an information item regarding the Financial Statement Update for the 1st Quarter of Fiscal Year 2013 and the 3rd Quarter Fiscal for 2012 for AHC. Chairman Mulrow stated that information regarding this item was contained in the meeting materials provided which are incorporated herein by reference.

The next item on the agenda was an information item regarding the review of 1st Quarter (2013) Investment Reports for the period ending January 31, 2013. Chairman Mulrow stated that information regarding this item was contained in the meeting materials provided which are incorporated herein by reference.

The next item on the agenda was an information item regarding the Administrative Budget Report as of January 31, 2013. Chairman Mulrow stated that information regarding this item was contained in the meeting materials provided which are incorporated herein by reference.

The next item on the agenda is an information item regarding annual review of the agencies leases for the offices located in NYC, Buffalo and Albany. Vice Chairman Weiss inquired why the lease for the Buffalo offices is allocated 100% to HFA and not to HCR. Commissioner Towns responded that there are two offices in Buffalo and this particular office is allocated to the public authorities.

The next item on the agenda was a resolution authorizing issuance of bonds to fund acquisition of the New York State Urban Development Corporation (UDC) Mitchell Lama loan portfolio. Ms. Zucker stated that approval of this bond issue would allow HFA to take the first step in implementing the Governor's initiative to transfer the remaining Mitchell Lama mortgages held by ESDC to HFA. She stated that the request consisted of three components: (i) the approval of a bond issue which will fund the one-time payment to UDC; (ii) the approval of a term sheet and a letter agreement outlining the business terms between UDC and HFA; and (iii) the approval of a contract with Greystone servicing which currently services this loan portfolio to continue to service the loans on an interim basis. Ms. Zucker said that this Mitchell Lama portfolio has faced challenges since its inception and that Governor Cuomo's initiative seeks to preserve and recapitalize this important affordable housing resource. She stated that the Agency will be undertaking this initiative in a two stage process. She stated that in the first stage HFA will issue approximately \$46 million in taxable bonds to fund the payment to UDC and to pay related costs of issuance. Ms. Zucker stated that this payment to UDC will facilitate the purchase and transfer of the loan portfolio which consists of a range of first mortgages, second mortgages and IRP contracts on 44 properties located throughout the State of New York. She described the IRP contracts as a critical component of the financing plan. She stated that the IRP is an interest reduction payment contract under Section 236 of the HUD regulations, and provides for an interest rate subsidy between the rate on the mortgage and 1%. She noted that it is important to the Agency because it provides a guaranteed flow of income into the Agency directly from the federal government, and said that it is this steady stream of income that the Agency intends to leverage with its bond issue. She stated that the bonds are intended to mature over a five year period and be secured by the pledge of these IRP contracts. Ms. Zucker stated that the contracts will provide for over 1.3 times the coverage on the bond issue over its five year term. She stated that the Agency's plan is to take the excess income from the IRP contracts plus the income that flows off from the first mortgages and the second mortgages, to the extent that they are paying, and reinvest them into the property recapitalization. She stated that the 44 project portfolio contains over 10,400 units, and that the Agency intends to recapitalize 35 of these projects. She stated that according to the Agency's analysis, these projects need the most work and they consist of about 8,600 units. She stated that the Agency expects to accomplish this over the five year term of the bond issue.

Ms. Zucker stated that historically the Agency has financed approximately 25 to 30 projects a year and she expects that these projects will become a portion of the work that the agency does without becoming a huge increase in what is done annually. She said that typically, the Agency has been recapitalizing three to four of these projects in recent years as part of its regular book of business. Ms. Zucker stated that the Agency has been assured that the necessary staff will be in place to manage the workflow. She said that the term sheet letter agreement set forth the business terms between the two agencies and that there was a draft included in the board materials. Ms. Zucker stated that there is one open issue which she expects will be resolved over the next several days, and if that issue is not resolved staff will bring this item back to the board for its approval in May. She stated that the other item being presented for approval is the Greystone servicing contract. She stated that historically HFA services its own loan portfolio, but the expectation is that 9 projects which are not intended to be refinanced will be migrated to HFA as soon as feasible to service the loans and the 35 loans will migrate to HFA as project recapitalizations are undertaken. Ms. Zucker stated that the effort to get this portfolio to

HFA has included a wide range of people from HFA and HCR. Ms. Zucker complimented everyone's effort to get the Agency here and they include Michael Skrebutenas, Sharon Devine, Richmond McCurnin, Al Walcott, Mark Flescher, Gloria Boyd, Gail Bressler, Roger Harry, Stuart Zalka, Barbara Roslyn and Alejandro Varella. She stated that the Agency is really excited about this initiative because it represents the single largest component and the majority of the Governor's \$1 billion housing plan. Ms. Zucker said that it is both a challenge and an opportunity for HFA to do what it does best, and that is to save and preserve affordable housing.

Chairman Mulrow stated that as Chairman, he knows that this has been an objective of HFA for some time and the Governor's office has seen the merit in moving this housing initiative to HFA where he believes it belongs. He stated that it was more work and more of a burden on the Agency but HFA will get more resources to help the Agency with this task, and from his perspective the Agency can make a big difference in affordable housing which is critical in New York State. He thanked Ms. Zucker for her presentation and asked if any members had questions.

Vice Chairman Weiss stated he would like to echo the Chairman's thoughts about staff and the extraordinary amount of work and effort performed by staff and Ms. Zucker and he thank them for doing a great job. He stated that he had a number of questions and asked for clarification as to the amount of the bond issue. He noted that the resolution before the board contemplated an amount not to exceed \$46 million, but the accompanying materials referenced \$46.24 million. Ms. Zucker responded that the amount is subject to change, as the closing approaches. Vice Chairman Weiss stated that in the resolution there are places where it refers to the Agency acquiring the Mitchell Lama projects and he wanted to clarify that the Agency is acquiring only the debt on portfolio. Ms. Zucker confirmed that HFA is only acquiring the debt. Vice Chairman Weiss asked Ms. Zucker to explain the calculation of the purchase price. Ms. Zucker responded that it was calculated after negotiations between the NYS Division of the Budget, HFA and UDC. Vice Chairman Weiss asked if the amount of the IRP which is being used to service the bonds will be sufficient to pay the debt service on the bonds. Ms. Zucker responded that the IRP payments will be more than enough. Vice Chairman Weiss asked if when each project is refinanced the \$46 million will be decreased. Ms. Zucker stated that any prepayment of the mortgage debt will be put back into the bond resolution. She stated that the amount may be used for renovations on the next project in line or to accelerate the debt service on the bonds and the Agency has the ability to pre-pay the bonds early. Vice Chairman Weiss stated that the Agency has, in the past, participated on financings to take individual projects out of this Mitchell Lama portfolio, and that one of the components in the negotiations with ESDC has been to figure out how much to pay them for the amount of the IRP that they were losing. Ms. Zucker stated that it has been a challenge in the past for everyone involved in the previous Mitchell Lama refinancing, but the hope is that the process will move along faster now because this portfolio has been transferred to the housing agency. Vice Chairman Weiss stated that it would be helpful to the board to get an explanation of how the Agency did with regard to their negotiations on obtaining the entire portfolio, as opposed to how it had been previously done at ESDC where each developer negotiated each transaction one at a time. Ms. Zucker responded that the Agency thinks that it obtained a fair price for this portfolio. Vice Chairman Weiss stated that in the resolution there were a number of sections about default and the risk of default. He asked if Ms. Zucker could articulate what it is that the Agency is taking on in terms of risk by

assuming approximately \$46 million worth of debt. Ms. Zucker responded that based on the Agency's assumptions, and assuming the current market conditions, the Agency's coverage will be over 1.3 times the debt service on the bonds. Ms. Zucker stated that the risk will not in the first phase of issuing the bonds and acquiring the portfolio, but rather things that could happen over time once the portfolio is in the Agency's hands, that are hard to predict at this point. Ms. Zucker stated that the Agency has made certain assumptions on what the interest rates will be over the next five years when each of the projects is refinanced, and there could be another economic downfall in the country which could make the interest rates significantly higher than expected. She stated that the Agency performed a number of sensitivity analysis and worked very closely with the Division of the Budget looking at the different underlying assumptions of what will happen in the second phase. She stated that the Agency based the second phase analysis on the Agency's past experience to date in terms of renovation costs of the projects, looking at renovation costs of upstate rural, suburban and urban transactions and tested those costs and added to them to make sure that the Agency was being conservative in the renovation costs numbers. She stated that the Agency assumed that it would be participating in HUD's Rental Assistance Demonstration program, and the Agency requested that all of the borrowers send in a letter to request to participate in the program on a going forward basis. She noted that participation in RAD will give the Agency the ability to project-base a higher level of Section 8 units in each of the projects, giving the Agency the ability to maximize the first mortgage debt. She stated that to the extent that the Agency can maximize the Section 8 income into the project that would be a guaranteed income stream, which maximizes the first mortgage component of the capital structure. She stated that if the RAD program is no longer available then there may be a need for a higher subsidy level in the projects. She stated that another risk is that there have been discussions in the past about doing away with the tax credits program and tax exempt bonds and if this would happen it would affect the interest rates assumptions. Ms. Zucker stated that there are a number of extraordinary catastrophic events that can affect the Agency's ability to implement this program and that she cannot predict what the future would be under some of those more catastrophic risks.

Mr. Valella stated that there is a risk in the first phase being approved at this meeting, which is unlikely but will be disclosed in the Offering Statement, and relates to the IRP payments. Ms. Zucker responded that there are certain events that could disrupt the income from the IRP contracts but HUD has provided assurances to UDC in the past that these events do not include the foreclosure of any of the properties and the Agency has requested similar assurances for the Agency's issuance. Vice Chairman Weiss asked if the Agency was assuming that the threat of foreclosure will be how the Agency will get the owners to negotiate with the Agency. Ms. Zucker stated that the Agency is exploring all of the possible tools and this would be one of them. Vice Chairman Weiss stated that in almost all of these cases in the portfolio the partners' capital accounts are negative and getting the owners to negotiate is a major component of the second phase. Vice Chairman Weiss stated that he had a number of questions and comments regarding the second phase, but stated that perhaps those questions are premature. Vice Chairman Weiss asked that before presenting these projects to the Board, in the future, in connection with the recapitalizations, it would be helpful if staff would provide the Board with an overall plan for the refinance, which should include the staffing plan and the Agency's selection process so that the Board understands how it is approaching the refinance phase. Vice Chairman Weiss stated that he is particularly concerned in the timing because there are expiring

IRPs and when they expire the ability to leverage those federal funds goes away. Ms. Zucker responded that the Agency would triage the portfolio by working backwards. Vice Chairman Weiss clarified that the Agency will fund the projects based upon the need and the expired IRP. Ms. Zucker stated that this is correct. Vice Chairman Weiss stated that it would help the Board going forward to know what the pipeline of projects to refinance will look like. Vice Chairman Weiss stated that he felt that there are resources and staff at the City level that the Agency should explore since 1/3 of this portfolio is located in the City and his concern would be that there will not be enough resources to do all the upstate projects. He said that one way of doing that is to use the city's resources to help the Agency offload some of the Agency's obligations. Ms. Zucker stated that the Agency would take that under advisement, but wanted to inform the Board that the assumptions on the revenue flow from all of the projects will help to reposition all of the projects. Ms. Zucker stated that Vice Chairman Weiss's concerns are real regarding the upstate projects, because they tend to be the more challenged assets. She said that they have lower income levels and the markets are not as strong and the assumption of all the revenues and all the payments including the New York City properties is something the Agency needs to count on to take care of the upstate projects. She stated that the Agency is open to considering all local municipal partners as the Agency moves forward. Vice Chairman Weiss acknowledged Ms. Zucker's effort in the process.

