

Buffalo Urban Development Corporation

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Buffalo Urban Development Corporation Real Estate Committee Meeting

Tuesday, May 23, 2023 at 12:00 p.m.
95 Perry Street, 4th Floor Vista Room

Agenda

- 1) Approval of Minutes – Meeting of April 20, 2023 (*Approval*) (*Enclosure*)
- 2) Northland Beltline Corridor - (*All Are Information Items*)
 - a) Northland Central – Phase I Construction Additional HVAC Work Claim Update
 - b) Northland Central – Periodic Review Report Update
 - c) Northland Corridor – Tenant & Property Management Updates
 - d) Northland Corridor – Build Back Better Challenge Grant A&E, Inspection and Grant Administration Services Update
- 3) Buffalo Lakeside Commerce Park - (*All Are Information Items*)
 - a) Presentation and Discussion on DEC Correspondence Regarding Various BLCP Properties
 - b) 193 Ship Canal Parkway Update
 - c) 80, 134, 158 and 200 Ship Canal Parkway Update
 - d) Buffalo Lakeside Commerce Park Property Owners Association
- 4) Executive Session
- 5) Adjournment (*Approval*)

**Minutes of the Meeting
of the
Real Estate Committee
of
Buffalo Urban Development Corporation**

**95 Perry Street
Buffalo, New York
April 20, 2023
12:00 p.m.**

Committee Members Present:

Scott Bylewski
Janique S. Curry
Elizabeth A. Holden
Thomas A. Kucharski
Brendan R. Mehaffy
Kimberley A. Minkel, Chair

Committee Members Absent:

Dennis M. Penman

Officers Present:

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

Guests Present: Dennis Eisenbeck, BUDC Board Member (via Zoom); Alexis M. Florczak, Hurwitz Fine P.C.; Ryan Herrell, Zephyr Investors; Thomas Mancuso, Mancuso Business Development Group; Antonio Parker, BUDC Project Manager; Aaron Schauger, LaBella Associates; and Paul Tronolone, Empire State Development.

Roll Call: The meeting was called to order at 12:06 p.m. A quorum of the Committee was determined to be present. Mr. Mehaffy joined the meeting during the presentation of item 2(c). Ms. Curry joined the meeting during the presentation of item 2(d).

1.0 Approval of Minutes – Meeting of March 20, 2023 – The minutes of the March 20, 2023 Real Estate Committee meeting were presented. Mr. Bylewski made a motion to approve the meeting minutes. The motion was seconded by Ms. Holden and unanimously carried (4-0-0).

2.0 Northland Beltline Corridor

(a) Northland Central – Phase I Construction Additional HVAC Work Claim Update
Mr. Zanner reported that a mediation conference with Judge Walker is scheduled for April 28th.

(b) Northland Central – Periodic Review Report Update – Ms. Gandour reported that LiRo Engineers will prepare the annual periodic review report and IC/EC certification for Northland Central.

(c) **Northland Corridor – Tenant & Property Management Updates** – Mr. Mancuso presented the Northland Corridor tenant and property management updates. Spring clean-up continues to move forward, and repairs are being made to the campus chiller and boiler. Retech is looking for expansion space for its operations. Bank on Buffalo announced Beth Weber as the new bank manager for its Northland branch. SparkCharge has vacated its space on campus. While there has been some interest in the former SparkCharge space, no formal offers to lease the space have been received.

(d) **Northland Corridor – Build Back Better Challenge Grant A&E, Inspection and Grant Administration Services Overview** – Ms. Gandour introduced project manager Aaron Schauger to present an overview of the Northland Redevelopment phase 3 project. In addition to LaBella Associates, the design team consists of Foit-Albert Associates, Sienna Environmental, Nature’s Way Contracting and KHEOPS. Mr. Schauger provided an overview of the scope of work, which will consist of renovations at 541 E. Delavan and the “B” building at 612 Northland, substation upgrades, and additional parking. Mr. Schauger also provided a summary of the project schedule, noting that design work will continue through the end of 2023 and early 2024. Bidding is anticipated to run through June 2024, followed by construction, which is anticipated to last 18-23 months. Project completion is anticipated in May 2026.

Ms. Gandour then reported that 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. A meeting of the Northland stakeholder advisory committee will be convened on May 10th to discuss the Phase 3 redevelopment project. BUDC is working with Mustard Seed Consulting to coordinate stakeholder outreach efforts. A representative from the Brookings Institute is also expected to attend the stakeholder meeting.

3.0 Buffalo Lakeside Commerce Park

(a) **Zephyr Project Update** – Ryan Herrell of Zephyr Investors provided an update regarding phase 1 of the project, which consists of the construction of a 75,000 square foot pre-engineered metal warehouse for cannabis cultivation, growth and office space. Groundbreaking occurred last year, followed by grading and excavation. The steel frame of the building was recently erected, and build-out of the production facility will occur later this year. Zephyr is working with the NYSDEC regarding a variance relating to on-site slag materials, and he noted that the NYSDEC does not have clear regulations with respect to these materials. In response to a question from Ms. Minkel, Mr. Herrell noted that phase 2 of the project would involve the construction of a 150,000 square foot facility at 24 Laborers’ Way. Design work for phase 2 is anticipated to be completed by the end of 2023, but Zephyr is waiting for clarification from the NYS Office of Cannabis Management regarding production facility square footage regulations, which could impact project design. Additional phases of the project are similarly dependent on state regulations, which have not been finalized.

(b) **193 Ship Canal Parkway Update** – Ms. Gandour reported that BUDC is working with Invest Buffalo Niagara to highlight 193 Ship Canal Parkway as a potential site of interest. Mr. Kucharski added that Invest Buffalo Niagara was awarded a \$40,000 grant through Build Back and has retained Wendel through an RFP process.

(c) **80, 134, 158 and 200 Ship Canal Parkway** – Ms. Gandour reported that Savarino elected to extend its exclusivity agreement. Savarino is working with the NYSDEC and Benchmark. Remediation and mitigation work may take longer than initially anticipated.

(d) **Buffalo Lakeside Commerce Park Property Owners Association** – Ms. Gandour presented an update regarding BLCP Property Owners Association matters. Some winter issues have been identified on-site that will require attention, including a parking lot grate,

bench replacement, and the removal of winter debris. A lighting contractor will be needed to install new lights in the parking lot, which appear to have been vandalized. BUDC will update the POA budget based on these maintenance costs.

4.0 Executive Session – None.

5.0 Adjournment – There being no further business to come before the Committee, on motion made by Mr. Kucharski, seconded by Mr. Mehaffy and unanimously carried, the April 20, 2023 meeting of the Real Estate Committee was adjourned at 12:40 p.m.

Respectfully submitted,

Kevin J. Zanner
Secretary