

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

**95 Perry Street
Buffalo, New York
March 4, 2025
12:00 p.m.**

Call to Order:

Committee Members Present:

Scott Bylewski
Elizabeth Holden
Thomas Kucharski
Nadine Marrero
Kimberly Minkel (Committee Chair)
Dennis M. Penman

Committee Members Absent:

Janique S. Curry

Officers Present:

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

Others Present: Kimberly Baptiste, Colliers Engineering & Design (via Zoom); Dennis Cannon, Comvest; Keith Carretto, Comvest; Matthew DiFrancesco, CBRE; Alexis M. Florczak, Hurwitz Fine P.C.; Brian Krygier, Director of IT, ECIDA; and Angelo Rhodes II, Northland Project Manager.

Roll Call – The meeting was called to order at 12:04 p.m. A quorum of the Committee was present. Mr. Kucharski joined the meeting during the presentation of item 3.

- 1.0 Minutes of February 11, 2025 Meeting** – The minutes of the February 11, 2025 Real Estate Committee meeting were presented. Ms. Marrero made a motion to approve the meeting minutes. The motion was seconded by Ms. Holden and unanimously carried (5-0-0).
- 2.0 Northland Corridor – 631 Northland Avenue Consulting Change Order** – Mr. Rhodes presented his March 4, 2025 memorandum regarding a proposed change order for the 631 Northland Avenue consultant contract with Wendel. The change order would authorize Wendel to contract with LiRo Engineers (“LiRo”) to provide additional environmental services for the project. Following the presentation, Ms. Marrero made a motion to recommend that the Board of Directors: (i) authorize Wendel’s retention of LiRo as a project team member under BUDC’s existing agreement with Wendel; (ii) approve an amendment to the Wendel consulting agreement for the additional scope of work associated with the Brownfield Cleanup Program project at 631 Northland Avenue, for an amount not to exceed \$204,415; and (iii) authorize the President or Executive Vice President to execute an amendment to the agreement with Wendel and take such other actions as may be necessary or appropriate to implement this authorization. The motion was seconded by Mr. Penman and unanimously carried (5-0-0).

3.0 Northland Corridor – Brownfield Opportunity Area (BOA) Presentation – Ms. Gandour introduced Kimberly Baptiste from Colliers Engineering & Design for a presentation regarding the Northland Corridor Brownfield Opportunity Area (BOA) plan. Ms. Baptiste began with an overview of the BOA study area and planning efforts, noting that the plan builds on previous efforts initiated in 2020. She noted that the project team, which includes Colliers, BUDC, the City of Buffalo, and a BOA steering committee, have conducted a number of community engagement activities to obtain public feedback. The BOA steering committee also held several stakeholder meetings and public workshops to gather information for the BOA plan. Key takeaways from community members and stakeholders were identified, which included interest in affordable housing and supporting community needs. Ms. Baptiste then reviewed the preliminary recommendations included in the plan. A total of twenty-one strategic sites were identified, in addition to locations for strategic investment to be made. Five themes were also identified for the BOA as a whole: public health, identifying strategies for vacant lots, filling the housing gap, connectivity and accessibility, and neighborhood placemaking. Finally, Ms. Baptiste identified next steps to be taken, which include finalizing the BOA nomination plan documents to submit to the NYS Department of State. Once the BOA plan is approved, the area will be potentially eligible for CFA and other development-related funding. The Committee provided positive feedback on Ms. Baptiste's presentation and the plan, and asked that copies of the presentation be circulated.

4.0 Northland Beltline Corridor

(a) **Northland Corridor – Phase 3 Redevelopment Update** – Mr. Rhodes presented an update regarding the Phase 3 Northland redevelopment project. BUDC has submitted its bid opening checklist to EDA for its review and approval prior to construction commencing.

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

(c) **Northland Corridor– 741 Northland and 777 Northland Building Condition Update** – Mr. Rhodes noted that there is no update from the prior month's report at this time.

(d) **Northland Corridor – Tenant & Property Management Updates** – Mr. DiFrancesco presented an update regarding CBRE marketing efforts. CBRE has provided a draft lease of the kitchen space at 683 Northland Avenue to Professional Culinary Academy LLC for its review. Buffalo Fashion Week has expressed interest in leasing the available space at 612 Northland Avenue on a short-term basis for its fashion show on May 1st. CBRE is obtaining additional information from Buffalo Fashion Week regarding details for a potential short-term lease of the space. CBRE is awaiting build-out information for the mezzanine space at 683 Northland Avenue.

Mr. Cannon then presented an update regarding property management at Northland. Manna has vacated the kitchen space at 683 Northland Avenue. The Comvest team is preparing the leased space for Professional Culinary Academy. Mr. Cannon is awaiting pricing from contractors for the restroom space at 683 Northland. Mr. Carretto then distributed and reviewed a handout to the Committee regarding updated budgeting figures for the Northland Corridor.

5.0 Buffalo Lakeside Commerce Park

(a) **193, 80, 134, 158 and 200 Ship Canal Parkway Update** – Mr. DiFrancesco reported that CBRE continues to communicate with prospects regarding the remaining parcels at BLCP.

(b) **Buffalo Lakeside Commerce Park Property Owners Association** – Ms. Gandour reported that BUDC and Uniland are up to date on payments for 2024 property assessments. Zephyr owes the final assessment payment issued for 2024.

6.0 **Executive Session** – None.

7.0 **Adjournment** – There being no further business to come before the Committee, the March 4, 2025 meeting of the Real Estate Committee was adjourned at 12:43 p.m.

Respectfully submitted,



Kevin J. Zanner