

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

***Center for Excellence in Bioinformatics & Life Sciences
701 Ellicott Street, 2nd Floor—The Event Space Conference Room B2-205
Buffalo, New York 14203***

**July 25, 2023
12:00 p.m.**

Directors Present:

Catherine Amdur
Scott Bylewski
Daniel Castle
Dennis W. Elsenbeck
Thomas Halligan
Elizabeth Holden
Thomas A. Kucharski
Brendan R. Mehaffy
Kimberley A. Minkel
David J. Nasca
Dennis M. Penman (Vice Chair)

Directors Absent:

Mayor Byron W. Brown (Chair)
Trina Burruss (via Zoom)
Janique S. Curry
Darby Fishkin
Dottie Gallagher
Nathan Marton (via Zoom)
Darius G. Pridgen
Karen Utz

Officers Present:

Brandye Merriweather, President
Rebecca Gandour, Executive Vice President
Mollie M. Profic, Treasurer
Kevin J. Zanner, Secretary
Atiqa Abidi, Assistant Treasurer

Guests Present: Alexis M. Florczak, Hurwitz Fine P.C.; Laurie Hendrix, ECIDA Administrative Coordinator; Brian Krygier, Director of IT, ECIDA; Kelly Maloney, Gilbane Building Company; Antonio Parker, BUDC Project Manager; and Angelo Rhodes, Northland Project Manager.

- 1.0 Roll Call** – The meeting was called to order at 12:08 p.m. by Vice Chair Penman. A quorum was not present at this time. Agenda item 4.2 was presented first for informational purposes only. Mr. Kucharski joined the meeting during the presentation of item 4.2. At 12:22 p.m., the Secretary called the roll of directors and a quorum of the Board was determined to be present. Ms. Holden joined the meeting during the presentation of item 3.2. Mr. Mehaffy left the meeting during the presentation of item 4.1.
- 2.0 Approval of Minutes – June 27, 2023** – The minutes of the June 27, 2023 meeting of the Board of Directors were presented. Mr. Nasca made a motion to approve the meeting minutes. The motion was seconded by Mr. Mehaffy and unanimously carried (10-0-0).
- 3.0 Monthly Financial Reports** – Ms. Profic presented for information purposes the financial statements for 683 Northland Master Tenant, LLC for the period ending June 30, 2023. She then

presented the consolidated financial statements for BUDC and its affiliates, 683 Northland LLC and 683 WTC, LLC for the period ending June 30, 2023. Ms. Minkel made a motion to accept the BUDC consolidated financial statements. The motion was seconded by Ms. Holden and unanimously carried (11-0-0).

4.0 New Business

4.1 Northland Central – Proposed Lease to Northland Workforce Training Center – Ms. Gandour presented her July 25, 2023 memorandum regarding the proposed lease of the former SparkCharge space at 683 Northland by the Northland Workforce Training Center. Mr. Elsenbeck disclosed that he is Chairman of the Northland Workforce Training Center Board of Directors and would abstain from voting on this item. Mr. Kucharski also disclosed that he serves on the advisory committee of the Power Proceeds Allocation Board and would also abstain from voting. Mr. Zanner advised the Board that if a vote were taken, there were insufficient votes to approve this item due to the abstentions. The Board did not vote on the item. Ms. Gandour indicated that this item would be presented at a future meeting of the Board.

4.2 Northland Corridor Project Update – Mr. Rhodes presented an update regarding the Northland Corridor. LaBella held its second stakeholder meeting on July 20th. A project update was presented and renderings were shared with community members. The community members present were engaged and provided good feedback, and questions were received regarding the community solar aspect of the project and its benefits to residents. The Board discussed the logistics of community solar and estimated savings to community members. Mr. Rhodes reported that the request for proposals for A&E, inspection and grant administration services for 631 Northland closed yesterday, July 24th. Six proposals were received. A contract with Mustard Seed Consulting for community outreach and marketing services was approved at the July 20th Real Estate Committee meeting. The Northland Bellline Taxpayers Association’s National Night Out will take place August 1st to promote community engagement in the area. Food truck Thursdays at Northland will take place at the Workforce Training Center during the month of August.

4.3 Ralph Wilson Park – Project Update Presentation – Ms. Maloney presented an update regarding the Ralph Wilson Park project. Installation of fencing to close the Park off to construction is to be completed by the end of the week. The dog park has been relocated to the Fourth Street park. The Park will be closed to the public as of July 28th in order for construction to begin. Ms. Maloney then presented an overview of the GMP submissions and bid packages for Phase 1A. The project’s MWBE goals are currently at 22%. Demolition of existing park structures and completion of shoreline inlet work will commence soon. Ms. Gandour added that funding is in place for GMP Phase 1A. The City of Buffalo and BUDC are working to transfer funds over for this phase to ensure all funding is in place. Mr. Marton added that DPW will facilitate coordination of bike detour signage near the Park.

4.4 Buffalo’s Race for Place Project Update – Ms. Merriweather presented an update regarding Buffalo’s Race for Place. Progress on the library underpass lighting project continues, with installation to begin next week. The installation work is expected to take two weeks to complete. BUDC is engaging stakeholders and private sector partners for upcoming phases regarding safety and quality of life considerations. The Downtown Waterfront Improvement Plan’s second community workshop will be held on August 9th at Seneca One Tower. The consulting team will provide an overview of the plan and present draft renderings. The BUDC Board of Directors will participate in a retreat in late August at The Barrel Factory.

4.5 Buffalo Lakeside Commerce Park Project Update – Ms. Gandour presented an update regarding Buffalo Lakeside Commerce Park. BUDC and Savarino have executed the exclusivity agreement for 193 Ship Canal Parkway. Savarino has reached out to the NYSDEC regarding potential brownfield work at the site. NYSDEC has released a draft policy regarding TENORM.

BUDC, along with NFTA and City of Buffalo representatives will meet with NYSDEC representatives at NFTA headquarters to discuss the draft policy. Ms. Gandour reported that the Board of Directors of the Property Owners Association met July 20th to review the POA's finances and receive a property management update. Uniland was asked to provide a written proposal to provide for an alternate assessment valuation for its solar facility. Ms. Merriweather added that a kickoff meeting was attended by BUDC, Zephyr and Landon & Rian for the M/WBE compliance monitoring services. Landon & Rian will be establishing a baseline for the project to identify the metrics achieved to date and will provide monthly updates going forward.

- 5.0 Late File** – Mr. Halligan made a motion to accept a late file item relating to the BUDC-MIG contract. The motion was seconded by Ms. Amdur and unanimously carried (10-0-0). Ms. Merriweather then presented her July 25, 2023 memorandum regarding revisions to the downtown waterfront improvement plan contract extension with MIG. Following this presentation, Mr. Halligan made a motion to: (i) approve the additional cost to the BUDC-MIG contract extension in the amount of \$4,760, to be paid by BUDC; and (ii) authorize the BUDC President or Executive Vice President to execute the extension as modified and take such other actions as are necessary to implement this authorization. The motion was seconded by Mr. Nasca and unanimously carried (10-0-0).
- 6.0 Tabled Items** – None.
- 7.0 Executive Session** – None.
- 8.0 Adjournment** – There being no further business to come before the Board, upon motion made by Ms. Minkel and seconded by Mr. Kucharski, the July 25, 2023 meeting of the Board of Directors was adjourned at 12:51 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary