

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

**95 Perry Street
Buffalo, New York
November 12, 2024
12:00 p.m.**

Call to Order:

Committee Members Present:

Thomas Kucharski
Brendan Mehaffy
Kimberly Minkel (Committee Chair)
Dennis M. Penman

Committee Members Absent:

Scott Bylewski
Janique S. Curry
Elizabeth Holden

Officers Present:

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

Others Present: Dennis Cannon, Comvest; Keith Carretto, Comvest; Matthew DiFrancesco, CBRE; Alexis M. Florczak, Hurwitz Fine P.C.; Talia Johnson-Huff, ECIDA Project Manager; Brian Krygier, Director of IT, ECIDA; Yolando Mullen, BUDC Project Manager; Angelo Rhodes II, Northland Project Manager; and Ben Siegel, Wendel.

Roll Call – The meeting was called to order at 12:04 p.m. A quorum was determined to be present.

- 1.0 Approval of Minutes** – The minutes of the October 22, 2024 meeting and October 29, 2024 special meeting of the Real Estate Committee were presented. Mr. Kucharski made a motion to approve the meeting minutes as presented. The motion was seconded by Mr. Penman and unanimously carried (4-0-0).

2.0 Northland Beltline Corridor

- (a) Northland Corridor – Phase 3 Redevelopment Update** – Mr. Rhodes presented an update regarding the Phase 3 Northland redevelopment project. Responses to Phase 3 bid documents have been extended to December 13th in order to allow respondents additional time to review project details. The deadline to submit questions regarding the Phase 3 bid documents was extended to November 15th. Ms. Florczak then presented an update regarding BUDC's Petition to the Public Service Commission (PSC) regarding the substation at 644 Northland. It is anticipated that the Petition will be submitted to PSC later this week.

- (b) **Northland Corridor – Phase 4 Redevelopment Update** – Mr. Rhodes presented an update regarding the Phase 4 project. Wendel has submitted the Brownfield Cleanup Program application for 631 Northland Avenue to NYSDEC, as well as the SHPO Part 2 application.
- (c) **Northland Corridor– 741 Northland and 777 Northland Building Condition Update** – Mr. Rhodes reported that there are no additional updates regarding this matter at this time.
- (d) **Northland Corridor– Brownfield Opportunity Area (BOA) Plan** – Mr. Rhodes reported that Colliers Engineering & Design is working with the City's Office of Strategic Planning to hold meetings with stakeholders to discuss future projects in the BOA.
- (e) **Northland Corridor – Tenant & Property Management Updates** – Mr. DiFrancesco reported that CBRE and BUDC counsel have been negotiating the terms of a lease with The Rookery for the “Red Shed” building. The prospective tenant has requested that the requirement of a corporate guarantee of the lease be removed. Ms. Gandour added that staff is working to update and execute a non-binding letter of intent with The Rookery and will present updated lease terms to the BUDC Board of Directors for approval at its November meeting. Members of the Committee expressed agreement with this approach. Mr. DiFrancesco also reported that CBRE continues to negotiate a lease renewal with Manna, which is currently in its holdover period as its current lease has expired. He noted that interest has been expressed in the Fillmore parcels but no formal offers have been received to date.

Mr. Cannon then provided a property management update. Comvest has been preparing the campus for winter snow removal efforts. The Northland Workforce Training Center is nearing completion of its auto-tech space. Mr. Carretto then circulated updated financial information on revenue and expenses for each of the Northland properties, noting where information has been updated since the Committee's October meeting. The Committee discussed ways to sustain BUDC's involvement in the Northland Corridor and ways to activate the Corridor.

- (f) **Northland Corridor – Phase I Construction Additional HVAC Work Claim Update** – see Item 4.

3.0 **Buffalo Lakeside Commerce Park**

- (a) **193, 80, 134, 158 and 200 Ship Canal Parkway Update** – Mr. DiFrancesco noted that two parties have expressed interest in acquiring 2-4 acres of the available properties, but to date have not presented any proposals for review.
- (b) **Buffalo Lakeside Commerce Park Property Owners Association** – Ms. Gandour reported that the POA Board of Directors will meet this afternoon following the Real Estate Committee meeting. Ms. Johnson-Huff reported that residents have shared concerns regarding dumping at the park. Ms. Johnson-Huff noted that the landscaping and maintenance contractor for the Park has been responsive to these matters, and is working to determine a schedule to best address and prevent future dumping instances.

- 4.0 **Executive Session** –Mr. Penman made a motion to enter executive session in order to discuss pending litigation regarding the Phase I construction additional HVAC work claim. The motion was seconded by Mr. Kucharski and unanimously carried (4-0-0). At the conclusion of the executive session, Mr. Mehaffy made a motion to exit executive session. The motion was seconded by Mr. Kucharski and unanimously carried (4-0-0). No votes were taken during the executive session.

- 5.0** **Adjournment** – There being no further business to come before the Real Estate Committee, upon motion made by Mr. Mehaffy, seconded by Mr. Kucharski and unanimously carried, the November 12, 2024 meeting of the Real Estate Committee was adjourned at 12:33 p.m.

Respectfully submitted,



Alexis M. Florczak
Secretary of the Meeting