

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

***95 Perry Street—4th Floor Vista Room
Buffalo, New York 14203***

**December 16, 2025
12:00 p.m.**

Directors Present:

Catherine Amdur
Bryan J. Bollman
Daniel Castle
Janique S. Curry
Dennis W. Elsenbeck
Dottie Gallagher
Jenna Kavanaugh
Thomas A. Kucharski
Nadine Marrero
Kimberley A. Minkel
Karen Utz

Directors Absent:

Mayor Christopher P. Scanlon (Chair)
Scott Bylewski
Darby Fishkin
Thomas Halligan
Elizabeth Holden
David J. Nasca
Dennis M. Penman (Vice Chair)

Officers Present:

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

Guests Present: James Bernard, BUDC Project Manager; Jonathan Epstein, *The Buffalo News*; Alexis M. Florczak, Hurwitz Fine P.C.; Brian Krygier, Director of IT, ECIDA; and Angelo Rhodes II, Northland Project Manager.

1.0 Roll Call – The meeting was called to order at 12:07 p.m. by Ms. Minkel, who served as chair of the meeting. A quorum of the Board was not present. Informational items 4.4 through 4.7 were presented first. Mr. Kucharski joined the meeting during the presentation of agenda item 4.4. Ms. Curry joined the meeting during the presentation of agenda item 4.6. Following presentation of the informational items, the Secretary called the roll of the Board of Directors and a quorum was determined to be present.

2.0 Approval of Minutes – Meeting of October 28, 2025 – The minutes of the October 28, 2025 meeting of the Board of Directors were presented. Ms. Gallagher made a motion to approve the meeting minutes. The motion was seconded by Ms. Utz and unanimously carried (11-0-0).

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, 2025. 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, 2025. Ms. Profic also presented the updated cash flow forecast for BUDC, a copy of which was included in the Board meeting packet. Mr. Kucharski made a motion to accept the BUDC consolidated financial statements for November 2025. The motion was seconded by Ms. Curry and unanimously carried (11-0-0).

4.0 New Business –

3.1 2026 Northland Corridor – Land Sale Agreement with 716 Lighthouse Properties, Inc. for 1669-1681 Fillmore Avenue, 572-574 Northland Avenue and 162-168 Winchester Avenue – Ms. Gandour presented her December 16, 2025 memorandum regarding the proposed land sale agreement with 716 Lighthouse Properties, Inc. for 1669-1681 Fillmore Avenue, 572-574 Northland Avenue, and 162-168 Winchester Avenue. Ms. Gallagher made a motion to: (i) approve NorDel II, LLC entering into a Land Sale Agreement with 716 Lighthouse Properties, Inc. regarding 1669-1681 Fillmore Avenue, 572-574 Northland Avenue and 162-168 Winchester Avenue parcels, consistent with the terms set forth in the Board memorandum; and (ii) authorize the President or Executive Vice President to execute the Land Sale Agreement and take such other actions as may be necessary or appropriate to implement this action. The motion was seconded by Ms. Kavanaugh and unanimously carried (11-0-0).

3.2 Northland Corridor – LaBella Associates Second Contract Amendment – Mr. Rhodes presented his December 16, 2025 memorandum regarding the LaBella Associates second contract amendment. Following the presentation, the Board discussed the need for on-site monitoring to ensure worker safety. Ms. Amdur then made a motion to: (i) amend the existing agreement with LaBella Associates for Northland Corridor Redevelopment Phase 3 to provide additional air monitoring services at an amount not-to-exceed \$90,000; and (ii) authorize the President or Executive Vice President to execute an amendment to its existing agreement with LaBella Associates, and take such other actions as may be necessary or appropriate to implement this authorization. The motion was seconded by Mr. Elsenbeck and unanimously carried (11-0-0).

3.3 Buffalo’s Race for Place – Downtown Temporary Intersection Project Consultant Selection – Ms. Merriweather presented her December 16, 2025 memorandum regarding the downtown temporary intersection project consultant selection. Following the presentation, the Board discussed the reusable elements to be incorporated into the intersection redesigns, and data to be collected following installation of the design elements. Mr. Castle then made a motion to: (i) authorize BUDC to enter into an agreement with MIG for the design, coordination, and implementation of short-term placemaking and wayfinding improvements in downtown Buffalo at a not to exceed amount of \$299,980; and (ii) authorize the President or Executive Vice President to execute the agreement with MIG and take such actions and take such other actions as may be necessary or appropriate to implement this authorization. The motion was seconded by Ms. Utz and unanimously carried (11-0-0).

