

**Minutes of the Meeting
of the
Downtown Committee
of
Buffalo Urban Development Corporation
901 City Hall
Buffalo, New York 14202
October 10, 2017
12:00 p.m.**

Committee Members Present:

James W. Comerford
Dottie Gallagher-Cohen
Thomas R. Hersey, Jr.
Brendan R. Mehaffy (Committee Chair)
Steven J. Stepniak

Committee Members Absent:

Darby Fishkin
Darius G. Pridgen

Officers Present:

Peter M. Cammarata, President
David A. Stebbins, Executive Vice President
Brandy Merriweather, Vice President
Kevin J. Zanner, Secretary

Guests Present: Debra Chernoff, Buffalo Place, Inc.; and Jamie Hamann-Burney, Buffalo Niagara Medical Campus, Inc.

Roll Call: The Secretary called the roll at 12:15 p.m. A quorum of the Committee was present.

- 1.0 **Approval of Minutes of the July 11, 2017 Meeting** – The minutes of the July 11, 2017 meeting of the Downtown Committee were presented. Ms. Gallagher-Cohen made a motion to approve the meeting minutes. The motion was seconded by Mr. Comerford and unanimously carried.
- 2.0 **BBRP Loan Program – McCarley Gardens – Consistency Determination** – Ms. Merriweather presented her October 10, 2017 memorandum regarding a proposed BBRP loan program consistency determination for the McCarley Gardens project. This project was submitted by Sinatra & Company and involves the renovation of 135 residential units and the construction of fifteen new affordable housing units. The developer is seeking a \$750,000 loan which will be used to bridge the tax credits financing for the project and is committed to exceeding the 25%/5% M/WBE utilization goals. The Committee discussed the project. Ms. Merriweather indicated that the NYBDC loan underwriting process would not begin until a primary lender is identified by the developer. Ms. Merriweather also confirmed that the loan funding would be utilized to construct new residential units. Ms. Gallagher-Cohen commented that BBRP was designed to create market rate housing through adaptive reuse of underutilized or vacant buildings, and questioned the project's consistency with BBRP. There was also a question regarding whether this project will result in net new housing. Ms. Merriweather noted that BBRP loan guidelines do not prohibit affordable housing projects. Mr. Mehaffy and Ms. Gallagher-Cohen suggested that the project should be reviewed with the Loan Committee to consider the policy issues. Ms. Gallagher-Cohen asked whether NYBDC had weighed in on this project. Ms. Merriweather responded that NYBDC does not become involved until the loan is submitted for underwriting. In response to a question from Mr. Cammarata, Mr. Zanner stated that the

Loan Committee is not presently authorized by the Board to issue consistency determinations, so once the Loan Committee completes its review, the Downtown Committee would reconvene and consider the consistency determination. At the conclusion of the discussion, Ms. Gallagher-Cohen made a motion to table the consistency determination and seek input from the Loan Committee regarding the project. The motion was seconded by Mr. Comerford and unanimously carried.

- 3.0 **BBRP Loan Program – C.W. Miller Livery Project – Consistency Determination** – Ms. Merriweather presented her October 10, 2017 memorandum regarding a proposed BBRP loan program consistency determination for the C.W. Miller Livery project. This item was previously tabled by the Committee at its July 11, 2017 meeting. As initially presented, the project did not include any residential component. Ms. Merriweather noted that the developer has since made changes to the project to include one to two residential units. In addition, BPS Board of Education recently approved the project site for the location of the Emerson School project. The consensus of the Committee was that this project should also be reviewed with the Loan Committee before further action is taken by the Downtown Committee.

- 4.0 **BBRP Loan Program – General Update** – Ms. Merriweather circulated the October 10, 2017 BBRP Loan Status Report. All loans are current. She noted that First Amherst Development Group is no longer listed in the report, as the company decided not to move forward with a BBRP loan. Mr. Cammarata noted that the Sinclair project is listed in the report as a potential loan, but that the project is completed and the building occupied.

- 5.0 **Housing Market Study** – Ms. Merriweather reported that Real Property Research Group, Inc. (RPRG) has been selected to prepare the residential housing market study.

- 6.0 **Downtown Infrastructure – Project Updates** – Ms. Merriweather presented a report on downtown infrastructure projects. A kick-off meeting was recently held with the design consultant for the Erie/Shelton Square project, which followed the Common Council's approval of the consulting agreement. An application for \$250,000 in grant funding has been submitted to National Grid for a Court Street project.

- 7.0 **Queen City Pop Up** – Ms. Merriweather reported that BUDC issued a request for proposals for the holiday version of the Queen City Pop Up program. The RFP is posted at the BUDC, City of Buffalo and Buffalo Place websites. The location for the holiday program is 50 Fountain Plaza and will run from November 9th through December 31st. Ms. Merriweather noted that 22 of the 27 participants in the program were MBE, WBE or MWBE retailers.

- 8.0 **Buffalo Place Updates** – Ms. Chernoff circulated a handout to the Committee which included photographs of various downtown properties in the 400 and 500 block that received Main Street grant funding through Buffalo Place. She also reported on a grant application submitted by the Central Library to create a "reading park" for outside Library programming.

- 9.0 **Erie Canal Harbor Development Corp. Updates** – No update was presented for this item.

- 10.0 **Buffalo Niagara Medical Campus Updates** – Mr. Hamann-Burney presented an update regarding the Buffalo Niagara Medical Campus. The new Children's Hospital will open on November 10th. The UB School of Medicine building is on track to be completed in time for classes in January. The parking garage at 854 Ellicott Street is scheduled to be completed in May 2018. He also reported on the participation of Kaleida Health and Roswell Park in the Metro Rail pass initiative, which is intended to reduce parking congestion at the medical campus. Mr. Hamann-Burney closed his report with an update on programming, including a Topcoder event.

11.0 Adjournment – There being no further business to come before the Downtown Committee, upon motion made by Mr. Comerford, seconded by Ms. Gallagher-Cohen and unanimously carried, the October 10, 2017 meeting of the Downtown Committee was adjourned at 1:00 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary