

NEW YORK STATE PUBLIC AUTHORITIES CONTROL BOARD

R E S O L U T I O N No. 25-HF-1018

APPROVING A SPECIFIED PROJECT OF THE HOUSING FINANCE AGENCY
(Small Building Participation Loan Program
Middlesex Gardens Apartments)

WHEREAS, the New York State Public Authorities Control Board ("PACB"), created pursuant to Chapter 38, Laws of 1976, as amended, is empowered by section 51 of the Public Authorities Law to receive applications from designated public benefit corporations, including the Housing Finance Agency ("HFA"), for approval of the acquisition, rehabilitation, construction or financing of any project proposed by any such public benefit corporation; and

WHEREAS, PACB has duly received an application from HFA for approval of a loan (the "Small Building Loan") in the amount of approximately \$6,000,000 to fund the substantial rehabilitation of a mostly vacant 40-unit apartment complex on 2.4 acres in the Village of Fredonia, Chautauqua County, known as Middlesex Gardens Apartments (the "Project"), where the average rent affordability of all residential units in the project will be no more than 90% of the Area Median Income ("AMI") adjusted for family size for Chautauqua County; and

WHEREAS, the Agency has established the Small Building Participation Loan Program ("SBPLP") for the purpose of funding loans to help finance the adaptive reuse of vacant buildings and

the rehabilitation or new construction of multifamily buildings for projects ranging in size from 5 to 50 units located in municipalities excluding New York City, provided that the units in such buildings shall be reserved for occupancy by households earning no more than 120% of AMI and where average rent affordability of all units in the project shall not exceed 80% of AMI; and

WHEREAS, HFA intends to fund the Small Building Loan to the Project from funds available from SBPLP, or any funds legally available to the Agency for this purpose, which Small Building Loan will be for a term of thirty (30) years, and will accrue interest at 0.5% per annum, with full principal and interest due at maturity, and will not be issuing any bonds in connection with the loan or the Project; and

WHEREAS, HFA expects to provide the Small Building Loan in the maximum amount of \$6,000,000 to 343 Central Acquisitions Holdings LLC, a single-purpose entity controlled by Adam Serbert and Eric Winstanley, who have an 80% beneficial ownership interest, in order to provide financing for the Project; and

WHEREAS, a copy of HFA's application has been duly filed with the Comptroller and he has had an opportunity to comment;

NOW, THEREFORE, BE IT RESOLVED, that PACB approves the Project identified below, in accordance with Section 51 of the Public

Authorities Law:

(Continued on Next Page)

PROJECT IDENTIFICATION

Project Description

Middlesex Gardens Apartments

Rehabilitation of a 40-unit apartment complex on 2.4 acres in the Village of Fredonia

(Chautauqua County)

<u>Sources of Funds-Construction</u>	<u>Estimated Amount</u>
Construction Loan	\$ 4,183,000
HCR Subsidy Loan: SBPLP	\$ 6,000,000
HCR Subsidy Loan: CEI	\$ 1,000,000
Historic Tax Credit Equity	\$ 597,947
Owner Equity	\$ 1,803,583
Total Sources	\$ 13,584,530

<u>Sources of Funds-Permanent</u>	<u>Estimated Amount</u>
Permanent Loan	\$ 2,580,000
HCR Subsidy Loan: SBPLP	\$ 6,000,000
HCR Subsidy Loan: CEI	\$ 1,000,000
Historic Tax Credit Equity	\$ 2,201,136
Owner Equity	\$ 1,803,394
Total Sources	\$ 13,584,530

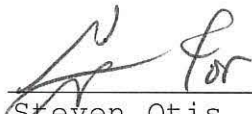
<u>Uses of Funds</u>	<u>Estimated Amount</u>
Acquisition Costs	\$ 2,935,000
Hard Construction Costs	\$ 8,478,732
Soft Costs	\$ 1,842,987
Reserves and Escrows	\$ 327,811
Total Uses	\$ 13,584,530

* * * * *

The resolution shall become effective upon a determination by HFA of the availability of total development cost.

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Blake G. Washington, Chair
Public Authorities Control Board

A handwritten signature in black ink, appearing to read "Steven Otis", written over a horizontal line.

Steven Otis, Member of the Board

A handwritten signature in blue ink, appearing to read "Leroy Comrie", written over a horizontal line.

Leroy Comrie, Member of the Board

25-HF-1018

Date: June 25, 2025

CERTIFICATION

STATE OF NEW YORK
COUNTY OF ALBANY ss.

I, Elyse Young, Secretary of the New York State Public Authorities Control Board, do hereby certify that at a meeting of such Board, held on June 25, 2025, the attached resolution was duly adopted by the unanimous vote of the Members of the Board. The resolution attached is a true copy of the resolution and the certification of the determination made by such resolution and of the signatures thereto of each of the Members of the Board or their duly appointed representatives, the original of which is on file in my office. As of the date of this certification, such resolution has not been modified, superseded, amended or repealed and remains in full force and effect.


In witness thereof I have hereunto set my hand this 25th day of June 2025.



Elyse Young
Secretary

STATE OF NEW YORK
COUNTY OF ALBANY ss.

On this 25th day of June 2025, before me personally came Elyse Young to me known, who, being by me duly sworn, did depose and say that she is the Secretary of the New York State Public Authorities Control Board, that she executed the foregoing certification and that the contents thereof are true.



Brittany N. Glenn
Notary Public, State of New York
No. 01GL6253075
Qualified in Rensselaer County
Commission Expires: 12/19/2027