

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

**95 Perry Street
Buffalo, New York
June 10, 2025
12:00 p.m.**

Call to Order:

Committee Members Present:

Scott Bylewski
Thomas A. Kucharski
Nadine Marrero
Kimberley A. Minkel (Committee Chair)
Dennis M. Penman

Committee Members Absent:

Janique Curry
Elizabeth Holden

Officers Present:

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

Others Present: Joseph Akel, LeChase Construction Services; Michael Alexander, The Community Preservation Corporation; James Bernard, BUDC Project Manager; Dennis Cannon, Comvest; Keith Carretto, Comvest; Alexis M. Florczak, Hurwitz Fine P.C.; Chris Kulik, LeChase Construction Services; Brian Krygier, Director of IT, ECIDA; Angelo Rhodes II, Northland Project Manager; and Paul Tronolone, Empire State Development.

Roll Call – The meeting was called to order at 12:04 p.m. A quorum of the Committee was not present. Agenda items 2 and 3 were presented first for informational purposes only. Mr. Bylewski, Ms. Marrero, and Mr. Kucharski each joined the meeting during the presentation of agenda item 2 at which time a quorum was present.

- 1.0 Minutes of the May 13, 2025 Meeting** – The minutes of the May 13, 2025 Real Estate Committee meeting were presented. Mr. Kucharski made a motion to approve the meeting minutes. The motion was seconded by Mr. Penman and unanimously carried (5-0-0).
- 2.0 Presentation on Northland Phase 3 Construction** – Ms. Gandour introduced Mr. Kulik and Mr. Akel from LeChase Construction Services for a presentation regarding the Phase 3 Construction project. Mr. Akel began the presentation with an overview of LeChase and its project team. Project renderings were shared for the 612 Northland Avenue “B” Building and 541 E. Delavan Avenue. The LeChase team has prepared a site logistics plan to manage the four project properties and identify points of ingress and egress to the project sites. Mr. Akel also reported that informational signage will be set up on the project sites. The signage will include QR codes that will allow the public to access updates regarding the project. An overview of the construction timeline was presented to the Committee. Ms. Gandour added that this presentation was also shared with the Northland stakeholder group at its meeting last week.

3.0 **Northland Beltline Corridor**

(a) **Northland Corridor – Tenant & Property Management Updates** –

Mr. Cannon presented an update regarding property management at Northland. Retech has commenced upgrades to its water chiller, which remains in progress. Rodriguez Construction has started construction work relating to improvements to the Area 6 mezzanine space. Mr. Cannon informed the Committee that a contractor for weed services will be hired for the 2025 season. ProClean was selected for lawn and landscaping services for the remainder of the 2025 season as the prior landscaping company for the Northland Corridor elected to terminate its agreement. Over Memorial Day Weekend, the campus Kubota vehicle was stolen from a secure garage. Police reports and insurance claims have been filed, and Comvest is obtaining quotes to purchase a new Kubota. This past Saturday, a scheduled eight (8) hour power shutoff occurred on campus in connection with National Grid work. Ms. Gandour added that Rodriguez Construction is reviewing the amendment and extension to its lease that was approved by the BUDC Board of Directors at its May 2025 meeting.

(b) **Northland Corridor – Phase 4 Redevelopment Update** – Mr. Rhodes noted that there is no update for the Phase 4 redevelopment project at this time.

(c) **Northland Corridor– Brownfield Opportunity Area** – Mr. Rhodes reported that Colliers has incorporated BUDC and City of Buffalo feedback into the draft nomination plan document. A meeting is scheduled for this Friday to discuss the resolution to be submitted to Buffalo Common Council regarding the draft nomination plan.

4.0 **Buffalo Lakeside Commerce Park**

(a) **193, 80, 134, 158 and 200 Ship Canal Parkway Update** – Ms. Gandour reported there are no additional updates regarding these properties.

(b) **Buffalo Lakeside Commerce Park Property Owners Association** – Ms. Gandour reported that BUDC is working with the City of Buffalo to add additional garbage receptacles in the Park in response to complaints received regarding garbage accumulation. BUDC staff is reviewing a request proposing the addition of disc golf to the Park.

5.0 **Executive Session** – Mr. Bylewski made a motion for the Committee to enter into executive session to discuss matters relating to the proposed sale of real property. The motion was seconded by Ms. Marrero and unanimously carried (5-0-0). At the conclusion of the executive session, Mr. Penman made a motion for the Committee to exit executive session. The motion was seconded by Ms. Marrero and unanimously carried (5-0-0). No votes were recorded during the executive session.

6.0 **Adjournment** – There being no further business to come before the Committee, on motion made by Mr. Bylewski, seconded by Mr. Kucharski and unanimously carried (5-0-0), the June 10, 2025 meeting of the Real Estate Committee was adjourned at 12:29 p.m.

Respectfully submitted,



Alexis M. Florczak
Secretary of the Meeting