

**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**

**April 29, 2025
12:00 p.m.**

Directors Present:

Catherine Amdur
Bryan J. Bollman
Scott Bylewski
Daniel Castle
Darby Fishkin
Thomas Halligan
Elizabeth Holden
Thomas A. Kucharski
Nadine Marrero
Nathan Marton
Kimberley A. Minkel
David J. Nasca
Dennis M. Penman (Vice Chair)

Directors Absent:

Mayor Christopher P. Scanlon (Chair)
Janique S. Curry
Dennis Elsenbeck
Dottie Gallagher
Thomas Halligan
Crystal Morgan
Karen Utz

Officers Present:

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

Guests Present: Greg Baker, Gilbane Building Company; James Bernard, BUDC Project Manager; Katie Campos, Ralph Wilson Park Conservancy; Jonathan Epstein, *The Buffalo News*; Alexis M. Florczak, Hurwitz Fine P.C.; Bryan Krygier, Director of IT, ECIDA; Sean Najewski, Gilbane Building Company; and Angelo Rhodes II, Northland Project Manager.

- 1.0 Roll Call** – The meeting was called to order at 12:06 p.m. by Vice Chair Penman. The Secretary called the roll of directors and a quorum of the Board was determined to be present. Mr. Nasca and Mr. Bylewski joined the meeting during the presentation of the monthly financial reports.
- 2.0 Approval of Minutes – Meeting of March 25, 2025** – The minutes of the March 25, 2025 meeting of the Board of Directors were presented. Ms. Fishkin made a motion to approve the meeting minutes. The motion was seconded by Mr. Castle 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 March 31, 2025. She then presented the consolidated financial statements for BUDC and its affiliates, 683 Northland LLC and 683 WTC, LLC for the period ending March 31, 2025. Ms. Profic also presented the updated cash flow forecast for BUDC. After a brief discussion regarding the financial reports, Mr. Bollman made a motion to accept the BUDC consolidated financial statements. The motion was seconded by Mr. Kucharski and unanimously carried (13-0-0).

4.0 New Business –

4.1 Northland Corridor – Proposed Lease to Flat 12 Mushrooms, LLC for 606 (612)

Northland Avenue – Ms. Gandour presented her April 29, 2025 memorandum regarding the proposed triple-net lease of 606 (612) Northland Avenue to Flat 12 Mushrooms, LLC and outlined the terms of the lease arrangement as set forth in the Board memorandum. The tenant will lease the “A” building commencing as of May 1, 2025 and the “B” building once the “B” building has been constructed and requisite EDA approvals are obtained. This item was reviewed by the Real Estate Committee at its April 8th meeting and recommended for approval. Ms. Minkel made a motion to: (i) authorize NorDel I, LLC to enter into a lease with Flat 12 Mushrooms, LLC upon the terms outlined in the Board memorandum; and (ii) authorize the President or Executive Vice President of BUDC to execute the lease on behalf of NorDel I, LLC and take such other actions as are necessary and appropriate to implement this authorization. The motion was seconded by Mr. Nasca and (with Ms. Fishkin abstaining) carried with twelve affirmative votes (12-0-1).

4.2 Queen City Hub Revisited – Marketing and Advocacy Support Agreement

Modification – Ms. Merriweather presented her April 29, 2025 memorandum regarding modifications to the Queen City Hub Revisited Initiative marketing and advocacy support agreement. ARP funds will serve as the funding source for this work. Ms. Marrero made a motion to: (i) authorize BUDC to enter into a funding agreement with Buffalo Place Foundation in an amount not to exceed \$20,000.00 in furtherance of marketing and advocacy support for the QCHR Initiative as provided under the existing agreement between Buffalo Place Foundation and the Center for Urban Excellence; and (ii) authorize the President or Executive Vice President to execute the funding agreement 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. Fishkin and unanimously carried (13-0-0).

4.3 Race for Place Project Update – Ms. Merriweather presented an update regarding the Race for Place project. BUDC staff is proceeding with contract negotiations with Buffalo Construction Consultants (BCC) in connection with the implementation of the downtown and waterfront infrastructure improvement plans. BUDC released a request for proposals in connection with short-term placemaking and wayfinding improvements due to construction near the Explore & More Children’s Museum, the Naval Park and Heritage Point. Responses to the RFP are due May 12th. BUDC continues to coordinate with Buffalo Place regarding program coordination for the Queen City Pop-Up. Ms. Merriweather also reported that she recently attended the Big Towns conference in Lafayette, Louisiana and participated in a panel discussion regarding Race for Place and the Queen City Hub Revisited Initiative. Ms. Gandour and Mr. Kucharski also reported that they recently attended Harvard’s Reimagining the Economy conference, which examined how academic research can support economic development in regional economies.

4.4 Ralph Wilson Park Project Update – Mr. Najewski presented a construction update for the Ralph Wilson Park project. Planting and soil placement is moving forward at the soccer fields. Planting and soil work for the South Lawn is moving forward. Grading work continues at the baseball fields and sled hill. The remaining work on the pedestrian bridge, consisting of applying additional coating to the bridge and the installation of mesh and handrails is underway. Ms. Campos then provided an update regarding the Ralph Wilson Park Conservancy. Additional photos of construction progress were shared with the Board. Community engagement efforts continue, with the third annual meeting of the Conservancy taking place in May. The annual

meeting will provide an update on construction and offer opportunities for community members to become more involved with the Park. The Conservancy is also organizing a free, family-friendly event series at the Park, and is working on 716 Day programming around the pedestrian bridge and a KaBoom! community build playground event.

4.5 Northland Corridor Project Update – Mr. Rhodes presented an update regarding the Northland Corridor. With respect to Phase 3, BUDC is awaiting EDA's approval of bid documents to proceed with construction. With respect to Phase 4, Wendel continues its progress on design documents for 631 Northland Avenue. With respect to 741 and 777 Northland Avenue, Mr. Rhodes reported that the Real Estate Committee meeting authorized an additional scope of work for LiRo relating to mitigation efforts for these buildings. A request for proposals for food operations at 683 Northland Avenue was released, with responses due May 12th.

4.6 Buffalo Lakeside Commerce Park – Project Update – Ms. Gandour presented an update regarding Buffalo Lakeside Commerce Park. LiRo has submitted the Periodic Review Report (PRR) for the Park. Partial assessments for 2025 were submitted to members of the Property Owners' Association. BUDC has paid its assessment, while Uniland and Zephyr's assessments remain unpaid. BUDC staff met with NYSDEC to discuss the variance process for 193 Ship Canal Parkway.

5.0 Late File – None.

6.0 Tabled Items – None.

7.0 Executive Session – None.

8.0 Adjournment – There being no further business to come before the Board, the April 29, 2025 meeting of the Board of Directors was adjourned at 12:50 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary