

**Minutes of the 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***

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

Directors Present:

Catherine Amdur
Scott Bylewski
Daniel Castle
Janique S. Curry
Dennis W. Elsenbeck
Darby Fishkin
Thomas Halligan
Elizabeth Holden
Thomas A. Kucharski
Kimberley A. Minkel
David J. Nasca
Karen Utz

Directors Absent:

Mayor Byron W. Brown (Chair)
Trina Burruss
Dottie Gallagher
Nathan Marton
Brendan R. Mehaffy
Dennis M. Penman (Vice Chair)(attended
via Zoom)
Darius G. Pridgen

Officers Present:

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

Guests Present: John Cleary, Gilbane Building Company; Jonathan Epstein, *Buffalo News*; Alexis M. Florczak, Hurwitz Fine P.C.; Soma Hawramee, ECIDA Compliance Officer; Brian Krygier, Director of IT, ECIDA; and Antonio Parker, BUDC Project Manager.

- 1.0** **Roll Call** – The meeting was called to order at 12:15 p.m. by Ms. Minkel who served as chair of the meeting. The Secretary called the roll of directors and a quorum of the Board was determined to be present. Ms. Fishkin joined the meeting during the presentation of item 3.1. Ms. Curry joined the meeting during the presentation of item 4.4.
- 2.0** **Approval of Minutes – Meeting of March 28, 2023** – The minutes of the March 28, 2023 meeting of the Board of Directors were presented. Mr. Halligan made a motion to approve the meeting minutes. The motion was seconded by Mr. Nasca 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 March 31, 2023. She then presented the consolidated financial statements for BUDC and its affiliates, 683 Northland LLC and 683 WTC, LLC for the period ending March 31, 2023. Ms. Profic also reported that the KeyBank construction for the 683 Northland project has been paid in full. In response to a question from Mr. Nasca, Ms. Profic explained the reporting of pass-through grant revenue on BUDC's consolidated financial statements. Mr. Bylewski made a motion to accept the BUDC consolidated financial statements. The motion was seconded by Ms. Utz and unanimously carried (11-0-0).

4.0 New Business

4.1 Northland Beltline Corridor Update – Ms. Gandour presented the Northland Beltline Corridor update. At its April board meeting, the Empire State Development Board of Directors approved a \$1.8 million grant to BUDC for the microgrid system and a \$55 million grant for the Northland Corridor Redevelopment Area. BUDC and LaBella Associates have executed an agreement for architecture, engineering, inspection and grant administration services for the Phase 3 Northland Redevelopment project. A kick-off meeting with LaBella Associates was held on April 11th and the consultant presented an overview of the project at the April 20th meeting of the Real Estate Committee. A meeting of the Northland stakeholder advisory committee will be convened on May 10th to discuss the project. Spring clean-up at Northland is ongoing, and staff has been working with the City to seek reimbursement of costs for the snow dumping that occurred at 612 Northland and adjacent lots. Ms. Gandour noted that while there has been some interest in the former SparkCharge space, no formal offers to lease the space have been received. Following the update, Mr. Elsenbeck asked whether the City's streetscape plans for Delavan Avenue include increasing underground conduit capacity for future utility needs. Ms. Gandour indicated she would discuss this question with DPW.

4.2 Waterfront/ Ralph C. Wilson, Jr. Centennial Park Project Update – Mr. Parker introduced John Cleary from Gilbane Building Company to present an update regarding the Ralph Wilson Park project. Mr. Cleary provided an overview of the three scopes of work for Phase 1 construction of the Park, which consists of the bridge, park core and marine bid packages. The bridge steel package will be awarded in the next week and will be the first package awarded due to long lead times for steel. The apparent low bidder for the pedestrian bridge work is an MBE. The apparent low bidder for the park core work, consisting of the sledding hill and ball field elements of the project, is a women-owned business enterprise. The marine scope of work includes shoreline excavation and plantings. Mr. Cleary commented that the park sustained considerable damage from the November and December 2022 winter storms and safety fencing has been installed around the park. A decision was made to close the park during construction and Gilbane is taking over safety logistics for the park. In response to a question from Ms. Minkel, Mr. Cleary clarified that shutdown of the park will not shorten the construction schedule.

4.3 BBRP / Buffalo's Race for Place Project Update – Ms. Merriweather presented an update regarding Buffalo's Race for Place. Work on the Inner Harbor Public Realm study continues. A meeting will be held Friday, April 28th with DPW and the Parks department to discuss how real estate development will influence the public realm and to determine how the waterfront can better connect to neighborhoods and provide opportunities for the small business community, including women- and minority owned businesses. A public meeting will be held at the end of May regarding the public realm plan. BUDC is working with ESD regarding the agreement pertaining to Erie Street improvements. A test run of the lighting system for the library underpass was conducted last week. A request for proposals was issued to identify a contractor to install the lighting system. Ms. Merriweather also commented on BUDC efforts to assist the small business community and is working to identify ways to promote downtown and highlight small business.

4.4 Buffalo Lakeside Commerce Park Project Update – Ms. Gandour presented an update regarding Buffalo Lakeside Commerce Park. Savarino has extended its exclusivity agreement for

80, 134,158 and 200 Ship Canal Parkway and is current on payments under the agreement. Savarino has identified some issues with TENORM on-site and is working with the NYSDEC to determine the extent of required mitigation work. Krog chose not to extend its exclusivity agreement for 193 Ship Canal Parkway. BUDC is working with Invest Buffalo Niagara to highlight 193 Ship Canal Parkway as a potential site of interest. Ms. Gandour reported that Ryan Herrell of Zephyr Investors provided an update at the April 20th Real Estate Committee meeting regarding phase 1 of Zephyr's project. The steel frame of the building was recently erected, and site utility work is progressing. Ms. Merriweather added that a request for qualifications was issued for M/WBE monitoring and compliance with respect to Zephyr's project, the cost of which will be paid by Zephyr. BUDC received eight proposals and has identified a short list of candidates that will be interviewed next week.

5.0 Late Files – None.

6.0 Tabled Items – None.

7.0 Executive Session – None.

8.0 Adjournment – There being no further business to come before the Board, on motion made by Mr. Kucharski, seconded by Ms. Amdur and unanimously carried (12-0-0), the April 25, 2023 meeting of the Board of Directors was adjourned at 12:43 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary