

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

**95 Perry Street, 4th Floor
Buffalo, New York 14203
December 11, 2024
12:00 p.m.**

Committee Members Present:

Catherine Amdur
Daniel Castle
Darby Fishkin
Kimberley A. Minkel
Crystal Morgan
Karen Utz

Committee Members Absent:

Dottie Gallagher
Nathan Marton
Hon. Christopher P. Scanlon

Officers Present:

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

Guests Present: Katie Campos, Executive Director, Ralph Wilson Park Conservancy; Alexis M. Florczak, Hurwitz Fine P.C.; Soma Hawramee, ECIDA Compliance Manager; Brian Krygier, Director of IT, ECIDA; Sean Najewski, Gilbane Building Company; Yolando Mullen, BUDC Project Manager; and Angelo Rhodes II, Northland Project Manager.

Roll Call: The meeting was called to order at 12:06 p.m. by Ms. Minkel, who served as chair of the Committee. A quorum of the Committee was not present. Item 3 was presented first for informational purposes only. Ms. Amdur and Ms. Fishkin joined the meeting during the presentation of item 3, at which time a quorum was present.

- 1.0 Approval of Minutes of the May 15, 2024 Meeting** – The minutes of the May 15, 2024 meeting of the Downtown Committee were presented. Ms. Utz made a motion to approve the May 15, 2024 meeting minutes. The motion was seconded by Ms. Fishkin and unanimously carried (6-0-0).
- 2.0 Ralph Wilson Park – Additional Modifications to MVVA Amendment #14** – Ms. Gandour presented her December 11, 2024 memorandum regarding additional modifications to contract amendment number 14 to the BUDC-MVVA Agreement. Ms. Fishkin made a motion to recommend that the BUDC Board of Directors: (i) amend its October 29, 2024 authorization to provide an additional \$16,178.00 for Phase 2 value engineering design and permitting services for Ralph Wilson Park, to a revised total not-to-exceed amount of \$412,112.00; and (ii) authorize the BUDC President or Executive Vice President to execute the 14th amendment to the MVVA Agreement and take such other actions as are necessary to implement this authorization. The motion was seconded by Ms. Utz and unanimously carried (6-0-0).

- 3.0 Ralph Wilson Park – General Update** – Mr. Najewski provided an update regarding the Ralph Wilson Park construction project. Planting at the South Lawn of the Park has ended for the year. Installation of the outer breakwall of the shoreline is on schedule. Geofoam is being placed atop the Park's main water line in order to reduce the weight on top of the pipeline. The concrete marine pathway was recently finished. Looking ahead, the construction team will continue shoreline work through the winter (weather permitting) as well as soccer field grading and installation of lighting for the sports fields. Ms. Campos then provided an update regarding the Conservancy's community engagement efforts in 2024. While sharing video footage of the Park's progress, she noted that the Conservancy engaged in several programming efforts in 2024 which drew strong attendance from the community. In 2025, the Conservancy looks to continue community programming, begin trial operational programming, and fundraising efforts to promote sustainability of the Park.
- 4.0 Buffalo's Race for Place – General Update** – Ms. Merriweather presented an update regarding Buffalo's Race for Place. BUDC and the selection committee continue to work through the selection of a project management firm to oversee implementation and coordinate infrastructure improvement projects in the City of Buffalo. BUDC, legal counsel, and the City of Buffalo are working on an MOU to memorialize the responsibilities of the parties and funding sources for the infrastructure improvements projects. Queen City Pop Up holiday programming is ongoing. The Downtown Dollars social media promotion has begun, which highlights small businesses and awards participants gift certificates for use at local businesses in downtown Buffalo. As part of its holiday programming, Queen City Pop Up also participated in the Michigan Street African American Heritage Corridor's Soulful Christmas event. The program will be highlighted by WUFO on December 12th.
- 5.0 Queen City Hub Revisited – General Update** – Ms. Merriweather presented an update regarding Queen City Hub Revisited. Work on this initiative continues. A panel event was recently held at 500 Pearl by NAIOP, BUDC and the City of Buffalo. Ms. Merriweather will be participating in an economic development panel in January 2025 with the Buffalo Niagara Partnership to discuss the Queen City Hub Revisited initiative.
- 6.0 Partner Updates** – None.
- 7.0 Adjournment** – There being no further business to come before the Downtown Committee, upon motion made by Mr. Castle, seconded by Ms. Amdur and unanimously carried, the December 11, 2024 meeting of the Downtown Committee was adjourned at 12:34 p.m.

Respectfully submitted,



Kevin J. Zanner
Secretary