

Buffalo Urban Development Corporation

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Buffalo Urban Development Corporation
Hon. Christopher P. Scanlon, Chairman

Buffalo Urban Development Corporation Meeting of Real Estate Committee

Tuesday, February 11, 2025 at 12:00 p.m.
95 Perry Street, 4th Floor

Agenda

- 1) Minutes of January 14, 2025 Meeting (*Approval*) (*Enclosure*)
- 2) Buffalo Lakeside Commerce Park – Proposal for Environmental Services at 193 Ship Canal Parkway (*Recommendation*) (*Enclosure*)
- 3) Northland Corridor – Exclusivity Agreement with Lighthouse Center Inc. for 1669-1681 Fillmore Avenue, 572-574 Northland Avenue and 162-168 Winchester Avenue (*Recommendation*) (*Enclosure*)
- 4) Northland Corridor – Selection of Contractor for General Construction of Phase 3 of Northland Corridor Redevelopment (*Recommendation*) (*Enclosure*)
- 5) Northland Corridor – Selection of Contractor for Construction of Energy Component of Phase 3 of Northland Corridor Redevelopment
- 6) Northland Beltline Corridor - (*All Are Information Items*)
 - a) Northland Corridor – Phase 3 Redevelopment Update
 - b) Northland Corridor – Phase 4 Redevelopment Update
 - c) Northland Corridor – 741 Northland and 777 Northland Building Condition Update
 - d) Northland Corridor – Brownfield Opportunity Area (BOA)
 - e) Northland Corridor – Tenant & Property Management Updates

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- 7) Buffalo Lakeside Commerce Park - *(All Are Information Items)*
 - a) 193 Ship Canal Update and 80, 134, 158 and 200 Ship Canal Parkway Broker Update
 - b) Buffalo Lakeside Commerce Park Property Owners Association
- 8) 2024 Authorities Budget Office Property Report *(Information) (Enclosure)*
- 9) Executive Session
- 10) Adjournment *(Approval)*

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

**95 Perry Street
Buffalo, New York
January 14, 2025
12:00 p.m.**

Call to Order:

Committee Members Present:

Scott Bylewski
Elizabeth Holden
Kimberly Minkel (Committee Chair)
Dennis M. Penman

Committee Members Absent:

Janique S. Curry
Thomas Kucharski

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 (via Zoom); Alexis M. Florczak, Hurwitz Fine P.C.; Laurie Hendrix, Administrative Coordinator, ECIDA; Brian Krygier, Director of IT, ECIDA; Angelo Rhodes II, Northland Project Manager.

Roll Call – The meeting was called to order at 12:03 p.m. A quorum of the Committee was not present. Item 3 (a) through (e) was presented first for informational purposes only. Ms. Holden and Mr. Bylewski joined the meeting during the presentation of items 3(d) and 3(e) respectively, at which time a quorum was present.

- 1.0 Minutes of December 10, 2024 Meeting** – The minutes of the December 10, 2024 Real Estate Committee meeting were presented. Mr. Penman made a motion to approve the meeting minutes. The motion was seconded by Ms. Holden and unanimously carried (4-0-0).

- 2.0 Northland Beltline – Community Outreach– Marketing Services Agreement** – Ms. Merriweather presented her January 14, 2025 memorandum regarding the marketing services agreement with Mustard Seed World Consulting Group. Following this presentation, Mr. Penman requested that Mustard Seed World Consulting Group provide the Committee with a summary of the benchmarks achieved, and its plan for marketing the Northland Corridor moving forward. Mr. Bylewski made a motion to: (i) approve BUDC entering into a consulting agreement with Mustard Seed World Consulting Group at an hourly rate of \$100 per hour, with total payments not to exceed \$25,000; and (ii) authorize the President or Executive Vice President to execute the consulting agreement and take such other actions as may be necessary to implement this action. The motion was seconded by Ms. Holden and unanimously carried (4-0-0).