3.4 Ralph Wilson Park Project Update – Mr. Bernard provided an update regarding the Ralph Wilson Park construction project. Construction is winding down for the season. All trees on-site have been planted, with final plantings to resume in spring. One hundred percent of shoreline rip rap is complete. Concrete pathways are forty percent complete and will be finished in spring. The dugouts and backstops for the baseball fields have been completed. Picnic shelters have been erected, with painting to take place in the spring. Mr. Bernard then shared an update from the Ralph Wilson Park Conservancy. The Conservancy raised \$2.7 million in capital grant funding for management of the Park in 2025.

3.5 Northland Corridor Project Update – Mr. Rhodes presented an update regarding the Northland Corridor. With respect to Phase 3, Mr. Rhodes shared photos of construction progress and reported that steel work and placement of storm lines around the 541 E. Delavan Avenue building has taken place. Window installation is completed at the 612 “B” Northland building. Mr. Rhodes then then shared a schedule update from LeChase for each component of the Phase 3 redevelopment project. Proposed plans for the substation were then shared with the Board. Phased installation of the substation is anticipated to begin in Spring 2026 and be completed in December 2026. While plans for the substation will affect the adjacent parking lot, the addition of two parking lots as part of Phase 3 redevelopment will offset the loss of parking spaces. With respect to Phase 4 construction, Mr. Rhodes reported that interviews with prospective bidders took place December 11th and recommendations will be presented in January. Minor site plans for Phase 4 were submitted earlier this month. BUDC staff is working with its tax credits team on modeling to present to investors for bridge financing. With respect to 741 and 777 Northland Avenue, Mr. Rhodes reported that LiRo Engineers has been onsite for preliminary work relating to demolition design services. Ms. Gandour added that the tax credits unwind for 683 Northland Avenue has been completed and property tax exemption applications were submitted for 665 and 683 Northland Avenue. Preliminary feedback from the City of Buffalo has indicated that these exemptions will be approved. Professional Culinary Academy is working with Brothers Restaurant on a potential collaborative proposal for the restaurant space at 683 Northland Avenue. In response to a question from Mr. Elsenbeck regarding the power needs of Retch, Ms. Gandour noted that LaBella is working to determine that, but that the substation upgrades will be sufficient for increased electrical power needs.

3.6 Race for Place Project Update – Ms. Merriweather presented an update regarding the Race for Place project. BUDC continues to coordinate with its partners to advance its agreement with Buffalo Construction Consultants (BCC). BUDC and the City are rescheduling a meeting with Douglas Development to discuss the MOU and advancement of the Cars Sharing Main Street project. A waterfront coordination session will take place on January 8, 2026. BUDC, in collaboration with the Mayor’s Office of Strategic Planning, Buffalo Place, and Ari Parson PR have launched the “Downtown for the Holidays” campaign to highlight small businesses and generate increased foot traffic in downtown Buffalo. The campaign includes a weekly music series at Fountain Plaza in coordination with Buffalo Place, the City of Buffalo, and Ciminelli Real Estate. The Downtown Dollars Sweepstakes program is underway, which will award 200 participants with \$50 gift certificates at participating businesses and restaurants. A new website for Queen City Pop-Up was recently rolled out, which highlights downtown’s small businesses, and contains an interactive map and video series regarding programming. BUDC and its partners are gathering data on the Thursday music series in order to evaluate and incorporate modifications for next year’s holiday campaign.

3.7 Buffalo Lakeside Commerce Park – Project Update – Ms. Gandour presented an update regarding Buffalo Lakeside Commerce Park. LaBella’s draft variance for 193 Ship Canal Parkway is under review by NYSDEC. With respect to the POA, Uniland submitted a letter regarding alternative assessment calculations for its solar facility at 255 Ship Canal Parkway. Uniland’s proposal did not include calculations and impacts to each owners’ assessment payments. BUDC requested that Uniland provide calculations in order for impacts to be assessed, and that Zephyr also be provided with copies of its proposal to review.

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. Utz and unanimously carried, the December 16, 2025 meeting of the Board of Directors was adjourned at 12:59 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary