

**Minutes of the Special Meeting  
of the  
Board of Directors  
of  
Buffalo Urban Development Corporation**

**95 Perry Street  
Buffalo, New York  
January 11, 2019  
8:30 a.m.**

Directors Present:

Mayor Byron W. Brown (Chair)  
Trina Burruss  
James Comerford  
Janique S. Curry  
Dennis W. Elsenbeck  
Darby Fishkin  
Thomas Halligan  
Thomas R. Hersey, Jr.  
Thomas A. Kucharski  
Amanda Mays  
Brendan R. Mehaffy  
Kimberley A. Minkel  
Dennis M. Penman (Vice Chair)  
Craig A. Slater  
Steven J. Stepniak  
Maria R. Whyte

Directors Absent:

Dottie Gallagher  
David J. Nasca  
Darius G. Pridgen

Officers Present:

Peter M. Cammarata, President  
David A. Stebbins, Executive Vice President  
Mollie M. Profic, Treasurer  
Kevin J. Zanner, Secretary  
Atiqah Abidi, Assistant Treasurer

**Guests Present:** Dawn Boudreau, ECIDA; Evan Y. Bussiere, Esq., Hurwitz & Fine, P.C.; Jonathan Epstein, *The Buffalo News*; Rebecca Gandour, City of Buffalo Office of Strategic Planning; Kevin Keenan, Keenan Communications Group; Anthony Masiello, Masiello, Martucci, Calabrese & Associates; and Adam Perry, Hodgson Russ LLP.

- 1.0** **Roll Call** – Mayor Brown called the meeting to order at 8:37 a.m. The Secretary called the roll and a quorum of the Board was determined to be present. Mayor Brown welcomed Amanda Mays as the newest member of the Board of Directors.
- 2.0** **Approval of Minutes – Meeting of December 18, 2018** – The minutes of the December 18, 2018 meeting of the Board of Directors were presented. Mr. Penman made a motion to approve the meeting minutes. The motion was seconded by Mr. Elsenbeck and unanimously carried.
- 3.0** **New Business**

- 3.1 Proposed Sale of Multiple Parcels at Buffalo Lakeside Commerce Park** – Ms. Whyte made a motion for the Board of Directors to enter executive session to discuss the proposed sale of real estate at Buffalo Lakeside Commerce Park (BLCP) on the basis that discussion of the proposed sale in open session could substantially affect the value of the properties. The motion was seconded by Mr. Comerford and unanimously carried. At the conclusion of executive session, Mr. Kucharski made a motion to exit executive session. The motion was seconded by Ms. Curry and unanimously carried. Mr. Slater left the meeting at this time.

Mr. Cammarata reported that the Board of Directors is being asked to consider approving the sale of multiple parcels at BLCP to Zephyr Investors, LLC. Mayor Brown then presented and read the January 11<sup>th</sup> memorandum to the Board regarding the proposed sale of eight separate tax parcels at BLCP consisting of 47+/- usable acres and a total of approximately 72 acres for a sale price of \$42,500 per usable acre. At the conclusion of the presentation of the memorandum, Mr. Mehaffy made a motion to: (i) approve the sale of 310 Ship Canal Parkway and 15, 24, 51, 70, 87, 125 and 126 Laborers Way to Zephyr Investors, LLC, or its assignee, at \$42,500 per useable acre, subject to receipt of an appraisal with an appraised per useable acre price of not more than \$42,500 and consistent with the terms set forth in the January 11<sup>th</sup> memorandum; and (ii) authorize the President and Executive Vice President to execute and deliver a land sale agreement and related documents and instruments, and to take such actions as may be necessary or appropriate in connection with the closing of the transaction. The motion was seconded by Mr. Elsenbeck and unanimously carried.

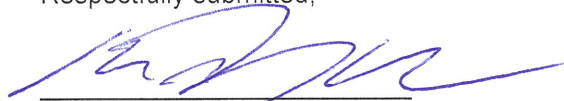
**4.0 Late Files** – None.

**5.0 Tabled Items** – None.

**6.0 Executive Session** – Yes, see item 3.1.

**7.0 Adjournment** – There being no further business to come before the Board, upon motion made by Mr. Kucharski, seconded by Mr. Stepniak and unanimously carried, the January 11, 2019 meeting of the Board of Directors was adjourned at 9:25 a.m.

Respectfully submitted,



Kevin J. Zanner, Secretary