3.0 **Northland Beltline Corridor**

- (a) **Northland Corridor – Phase 3 Redevelopment Update** – Mr. Rhodes presented an update regarding the Phase 3 Northland redevelopment project. Responses to the Phase 3 RFP have been received. BUDC received one proposal for the energy component of Phase 3 construction, and two proposals for Phase 3 general construction. BUDC and LaBella are obtaining additional information from respondents to clarify the proposals received. It is anticipated that the proposals will be presented to the Committee for recommendation at its February meeting. Ms. Gandour added that BUDC's first GURF submission to ESD was approved, which included cost recovery reimbursements to BUDC.
- (b) **Northland Corridor – Phase 4 Redevelopment Update** – Mr. Rhodes presented an update regarding the Phase 4 project. BUDC has received Phase 2 SHPO approval for the 631 Northland building, which is currently with the National Park Service for review.
- (c) **Northland Corridor– 741 Northland and 777 Northland Building Condition Update** – Mr. Rhodes reported that LiRo has provided a memorandum regarding the building conditions at 741 and 777 Northland Avenue. BUDC and ESD are in the process of reviewing LiRo's memorandum.
- (d) **Northland Corridor– Brownfield Opportunity Area (BOA) Plan** – There was no update provided for this item.
- (e) **Northland Corridor – Tenant & Property Management Updates** – Mr. DiFrancesco presented an update regarding CBRE marketing efforts. He reported that Manna provided notice to vacate its leased space at 683 Northland. Mr. DiFrancesco thanked Manna for being a partner in the Corridor since 2019 and wished Manna well moving forward. BUDC and CBRE will be issuing a request for proposals for a new culinary operator at 683 Northland. Ms. Gandour added that BUDC has more information regarding tenants, operators and the number of students on campus that will assist with marketability. The Committee members present expressed concern regarding the short notice to find a new culinary operator for the campus. The Committee discussed the need for a new food service operator to provide service to students in the short term. Ms. Gandour indicated that BUDC is working with the Workforce Training Center, which has previously supplemented Manna's service with hosting food trucks on campus. Ms. Gandour added that any short-term arrangements for service made by BUDC would need to follow BUDC's procurement policy.

Mr. DiFrancesco then reported that CBRE has been in discussions with a potential daycare operator that has expressed interest in the Fillmore parcels. The parties are working towards entering into an exclusivity agreement, which will likely be brought to the Committee for review at its February meeting.

Mr. Cannon then presented an update regarding property management at Northland. Snow removal on campus has been moving forward. Students will be back on campus next week. Fire marshals were recently in the auto tech space and identified a defective duct sensor in the HVAC system. Comvest worked to replace the sensor this morning, and anticipates the space will be in full compliance following the fire marshal's return inspection.

4.0 **Buffalo Lakeside Commerce Park**

- (a) **193, 80, 134, 158 and 200 Ship Canal Parkway Update** – Mr. DiFrancesco reported that CBRE continues to receive interest from prospects. Ms. Gandour then reported that BUDC asked LaBella, which previously assisted with a draft Brownfield Cleanup Program plan for 193 Ship Canal Parkway, to prepare a proposal to obtain a TENORM variance for 193 Ship Canal Parkway. BUDC has received a draft proposal for LaBella, which anticipates the cost of such

services would be \$26,950. Ms. Gandour asked the Committee for its feedback on the proposal in order for Ms. Gandour to negotiate and finalize the proposal with LaBella. Once finalized, BUDC staff would present the proposal to the Committee at its February meeting. Ms. Minkel commented that the approach proposed by LaBella could potentially help the property's marketability. While no testing would be done to the property under the proposal, it would help determine an approach regarding the property if a TENORM variance was denied. The Committee suggested that the price proposed by LaBella be a not-to-exceed price and expressed support for Ms. Gandour to move forward with negotiating a final proposal with LaBella.

- (b) **Buffalo Lakeside Commerce Park Property Owners Association** – Ms. Gandour reported that Zephyr is up to date with its assessment payments. Uniland and BUDC each owe their respective second assessment payment for 2024. Final assessment charges for 2024, if any, will be issued in February to property owners.

- 5.0 **2024 Authorities Budget Office Property Report** – Ms. Gandour reviewed the draft property report to be submitted to the Authorities Budget Office as part of BUDC's PAAA reporting requirements. BUDC worked with legal counsel to update the report to reflect the subdivision of 541 E. Delavan into five parcels and the prior swap transaction with Plesh. Ms. Gandour also explained that CBRE provided a broker value of opinion for 683 Northland, which is reflected in the updated report. BUDC utilized reassessment notices from the City of Buffalo to update the fair market values of the other properties. The Committee discussed the updates to the property report and fair market values for the properties.

- 6.0 **Executive Session** – None.

- 7.0 **Adjournment** – There being no further business to come before the Committee, upon motion made by Mr. Bylewski, seconded by Ms. Holden and unanimously carried, the January 14, 2025 meeting of the Real Estate Committee was adjourned at 12:37 p.m.

Respectfully submitted,

Alexis M. Florczak
Secretary of the Meeting

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Item 2

MEMORANDUM

TO: BUDC Real Estate Committee

FROM: Rebecca Gandour, Executive Vice President

SUBJECT: Buffalo Lakeside Commerce Park – Proposal for Environmental Services at 193 Ship Canal Parkway

DATE: February 11, 2025

In 2020, BUDC submitted an application to the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) for 193 Ship Canal Parkway. As part of the BCP application process, LaBella Associates Inc. (LaBella) conducted a Supplemental Investigation (SI) for BUDC and helped prepare a draft Alternatives Analysis/Remedial Action Work Plan (AA/RAWP). BUDC did not finalize the AA/RAWP as it had several prospects interested in the parcels who would have continued the BCP application process. These prospects have not moved forward due to the uncertainty pertaining to the fill identified on the property. In an effort to market the property and mitigate future prospect's risk and uncertainty, BUDC staff is recommending finalizing the AA/RAWP and applying to the DEC for a Part 380 variance.

BUDC has received a proposal from LaBella for environmental services for 193 Ship Canal Parkway in order to develop the Part 380 variance request. LaBella's scope of services would include consulting with NYSDEC regarding the submission of the variance request, preparing the variance request, and revising and the AA/RAWP for submission to NYSDEC. LaBella has proposed a lump sum fee in the amount of \$24,999 for these services. BUDC proposes to pay for LaBella's services through the Buffalo Brownfields Redevelopment Fund, which requires authorization from the BUDC Board of Directors.

This item is being presented for recommendation as a "single source" procurement according to BUDC's procurement policy. The single source exception to seeking competitive proposals applies to "a situation where, even though two or more vendors are available to supply the required goods or services, BUDC determines that: (i) one particular vendor has unique knowledge or expertise concerning the required goods, services or project, rendering the use of the competitive procedures impractical; and (ii) considering the benefits, the cost to BUDC is

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reasonable.” LaBella possesses unique knowledge and expertise regarding 193 Ship Canal Parkway due to its involvement in the BCP application process for the site. As LaBella helped prepare the draft AA/RAWP, LaBella’s familiarity with the initial document will benefit BUDC by completing the proposed scope of work without significant onboarding or start-up costs.

ACTION:

I am requesting that the BUDC Real Estate Committee recommend that the BUDC Board of Directors: (i) approve BUDC entering into an environmental services agreement with LaBella Associates, Inc. for a lump sum fee of \$24,999; (ii) approve BUDC’s use of funds from the Buffalo Brownfields Redevelopment Fund in the amount of \$24,999 to pay LaBella Associates, Inc. for its services; and (iii) authorize the President or Executive Vice President to execute the environmental services agreement and take such actions as may be necessary to implement this action.

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Item 3

MEMORANDUM

TO: BUDC Real Estate Committee

FROM: Rebecca Gandour, Executive Vice President

SUBJECT: Northland Corridor – Exclusivity Agreement with Lighthouse Center Inc. for 1669-1681 Fillmore Avenue, 572-574 Northland Avenue and 162-168 Winchester Avenue

DATE: February 11, 2025

1669-1681 Fillmore Avenue, 572-574 Northland Avenue and 162-168 Winchester Avenues are nine contiguous parcels along the Northland Corridor owned by NorDel II, LLC that represent a combined 1.7+/- acres (the "Parcels"). BUDC has been actively marketing these parcels through its broker, CBRE.

CBRE recently received an inquiry from Lighthouse Center Inc. which is owned and operated by Tiffany Malone and Rachelle Sat'chell Robinson. The partners currently operate a licensed childcare center at 1166 Jefferson Avenue and have proposed to develop a childcare center on the Parcels. At this time, Lighthouse Center Inc. does not have a proposed site plan for the development of the Parcels. Lighthouse Center Inc. has provided an initial offer in the amount of \$125,000.00 to purchase the Parcels. BUDC does not have a current appraisal of the Parcels, which would be required in accordance with BUDC's Property Disposition Guidelines prior to any disposition of the Parcels.

BUDC is proposing to enter into an exclusivity agreement with Lighthouse Center Inc. regarding the Parcels. The material terms of this agreement are as follows:

- BUDC will grant Lighthouse Center Inc. a six-month exclusivity period for Lighthouse Center Inc. to conduct due diligence. The exclusivity period may be extended an additional three months at Lighthouse Center Inc.'s option.
- Lighthouse Center Inc. will have limited access to the Parcels to conduct non-invasive testing and due diligence.

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- Lighthouse Center Inc. will indemnify and hold BUDC harmless from all liabilities arising out of any due diligence activities conducted on the Parcels.
- BUDC will receive a monthly exclusivity fee in the amount of \$500.00. The exclusivity fee payments are non-refundable but will be applied against the purchase price for the Parcels at closing, if Lighthouse Center, Inc. closes on the acquisition of the Parcels.
- The terms of a Land Sale Agreement will be negotiated by the parties during the exclusivity period.

ACTION:

I am requesting that the BUDC Real Estate Committee recommend the BUDC Board of Directors: (i) approve BUDC entering into an exclusivity agreement with Lighthouse Center Inc. regarding 1669-1681 Fillmore Avenue, 572-574 Northland Avenue and 162-168 Winchester Avenue parcels, consistent with the terms set forth in this memorandum; and (ii) authorize the President or Executive Vice President to execute the exclusivity agreement and take such other actions as may be necessary or appropriate to implement this action.

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Item 4

MEMORANDUM

TO: BUDC Real Estate Committee

FROM: Angelo Rhodes II, Northland Project Manager

SUBJECT: Northland Corridor – Selection of Contractor for General Construction of Phase 3 of Northland Corridor Redevelopment

DATE: February 11, 2025

On September 23, 2024, and as revised on November 5, 2024, the Buffalo Urban Development Corporation (BUDC) issued a Request for Proposals (RFP) from contractors for the general construction of Phase 3 of Northland Corridor Redevelopment. The general construction component of Phase 3 redevelopment consists of the renovation of 541 E. Delavan Avenue and the “B” building of 612 Northland Avenue, associated site work, the repaving of the parking lot at 714 Northland Avenue, and the construction of a new parking lot on the “South Lot” of 683 Northland Avenue. An overall goal of thirty percent (30%) M/WBE participation was included as part of the solicitation.

BUDC advertised the RFP in the New York Contract Reporter and posted the RFP on its webpage. Questions regarding the RFP were accepted until November 15, 2024. On December 13, 2024, BUDC received proposals from Pike Construction Services, Inc. (“Pike”) and LeChase Construction Services, LLC (“LeChase”). The proposals were reviewed and evaluated by a selection committee consisting of BUDC staff, BUDC’s Phase 3 consultant, LaBella Associates, and representatives from the Mayor’s Office of Strategic Planning and Department of Permit and Inspection Services (the “Selection Committee”).

The proposals were evaluated based upon the following criteria:

- Responsiveness to the provisions and requirements of the RFP;
- Ability to meet required specifications or intent as proposed in recommended alternative;
- The availability of adequate personnel to provide the requested services safely and efficiently;
- The thoroughness of the quotation and clarity of the services being provided;

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- Quality of performance on previous contracts or services as demonstrated through references and/or previous clients; and
- Price.

After reviewing the proposals, the recommendation is to enter into a contract with LeChase. In the view of the Selection Committee, the LeChase team best responded to the RFP and demonstrated a thorough understanding of both the Phase 3 project and its importance to BUDC, the City of Buffalo, and the Northland community. Through its subcontractors, LeChase is projecting to achieve 11% MBE participation and 21% WBE participation on the project. The contract is a not to exceed amount of \$25,444.400.00 and project costs would be eligible for reimbursement from grant funds provided by the U.S. Economic Development Administration ("EDA") and Empire State Development ("ESD"). These grant agreements have previously been accepted by the BUDC Board of Directors. As required by BUDC's respective grant agreements with EDA and ESD, BUDC will pass on state and federal grant obligations to LeChase as part of the construction agreement.

ACTION:

I am requesting that the BUDC Real Estate Committee recommend that the BUDC Board of Directors: (i) authorize BUDC to enter into an agreement with LeChase Construction Services, LLC for the general construction of Phase 3 of Northland Corridor Redevelopment, for an amount not to exceed \$25,444.400.00; and (ii) authorize the President or Executive Vice President to execute the agreement with LeChase Construction Services, LLC and take such other actions as may be necessary or appropriate to implement this authorization.

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Item 5

MEMORANDUM

TO: BUDC Real Estate Committee

FROM: Angelo Rhodes II, Northland Project Manager

SUBJECT: Northland Corridor – Selection of Contractor for Construction of Energy Component of Phase 3 of Northland Corridor Redevelopment

DATE: February 11, 2025

On September 23, 2024, and as revised on November 5, 2024, the Buffalo Urban Development Corporation (BUDC) issued a Request for Proposals (RFP) from contractors for the construction of the energy portion of Phase 3 redevelopment of the Northland Corridor. The energy component of Phase 3 redevelopment consists of: (i) upgrades to the substation located at 644 Northland Avenue; and (ii) the installation of rooftop and ground-mounted community solar arrays located at 541 E. Delavan Avenue to support a community solar program. As part of the RFP, BUDC also solicited proposals for the operation and maintenance of the community solar project, and also solicited proposals for the management of subscribers for the community solar project. BUDC directed that these proposals be submitted as alternates within the respondents' energy construction proposal. An overall goal of thirty percent (30%) M/WBE participation was included as part of the solicitation.

BUDC advertised the RFP in the New York Contract Reporter and posted the RFP on its webpage. Questions regarding the RFP were accepted until November 15, 2024. On December 13, 2024, BUDC received a proposal from Frey Electric Construction Co. ("Frey"). Frey's proposal was reviewed and evaluated by a selection committee comprised of BUDC staff, BUDC's Phase 3 consultant, LaBella Associates, and representatives from the Mayor's Office of Strategic Planning and Department of Permit and Inspection Services (the "Selection Committee").

The proposal was evaluated based upon the following criteria:

- Responsiveness to the provisions and requirements of the RFP;
- Ability to meet required specifications or intent as proposed in recommended alternative;
- The availability of adequate personnel to provide the requested services safely and efficiently;

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- The thoroughness of the quotation and clarity of the services being provided;
- Quality of performance on previous contracts or services as demonstrated through references and/or previous clients; and
- Price.

After reviewing the proposal, the recommendation is to enter into a contract with Frey. In the view of the Selection Committee, Frey demonstrated a thorough understanding of the project and understanding of the solar energy industry. In addition, Frey's relationships with the contractors further discussed below provided a cohesive understanding of both the project's construction and BUDC's obligations once the solar array is placed in service to support a community solar program. Through its subcontractors, Frey is projecting to achieve 28% MBE participation and 6% WBE participation.

The contract amount will not exceed \$4,676,000.00 and would be eligible for reimbursement from grant funds provided by the U.S. Economic Development Administration ("EDA") and Empire State Development ("ESD"), both of which have previously been accepted by the BUDC Board of Directors. As required by BUDC's respective grant agreements with EDA and ESD, BUDC will pass on state and federal grant obligations to Frey and other parties as part of the parties' agreements.

As part of its bid package, Frey included the following proposals for the operation and maintenance, and enrollment and management of community solar subscribers:

- ***Solar Liberty:*** Solar Liberty has proposed to enter into a three (3) year agreement with BUDC for the operation and maintenance of the community solar array. As part of its submission, Solar Liberty included a list of recommended services that would be provided on an annual basis, which included visual inspections of the panels and equipment to confirm functionality and to identify signs of damage, and mechanical testing for operability. Under this proposal, BUDC would pay Solar Liberty \$2,545.00 per year, with a two percent (2%) fee escalator per year. BUDC would also be responsible for material, equipment and labor costs in the event that components of the solar array required replacement. BUDC is seeking additional information from Solar Liberty relating to the average annual amount of these costs, as well as costs beyond the contract term that would support the sustainability of the solar arrays. It is anticipated that BUDC would enter into an agreement with Solar Liberty in 2027, following the completion of construction. Solar Liberty has agreed to hold its rates as presented in its proposal.

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- *Solar Simplified*: Solar Simplified has proposed to enter into a fifteen (15) year agreement with BUDC for the enrollment and management of community solar subscribers. This would involve Solar Simplified subscribing customers to the community solar program, managing the billing and payment of enrolled customers, and communicating with National Grid. Under this proposal, enrolled customers would receive a ten percent (10%) discount on electric bills. BUDC would not pay any acquisition or set up fees to Solar Simplified. In exchange for its services, Solar Simplified would be paid a fee based on solar energy consumed, which would be calculated either by: (i) a fixed seven and one-half percent (7.5%) of the value of distributed energy resources ("VDER"), which is the system New York State utilizes to compensate owners of solar arrays based on the full value the system provides to the electric grid; or (ii) a fixed \$0.01/kwh. This would equate to an approximate range of \$6,600 to \$8,700 per year paid to Solar Simplified. Based on preliminary cash flow projection models, the project may generate approximately \$1–1.2 million dollars in revenue from the solar array over the 15 year term of the contract. It is anticipated that BUDC would enter into an agreement with Solar Simplified in 2026 prior to the completion of construction so that Solar Simplified could begin enrolling residents in the community solar program.

ACTION:

I am requesting that the BUDC Real Estate Committee recommend that the BUDC Board of Directors: (i) authorize BUDC to enter into an agreement with Frey Electric Construction Co. for the construction of energy components of Northland Phase 3 redevelopment, for an amount not to exceed \$4,676,000.00; (ii) authorize BUDC and/or its affiliates to enter into an agreement with Solar Liberty for the operation and maintenance of the community solar arrays, at a cost not to exceed 2,545.00 in the first year, and with two percent (2%) increases in years two and three of the contract; (iii) authorize BUDC and/or its affiliates to enter into an agreement with Solar Simplified for the enrollment and management of community solar subscribers; and (iv) authorize the President or Executive Vice President to execute the agreements with Frey Electric Construction Co., Solar Liberty, and Solar Simplified, and take such other actions as may be necessary or appropriate to implement this authorization.

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Buffalo Urban Development Corporation
Property Report
Year Ended: December 31, 2024

Table 1. This is a listing of all real property owned by BUDC, or through its affiliates or subsidiaries, at December 31, 2024

