

**Minutes of the Meeting  
of the  
Downtown Committee  
of  
Buffalo Urban Development Corporation**

901 City Hall  
Buffalo, New York 14202  
July 10, 2018  
12:00 p.m.

Committee Members Present:

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

Committee Members Absent:

Darius G. Pridgen

Officers Present:

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

**Guests Present:** Jamine Hammon-Burney, Buffalo Niagara Medical Campus; Rebecca Gandour, Mayor's Office of Strategic Planning; Debra Chernoff, Buffalo Place, Inc.; and Michael Schmand, Buffalo Place, Inc.

**Roll Call:** The Secretary called the roll at 12:05 p.m. A quorum of the Committee was present.

- 1.0 Approval of Minutes of the January 9, 2018 Meeting** – The minutes of the January 9, 2018 meeting of the Downtown Committee were presented. Ms. Gallagher-Cohen made a motion to approve the meeting minutes. The motion was seconded by Mr. Hersey and unanimously carried.
  
- 2.0 BBRP Loan Program – General Update** – Ms. Merriweather reported that BUDC received one proposal in response to the 2<sup>nd</sup> quarter BBRP Loan Program request for proposals. The developer that submitted the proposal is working on site acquisition issues, so staff is holding off on submitting the project to the Committee for a consistency determination until site control is established. Ms. Merriweather next reviewed the July 10, 2018 BBRP Loan Status Report. The loans to the Phoenix Brewery and Alexandre Apartments are in repayment status and are current. Ms. Merriweather then reviewed the loans that are in the pipeline as identified in the report. BUDC has been contact with each of the developers. There has been some movement with respect to the project financing for the Michigan-Broadway project—it is anticipated that Community Preservation Corporation will issue a commitment letter soon. The project at 810 Main is working through substantial design changes which have slowed the progress on that project. Ms. Merriweather also noted that the 68-72 Sycamore Street project has been removed from the report due to the fire loss of that building. The Committee discussed the Loan Status Report. In response to a question from Ms. Gallagher-Cohen regarding the

Sinclair project, Ms. Merriweather indicated that while no funding gap was identified for the Sinclair project, this may change when the project seeks permanent financing.

- 3.0 BBRP Outcomes and Opportunities** – Ms. Merriweather presented a five-page report entitled “Buffalo Building Reuse Project Outcomes & Opportunities.” The report identifies the BBRP program goals that were established at the inception of the program in 2011 and the outcomes and achievements of the program since program inception. Categories presented in the report include: (i) addressing the oversupply of underutilized buildings; (ii) infrastructure and public realm improvements; (iii) development programs and tools (including the BBRP loan program); (iv) the Queen City Pop Up Program; and (v) public outreach/communications of BBRP programs. Each of these categories was accompanied by a list of opportunities for consideration to enhance and/or expand BBRP program initiatives. Following Ms. Merriweather’s presentation, the Committee focused its discussion on the development of “BBRP 2.0” to meet the current challenges of downtown development, which are informed in part by the recently completed residential housing market study. It was suggested that the report would form the basis of a business plan for BBRP 2.0. Mr. Cammarata commented that the business plan should also address increased support/resources for the program.
- 4.0 Downtown Infrastructure – Project Updates** – This item was covered as part of the presentation and discussion of item 3.0.
- 5.0 Queen City Pop Up** – This item was covered as part of the presentation and discussion of item 3.0.
- 6.0 Buffalo Place Updates** – Mr. Schmand and Ms. Chernoff presented the Buffalo Place update. The \$1,000,000 Main Street grant has been disbursed; Buffalo Place is seeking \$500,000 in additional funding. Mr. Schmand reported that the Queen City Social at Fountain Plaza kicked off on June 21<sup>st</sup> and will continue each Thursday through August 9<sup>th</sup>. Ms. Chernoff then circulated and reviewed with the Committee the Buffalo Place downtown parking survey, including a map showing the location and use of all parking lots and structures.
- 7.0 Erie Canal Harbor Development Corp. Update** – No update was presented for this item.
- 8.0 Buffalo Niagara Medical Campus Updates** – Mr. Hammon-Burney briefed the Committee regarding Buffalo Niagara Medical Campus matters, including the construction of the 854 Ellicott parking ramp (which is expected to be complete within the next two weeks), a NYSERDA grant relating to the middle Main Street reconstruction project, and National Grid funding for EV charging stations at the 854 Ellicott parking ramp.
- 9.0 Adjournment** – There being no further business to come before the Downtown Committee, upon motion made by Mr. Comerford, seconded by Mr. Hersey and unanimously carried, the July 10, 2018 meeting of the Downtown Committee was adjourned at 1:05 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary