

## **Buffalo Urban Development Corporation**

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### **Buffalo Urban Development Corporation**

#### **Board of Directors Meeting**

***Date: Tuesday, January 28, 2025***

***Time: 12:00 noon***

***BUDC Offices – 95 Perry Street, Buffalo, NY 14203  
Vista Room***

#### **1.0 CALL TO ORDER**

#### **2.0 READING OF THE MINUTES *(Action)(Enclosure)***

#### **3.0 MONTHLY FINANCIAL REPORTS *(Enclosure)***

3.1 Finance Update & Audit Plan for Year Ended December 31, 2024 *(Information)*

#### **4.0 NEW BUSINESS**

- 4.1 Appointment of Nadine Marrero to BUDC Downtown Committee *(Action)*
- 4.2 Appointment of Nadine Marrero to BUDC Real Estate Committee *(Action)*
- 4.3 Appointment of Nadine Marrero to BUDC Governance Committee *(Action)*
- 4.4 Ralph Wilson Park Project Update *(Information)*
- 4.5 Northland Corridor Project Update *(Information)*
- 4.6 Buffalo's Race For Place Project Update *(Information)*
- 4.7 Buffalo Lakeside Commerce Park Project Update *(Information)*

#### **5.0 LATE FILES**

#### **6.0 TABLED ITEMS**

#### **7.0 EXECUTIVE SESSION**

#### **8.0 ADJOURNMENT *(Action)***

Hon. Christopher P. Scanlon, Chairman of the Board • Dennis Penman, Vice Chairman • Brandye Merriweather, President  
Rebecca Gandour, Executive Vice President • Mollie Profic, Treasurer • Atiqah Abidi, Assistant Treasurer • Kevin J. Zanner, Secretary



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

**95 Perry Street– 4<sup>th</sup> Floor Vista Room  
Buffalo, New York 14203**

**December 17, 2024  
12:00 p.m.**

**Directors Present:**

Mayor Christopher P. Scanlon (Chair)  
Catherine Amdur  
Bryan J. Bollman  
Scott Bylewski  
Daniel Castle  
Janique S. Curry  
Darby Fishkin  
Thomas Halligan  
Elizabeth A. Holden  
Dennis M. Penman (Vice Chair)  
Karen Utz

**Directors Absent:**

Dennis W. Elsenbeck  
Dottie Gallagher  
Thomas A. Kucharski  
Nathan Marton  
Kimberley A. Minkel  
Crystal Morgan  
David J. Nasca

**Officers Present:**

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

**Guests Present:** Greg Baker, Gilbane Building Company; Katie Campos, Ralph Wilson Park Conservancy; Jonathan Epstein, *The Buffalo News*; Alexis M. Florczak, Hurwitz Fine P.C.; Soma Hawramee, ECIDA Compliance Manager; Brian Krygier, Director of IT, ECIDA; Michelle Moore, ECIDA Compliance Associate; Sean Najewski, Gilbane Building Company; Angelo Rhodes II, Northland Project Manager; and Andres Victoria, City of Buffalo.

- 1.0 Roll Call** – The meeting was called to order at 12:07 p.m. by Mayor Scanlon. A quorum was not present at this time. Information items 4.5 through 4.8 were presented first. Mr. Bollman joined the meeting during the presentation of item 4.6. Following the presentation of the informational items, the Secretary called the roll of directors and a quorum of the Board was determined to be present. Ms. Curry joined the meeting during the presentation of item 3.2.
- 2.0 Approval of Minutes – Meeting of November 19, 2024** – The minutes of the November 19, 2024 meeting of the Board of Directors were presented. Ms. Fishkin made a motion to approve the meeting minutes. The motion was seconded by Ms. Utz 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 November 30, 2024. She then presented the consolidated financial statements for BUDC and its affiliates, 683 Northland LLC and 683 WTC, LLC for the period ending November 30, 2024. Ms. Profic also presented a cash flow forecast for BUDC, noting that a positive net cash flow is anticipated. Mr. Penman thanked Ms. Profic and BUDC staff for their efforts in developing the cash flow forecast reports. Ms. Amdur made a motion to accept the BUDC consolidated financial statements. The motion was seconded by Mr. Bylewski and unanimously carried (11-0-0).

#### **4.0 New Business**

**4.1 Appointment of Mayor Christopher P. Scanlon to BUDC Governance Committee** – Ms. Merriweather reported that Mayor Scanlon will join the Governance Committee and exit the Downtown Committee where he previously served. Mr. Penman made a motion to appoint Mayor Scanlon to the BUDC Governance Committee. The motion was seconded by Mr. Bollman and unanimously carried (11-0-0).

**4.2 Appointment of Bryan J. Bollman to BUDC Downtown Committee** – Ms. Merriweather reported that, following his Board orientation, Mr. Bollman expressed interest in serving on the BUDC Downtown Committee. Ms. Fishkin made a motion to appoint Mr. Bollman to the BUDC Downtown Committee. The motion was seconded by Mr. Halligan and unanimously carried (11-0-0).

**4.3 Ralph Wilson Park – Additional Modifications to MVV Amendment #14** – Ms. Gandour presented her December 17, 2024 memorandum regarding additional modifications to MVVA Amendment. Following the presentation, Ms. Curry made a motion to: (i) amend the Board's October 29, 2024 authorization in order 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 14<sup>th</sup> amendment to the MVVA Agreement, as modified as described in the December 17<sup>th</sup> memorandum, and take such other actions as are necessary to implement this authorization. The motion was seconded by Ms. Utz and unanimously carried (11-0-0).

**4.4 Northland Corridor – Well Worth Products, Inc. Extension of Third Lease Renewal Term** – Ms. Gandour presented her December 17, 2024 memorandum regarding the extension of Well Worth Products, Inc.'s third lease renewal term. Following this presentation, Ms. Amdur made a motion to: (i) approve a two year extension of the Third Extension Option, subject to the following: (a) disclosure to BUDC of the identity of the prospective buyer/tenant and BUDC's review of the prospective buyer/tenant's financial information and such other information as BUDC may deem necessary or appropriate; and (b) the consummation of the sale of the business to the new buyer/tenant; and, subject to satisfaction of the foregoing approve the assignment of the Lease, as amended, from Well Worth Products, LLC to the to-be identified buyer/tenant; and (iii) authorize the BUDC President or Executive Vice President to execute such documents and agreements on behalf of 714 Northland LLC as necessary or appropriate to implement this authorization. The motion was seconded by Mr. Bollman and (with Ms. Fishkin abstaining) carried with ten affirmative votes (10-0-1).

**4.5 Northland Corridor Project Update** – Mr. Rhodes presented an update regarding Northland Corridor projects. Bid responses for the Phase 3 project were due Friday, December 13<sup>th</sup>. BUDC received one proposal for the energy component of the Phase 3 project, and two proposals for general construction. A selection committee will be formed to review these proposals. With respect to the Phase 4 redevelopment project at 631 Northland, Mr. Rhodes reported that Wendel submitted the Brownfield Cleanup Program application and the SHPO Part 2 application. With respect to 741 and 777 Northland Avenue, BUDC is meeting with LiRo next week to discuss next steps regarding these buildings. Mr. Rhodes also reported on the Northland BOA nomination plan, noting that BUDC's consultant, Colliers Engineering & Design, is finalizing the existing conditions report.



**4.6 Ralph Wilson Park Project Update** – Sean Najewski of Gilbane Building Company presented an update regarding the Ralph Wilson Park project. Planting along 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, which will progress through the winter, weather permitting. 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 overview of the Ralph Wilson Park 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 generated good attendance from the community. In 2025, the Conservancy will focus on the operational aspect of the Conservancy's strategic plan, which will include operational trials of maintenance equipment and external fundraising. Ms. Campos also shared a video from the October panel discussion held at AKG regarding the pedestrian bridge installation.

**4.7 Buffalo's Race for Place Project 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 will wrap up this week. This promotion highlights small businesses and awards participants gift certificates for use at downtown businesses. As part of its holiday programming, the Queen City Pop Up also participated in the Michigan Street African American Heritage Corridor's Soulful Christmas event. The program was highlighted as part of the WUFO radio broadcast on December 12<sup>th</sup>. Ms. Merriweather also reported on the Queen City Hub Revisited initiative. A NAIOP event was recently held at 500 Pearl to discuss the initiative and receive feedback from stakeholders. 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.

**4.8 Buffalo Lakeside Commerce Park – Project Update** – Ms. Gandour presented an update regarding Buffalo Lakeside Commerce Park. CBRE continues to market the available properties at BLCP. The POA Board of Directors met last month, and assessment notices for 2025 were issued at the end of November.

**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 Ms. Amdur, seconded by Ms. Utz and unanimously carried (11-0-0), the December 17, 2024 meeting of the Board of Directors was adjourned at 12:44 p.m.

Respectfully submitted,

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Kevin J. Zanner  
Secretary