

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

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

Call to Order:

Committee Members Present:

Elizabeth Holden
Thomas Kucharski
Nadine Marrero
Kimberly Minkel (Committee Chair)

Committee Members Absent:

Scott Bylewski
Janique S. Curry
Dennis M. Penman (via Zoom)

Officers Present:

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

Others Present: Joseph Akel, LeChase Construction Service; Michael Alexander, The Community Preservation Corporation; James Bernard, BUDC Project Manager; Dennis Cannon, Comvest; Keith Carretto, Comvest; Matt DiFrancesco, CBRE; Alexis M. Florczak, Hurwitz Fine P.C.; Soma Hawramee, ECIDA Compliance Manager; Brian Krygier, Director of IT, ECIDA; Chris Kulik, LeChase Construction Service; Stephanie Pennington, LeChase Construction Service; Angelo Rhodes II, Northland Project Manager; Mike Rogalski, LaBella Associates (via Zoom); Ben Siegel, Wendel; and Paul Tronolone, Empire State Development.

Roll Call – The meeting was called to order at 12:01 p.m. Ms. Florczak served as Secretary of the meeting and certified that a quorum of the Real Estate Committee was present.

- 1.0 Real Estate Committee Minutes of September 9, 2025 Meeting** – The minutes of the September 9, 2025 Joint Meeting of the Real Estate and Audit & Finance Committees were presented to the Real Estate Committee. Mr. Kucharski made a motion to approve the meeting minutes. The motion was seconded by Ms. Marrero and unanimously carried (4-0-0).
- 2.0 Northland Corridor – LaBella Associates Contract Amendment** – Mr. Rhodes presented his October 14, 2025 memorandum regarding the LaBella Associates contract amendment. Following this presentation, Ms. Holden made a motion to recommend that the BUDC Board of Directors: (i) amend the existing agreement with LaBella Associates for Northland Corridor Redevelopment Phase 3 to provide the services outlined in Mr. Rhodes' October 14, 2025 memorandum, at a cost not to exceed \$40,550; and (ii) authorize the President or Executive Vice

President to execute the amendment to the 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 Ms. Marrero and unanimously carried (4-0-0).

3.0 Northland Beltline Corridor

(a) **Northland Corridor – Phase 3 Redevelopment Update** – Mr. Akel presented an update from LeChase regarding Phase 3 construction, and shared with the Committee a series of photos showing progress on the project. Ms. Pennington then presented an update regarding the MWBE utilization efforts of LeChase. She provided an overview of LeChase's pre-construction process, noting it is designed to reduce barriers small businesses may face, whether they be MWBE or SDVOB firms. She then presented an overview of LeChase's construction phase of its MWBE participation process. Onsite workforce participation for Phase 3 currently has 19% minority labor and 9% female labor. Overall, LeChase is projecting a 33% (29.5% WBE and 3.5% MBW) MWBE utilization for the project. Mr. Akel then presented a schedule update for each component of the Phase 3 redevelopment project. Mr. Rogalski presented an overview regarding the timing of the substation equipment, noting it will take approximately eight months to complete once the equipment is on-site.

(b) **Northland Corridor – Phase 4 Redevelopment Update** – Mr. Rhodes reported that bid documents have been released for Phase 4 general construction and are available for review on BUDC's website and the New York Contract Reporter. A pre-bid walkthrough took place with prospective bidders this morning, and bids are due November 6th.

(c) **Northland Corridor– Brownfield Opportunity Area (BOA) Plan** – Ms. Gandour reported that the BOA Plan is still being reviewed by the New York State Department of State.

(d) **Northland Corridor – Tenant & Property Management Updates** – Mr. DiFrancesco presented an update regarding tenants and CBRE marketing efforts. CBRE recently received a proposal for the restaurant space at 683 Northland, which is currently under review. CBRE continues to work on a lease renewal for the East Shed at 683 Northland Avenue, which is leased by the Northland Workforce Training Center for the Alfred State electrical program.

Mr. Cannon presented an update regarding property management at Northland. Comvest is preparing a request for proposals for landscaping services, which is anticipated to be released this upcoming spring.

4.0 Buffalo Lakeside Commerce Park

(a) **193, 80, 134, 158 and 200 Ship Canal Parkway Broker Update** – Ms. Gandour reported that LaBella submitted its revised alternatives analysis and remedial work plan and variance for 193 Ship Canal Parkway to the DEC on October 8th.

(b) **Buffalo Lakeside Commerce Park Property Owners Association** – Ms. Gandour reported that a meeting of the POA Board of Directors will be held this afternoon.

5.0 Executive Session – None.

- 6.0 Adjournment** – There being no further business to come before the Committee, upon motion made by Mr. Kucharski, seconded by Ms. Marrero and unanimously carried (4-0-0), the October 14, 2025 meeting of the Real Estate Committee was adjourned at 12:27 p.m.

Respectfully submitted,



Alexis M. Florczak
Secretary of the Meeting