BUDC Facility	Address or SBL of Property	Full Description of Property	Estimated FMV of Property
Buffalo Lakeside Commerce Park 22.18 Buffalo, New York Most Being Marketed	80 Ship Canal Parkway	2.01 acres of vacant land	\$ 70,350
	134 Ship Canal Parkway	2.15 acres of vacant land	\$ 75,250
	158 Ship Canal Parkway	2.15 acres of vacant land	\$ 75,250
	193 Ship Canal Parkway	9.59 acres of vacant land	\$ 335,650
	200 Ship Canal Parkway	5.86 acres of vacant land	\$ 205,100
	280 Ship Canal Parkway	0.42 acre of vacant land	\$ 14,700
Northland Corridor 37.03 Acres Buffalo, New York Some Being Marketed	537 East Delavan Avenue*	10.52 acres of land (60K s.f. vacant, 15K s.f. occupied)	\$415,600 (sum of the 5 parcels noted in adjacent table)
	577 Northland Avenue	29,000 s.f. of greenspace	\$37,000
	631 Northland Avenue	2.63 acres of land w/ a 40,000 s.f. vacant building	\$1,260,000
	644 Northland Avenue	11,000 s.f. of land w/ 4,000 s.f. building	\$58,700
	665 Northland Avenue	1.28 acres of parking and greenspace	\$256,049
	664 Northland Avenue	12,000 s.f. of parking	\$60,800
	695 Northland Avenue	0.07 acre parking lot	\$16,900
	697 Northland Avenue	0.06 acre parking lot	\$12,900
	683 Northland Avenue	7.27 acres of land w/ 235,000 s.f. of occupied buildings	\$5,061,500
	688 Northland Avenue	12,000 s.f. of parking	\$58,900
	705 Northland Avenue	0.24 acres of vacant land (to be renovated as a parking lot)	\$31,100
	714 Northland Avenue	1.81 acres of land w/ an 18,000 s.f. occupied building	\$585,000
	741 Northland Avenue	4.695 acres of land w/ a 92,000 s.f. derelict building	\$793,000
	767 Northland Avenue	7,998 s.f. of vacant land	\$23,500
	777 Northland Avenue	4.14 acres of land w/ a 81,000 s.f. derelict building	\$545,000
	124 Dutton Avenue	3,120 s.f. of vacant land	\$9,400
	126 Dutton Avenue	7,800 s.f. of vacant land	\$11,700
	162 Winchester Street	3,940 s.f. of vacant land	\$6,000
	164 Winchester Street	3,940 s.f. of vacant land	\$6,000
	168 Winchester Street	3,940 s.f. of vacant land	\$6,000
	572 Northland Avenue	4,560 s.f. of vacant land	\$6,800
Other	574 Northland Avenue	7,260 s.f. of vacant land	\$10,900
	1669 Fillmore Avenue	6,144 s.f. of vacant land	\$18,500
	1675 Fillmore Avenue	7,680 s.f. of vacant land	\$22,800
	1679 Fillmore Avenue	9,457 s.f. of vacant land	\$22,900
	1681 Fillmore Avenue	28,564 s.f. of vacant land	\$71,500
	1322 South Park Avenue	2,860 s.f. of vacant land	\$ 9,000

Note: The FMV is estimated using an average per acre value based on a sampling of non-current appraisals. Negotiated "final sale" value may vary.

Note: The FMV is based on the 2025 City of Buffalo assessment notices at 100% value. Negotiated "final sale" value may vary.

*Note: 537 East Delavan Avenue was split into the following five (5) tax parcels :

Address and SBL of Property	Full Description of Property	Estimated FMV of Property (based on City Assessment)
537 East Delavan Avenue SBL No: 90.77-6-1.11	0.95 acres w/ a 12,300 s.f. vacant, derelict building	\$100,000
547 East Delavan Avenue SBL No.: 90.77-6-1.12	3.41 acres w/ a 44,000+/- vacant, building to be renovated	\$95,000
221 Winchester Avenue SBL No.:	2.68 acres of vacant land	\$86,100
608 Northland Avenue SBL No.:	1.65 acres w/ a 28,639+/- s.f. vacant, partially improved building (currently no tenants)	\$64,500
640 Northland Avenue SBL No.:	1.83 acres of vacant land	\$69,000

Note: The FMV is estimated using an average per acre value based on a sampling of non-current appraisals. Negotiated "final sale" value may vary.