Commissioner Mattox asked about liability, now that the Agency is involved in this portfolio, given the maintenance and the historical concerns regarding the quality of the construction of this portfolio. Commissioner Mattox asked about the risks that the Agency will face if the conditions in the properties deteriorate, if the owners do not stay on top of scheduled maintenance, or if the costs exceed the Agency's expectations. Mr. Richmond McCurnin, from DHCR, was asked by Ms. Zucker to respond to these questions. Mr. McCurnin stated that DHCR has overseen the entire portfolio almost since its inception. Mr. McCurnin stated that the portfolio has been a challenge to deal with because of the way it was designed and constructed and in its inability to accumulate reserves over a period of time. He stated that going forward DHCR hopes to get an asset that is fully rehabilitated and can then treat these projects like the Mitchell Lama are typically treated, wherein it is a matter of indentifying problems and having resources to address them as opposed to chasing problems. Ms. Zucker stated that on an interim basis there are emergency funds set aside through the end of the year through UDC to do the emergency repairs. Ms. Zucker stated that the Agency is taking the projects in their current condition, but that Mr. McCurnin is referring to the second phase of the financing when the Agency will recapitalize individual projects. Mr. McCurnin stated that there are three projects that are in the Coney Island area and they were directly affected by Super Storm Sandy. He stated these projects will have some Empire State Relief funds dedicated to them of approximately \$3.5 million. He stated that the Sandy damage had been estimated at approximately \$8 million but that was based on a wish list of doing everything from start to finish. He stated that the Agency will have some monies to address the Sandy damage and then when the refinancings are done there will be additional resources. He stated the expectation is to get these projects to a point where they are fully functional and stable as opposed to what has been the case for the past 35 years which is less than acceptable design, construction and electric heat in all these buildings. He said that the goal is to start off fresh with a fully renovated project and build up reserves so that down the road when problems occur the funds that are available

will address any issues. He stated that the operating costs in some of the buildings are out of control.

SONYMA Director Don Lebowitz asked if there would be SONYMA insurance on these projects. Ms. Zucker stated there may be SONYMA insurance on the smaller projects but primarily it will be Freddie Mac or Fannie Mae. Mr. Lebowitz also asked about the excess coverage. Ms. Zucker stated that the monies will be locked into the bond resolution.

Chairman Mulrow restated that this is an important task for the Agency to take on and an opportunity to make a difference with the deteriorating housing stock throughout New York State. He stated he is glad the Agency will have this portfolio and that it will take a lot of work, but he feels the challenges that were outlined are challenges the Agency has always faced looking into the future and which are hard to predict. He stated that he took comfort in the excess coverage, which is high for this type of transaction. Chairman Mulrow stated that exploring what the Agency could do with the Agency's municipal partners is something worthwhile but he feels this is an important responsibility for the Agency and that the Agency is up for the challenge. Commissioner Towns stated that this has been talked about for many years and he wanted to thank Ms. Zucker and her staff for their tremendous work in accomplishing this transfer. Commissioner Towns further added that he wanted to particularly acknowledge and thank the Chairman for his role and hard work in assisting by reaching out to the senior leadership in the Administration.

Vice Chairman Weiss moved to adopt the resolution; Ms. McCann seconded the motion and the following resolution, as revised to include Mr. Weiss's comments, was adopted unanimously:

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING AND APPROVING A RESOLUTION AUTHORIZING THE ISSUANCE OF BONDS TO ACQUIRE THE UDC MITCHELL LAMA LOAN PORTFOLIO AND THE ENTERING INTO OF CERTAIN AGREEMENTS IN CONNECTION THEREWITH.

Commissioner Towns made an announcement to the Board that Michael Skrebutenas, Interim Chief Operating Officer, would be leaving the Agencies for a private sector opportunity. Commissioner Towns stated that Mr. Skrebutenas has served as one of his key staff members and he congratulated him on his new opportunity and thanked him for his service to the Agencies. Chairman Mulrow stated that Mr. Skrebutenas has been a great resource and it is a huge loss to the Agencies.

Chairman Mulrow asked for a motion and a second to adjourn the HFA meeting. There being no unfinished business, Vice Chairman Weiss moved to adjourn; Ms. McCann seconded the motion, and the meeting was adjourned at 9:30 AM.


Alejandro J. Valella, Acting Secretary