

**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**

**May 27, 2025
12:00 p.m.**

Directors Present:

Catherine Amdur
Scott Bylewski
Daniel Castle
Janique S. Curry
Dennis Elsenbeck
Darby Fishkin
Dottie Gallagher
Elizabeth Holden
Thomas A. Kucharski
Nadine Marrero
Nathan Marton
Kimberley A. Minkel
David J. Nasca
Dennis M. Penman (Vice Chair)
Karen Utz

Directors Absent:

Mayor Christopher P. Scanlon (Chair)
Bryan J. Bollman
Thomas Halligan
Crystal Morgan

Officers Present:

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

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

- 1.0 Roll Call** – The meeting was called to order at 12:09 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. Bylewski and Ms. Curry joined the meeting during the presentation of the monthly financial reports.
- 2.0 Approval of Minutes – Meeting of April 29, 2025** – The minutes of the April 29, 2025 meeting of the Board of Directors were presented. Ms. Minkel made a motion to approve the meeting minutes. The motion was seconded by Mr. Elsenbeck and unanimously carried (13-0-0).
- 3.0 Monthly Financial Reports** – Ms. Profic presented for information purposes the financial

statements for 683 Northland Master Tenant, LLC for the period ending April 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 April 30, 2025. Ms. Profic also presented the updated cash flow forecast for BUDC. After a brief discussion regarding the financial reports, Ms. Fishkin made a motion to accept the BUDC consolidated financial statements. The motion was seconded by Mr. Nasca and unanimously carried (15-0-0).

4.0 New Business –

4.1 Northland Corridor – Proposed Lease Amendment to Rodriguez Construction Group, Inc. for 683 Northland Avenue

– Mr. Rhodes presented his May 27, 2025 memorandum regarding a proposed lease amendment with Rodriguez Construction Group, Inc. In response to a question from Ms. Amdur regarding the tenant improvement allowance, Ms. Gandour indicated that the Comvest team obtained quotes from three contractors for the work to be completed in the Area 6 mezzanine space. Ms. Minkel then made a motion to: (i) authorize 683 Northland Master Tenant, LLC to enter into an amendment to the existing lease agreement with Rodriguez Construction Group, Inc. upon the terms outlined in the Committee memorandum; and (ii) authorize the President or Executive Vice President of BUDC to execute the lease amendment on behalf of 683 Northland Master Tenant, LLC and take such other actions as are necessary and appropriate to implement this authorization. The motion was seconded by Ms. Amdur and (with Ms. Fishkin abstaining) carried with fourteen affirmative votes (14-0-1).

4.2 Ralph Wilson Park Project Update

– Mr. Bernard presented an update regarding the Ralph Wilson Park project. With respect to construction, work on the shoreline continues and is anticipated to be complete at the end of August. Remaining work on the pedestrian bridge is moving forward. Site work on the 4th Street side of the Park is projected to be complete in August. With respect to the Ralph Wilson Park Conservancy, Mr. Bernard reported that the Conservancy's annual community meeting was held last week, and was well attended.

4.3 Race for Place Project Update

– Ms. Merriweather presented an update regarding the Race for Place project. BUDC continues to coordinate with the Mayor's Office of Strategic Planning and Department of Public Works regarding the MOU and project and cost management agreement with Buffalo Construction Consultants (BCC) in connection with the implementation of the downtown and waterfront infrastructure improvement plans. BUDC is also coordinating with Empire State Development regarding the Erie Street Greenway project. With respect to the request for proposals for short-term placemaking and wayfinding improvements near the Explore & More Children's Museum, Naval Park and Heritage Point, Ms. Merriweather reported that BUDC did not receive any proposals that would meet the established completion date. Staff is evaluating next steps which may include re-issuing the RFP with a later completion date. BUDC staff also continues to work on the Queen City Pop-Up and small business programming.

4.4 Northland Corridor Project Update

– Mr. Rhodes presented an update regarding the Northland Corridor. With respect to Phase 3, EDA has approved BUDC's bid documents, allowing Phase 3 construction to move forward. A construction kickoff meeting was held last week. BUDC staff and counsel are working to finalize construction contracts with LeChase Construction and Frey Electric. BUDC staff will hold a Northland Corridor stakeholder meeting next week. Mr. Rhodes noted there was no update with respect to Phase 4, as Wendel continues its progress on design documents for 631 Northland Avenue. With respect to 741 and 777 Northland Avenue, Mr. Rhodes reported that LiRo has provided BUDC with a mitigation proposal for these buildings. With respect to the Brownfield Opportunity Area nomination plan, BUDC provided feedback to Colliers on its draft nomination plan. It is anticipated that the draft nomination plan will be submitted to Common Council on June 10th. Mr. Rhodes reported that BUDC received two proposals in response to BUDC's request for proposals for food operations at 683 Northland Avenue. The selection committee will meet on June 3rd to discuss next steps. Mr. Rhodes then reported that Aaron's Landscaping provided BUDC with notice terminating its lawncare and

landscaping services for the Northland Corridor. BUDC and Comvest are working to obtain quotes from vendors for the remainder of the current season. Ms. Gandour added that BUDC's procurement policy provides for an exception to procurement procedures where the procurement involves a time-sensitive matter such as replacing a contractor on an expedited basis.

4.5 Buffalo Lakeside Commerce Park – Project Update – Ms. Gandour presented an update regarding Buffalo Lakeside Commerce Park. All members of the Property Owners' Association are current on assessment payments. The Park's property management team is working with landscapers to help seed areas of the lawn and support trash removal in the Park.

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 May 27, 2025 meeting of the Board of Directors was adjourned at 12:38 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary