

**Minutes of the Meeting  
of the  
Board of Directors  
of  
Buffalo Urban Development Corporation**

**95 Perry Street—4<sup>th</sup> Floor Vista Room  
Buffalo, New York 14203**

**February 24, 2026  
12:00 p.m.**

**Directors Present:**

Scott Bylewski  
Daniel Castle  
Janique S. Curry  
Darby Fishkin  
Thomas Halligan  
Elizabeth Holden  
Jenna Kavanaugh  
Thomas A. Kucharski  
Grant Loomis  
Kimberley A. Minkel  
Dennis M. Penman (Vice Chair)  
Nolan Skipper  
Karen Utz

**Directors Absent:**

Mayor Sean Ryan (Chair)  
Thomas Baines  
Dennis W. Elsenbeck  
Joel Feroletto  
David J. Nasca (attended via Zoom)

**Officers Present:**

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

**Guests Present:** James Bernard, BUDC Project Manager; Zaque Evans, Erie County Deputy Commissioner of Environment and Planning; Alexis M. Florczak, Hurwitz Fine P.C.; Brian Krygier, Director of IT, ECIDA; Louis Petrucci, City of Buffalo Department of Permit and Inspection Services; and Angelo Rhodes II, Northland Project Manager.

**1.0 Roll Call** – The meeting was called to order at 12:07 p.m. by Vice Chair Penman. The Secretary called the roll of the Board of Directors and a quorum was determined to be present. Mr. Bylewski joined the meeting during the presentation of agenda item 4.3. Ms. Holden joined the meeting during the presentation of agenda item 4.4. Ms. Curry joined the meeting during the presentation of agenda item 4.5.

**2.0 Approval of Minutes – Meeting of January 27, 2026** – The minutes of the January 27,

2026 meeting of the Board of Directors were presented. Mr. Castle made a motion to approve the meeting minutes. The motion was seconded by Ms. Fishkin and unanimously carried (10-0-0).

### **3.0 Monthly Financial Reports**

**3.1 Financials Update** – Ms. Profic reported that the 2025 year-end audit is still in progress. Draft audited financial statements will be reviewed by the Audit & Finance Committee at its March 19, 2026 meeting before being presented to the BUDC Board of Directors later that month.

### **4.0 New Business –**

**4.1 Appointment of Grant Loomis to BUDC Downtown Committee** – Ms. Merriweather reported that, following the completion of his BUDC Board orientation, Grant Loomis, President and Chief Operating Officer of the Buffalo Niagara Partnership, has expressed interest in serving on the BUDC Downtown Committee.

**4.2 Appointment of Grant Loomis to BUDC Audit & Finance Committee** – Ms. Merriweather reported that Mr. Loomis also expressed interest in serving on the BUDC Audit & Finance Committee.

At the conclusion of Ms. Merriweather’s presentation of items 4.1 and 4.2, Mr. Kucharski made a motion to appoint Grant Loomis to the BUDC Downtown and Audit & Finance Committees. The motion was seconded by Ms. Halligan and unanimously carried (10-0-0).

**4.3 Northland Beltline Corridor – 631 Northland Historic Tax Credits Investor** – Ms. Gandour presented her February 24, 2026 memorandum regarding the selection of an investor for the 631 Northland historic tax credits project. Following this presentation, Ms. Minkel made a motion to: (i) approve the Foss & Company Letter of Intent for Historic Preservation Tax Credits; (ii) authorize the BUDC President or Executive Vice President to execute the Letter of Intent and to take such actions as necessary or appropriate to pursue receipt of Historic Preservation Tax Credits for the 631 Northland redevelopment project; (iii) approve the formation of two limited liability companies as affiliates of BUDC for the Historic Preservation Tax Credits transaction, with BUDC as sole member/owner of each LLC and the officers of BUDC serving in the same positions for the LLC affiliates; and (iv) authorize the BUDC President or Executive Vice President to cause the formation of the LLC affiliates and execute such documents and agreements as necessary or appropriate in connection therewith. The motion was seconded by Ms. Utz and unanimously carried (11-0-0).

**4.4 Northland Beltline Corridor – 631 Northland Construction Bridge Loan** – Ms. Gandour presented her February 24, 2026 memorandum regarding the 631 Northland construction bridge loan. Following this presentation, Mr. Loomis made a motion to: (i) approve 631 Northland LLC borrowing up to \$8,944,449 from Community Bank as bridge financing for the renovation of 631 Northland Avenue, upon the terms described in Ms. Gandour’s February 24, 2026 memorandum; and (ii) authorize the BUDC President or Executive Vice President to execute the Community Bank term sheet and to take such actions as may be reasonably necessary or appropriate to facilitate bridge loan financing through Community Bank for the 631 Northland redevelopment project. The motion was seconded by Mr. Bylewski and unanimously carried (12-0-0).

**4.5 Northland Beltline Corridor – Selection of Contractor for General Construction of 631 Northland** – Mr. Rhodes presented his February 24, 2026 memorandum regarding the selection of a contractor for the general construction of 631 Northland Avenue. Following the presentation, Ms. Kavanaugh made a motion to: (i) approve BUDC entering into an agreement with LeChase Construction Services, LLC for the general construction of Phase 4 of Northland

Corridor Redevelopment, for an amount not to exceed \$16,333,741.00; 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. The motion was seconded by Mr. Skipper and unanimously carried (13-0-0).

**4.6 Ralph Wilson Park Project Update** – Mr. Bernard provided an update regarding the Ralph Wilson Park construction project. National Grid is completing cable pulling work from switchgears to transformers which will allow remaining portions of Phase 1 construction to be energized. A safety audit regarding the purchased playground equipment for the Park will take place in March. The Phase 2C GMP has been submitted to the Common Council for review.

**4.7 Race for Place Project Update** – Ms. Merriweather presented the following updates regarding the Race for Place project:

Temporary Intersection Redesign Work: BUDC held a kickoff meeting with its consultant, MIG and representatives from the Office of Strategic Planning and Department of Public Works to discuss goals, timeline and final site selection. Three sites were selected as areas of focus for the temporary intersection redesign: Main St. and Commercial St. near the Explore & More Children’s Museum; Michigan Avenue between Broadway and Arsenal in the Michigan St. Heritage Corridor; and Roosevelt Plaza, where public realm activation is anticipated. The design charette will kick off March 3<sup>rd</sup>-5<sup>th</sup>. Following this, permitting is anticipated to take place in the late winter and early spring, with installation targeted for completion by June 30<sup>th</sup> for all three sites.

Queen City Pop-Up: The 3<sup>rd</sup> annual Black History Month Black Business Expo will take place this Thursday, February 26, 2026 at Oakk Haus in partnership with the City of Buffalo, The Exchange at Beverly Gray, That Brown Bag, and Buffalo Place for this year’s expo.

Waterfront Coordination Update: More frequent coordination meetings are anticipated to take place in March and April due to the intersection redesign project in the waterfront area.

Downtown Project & Cost Management Update: Douglas Development has signed off on progress with Cars Sharing Main Street. This will allow BUDC and the City of Buffalo to execute the Memorandum of Understanding in connection with access and utilization of the Accelerator Fund for various projects in the City of Buffalo, and BUDC and Buffalo Construction Consultants to move forward with their agreement for project and cost management services for these projects. Ms. Merriweather thanked the Department of Public Works, Office of Strategic Planning and Mayor’s office for their help in advancing this project. The first project to be advanced will be the Erie Street Greenway, which has received \$10 million dollars in funding from Empire State Development.

**4.8 Northland Corridor Project Update** – Mr. Rhodes presented the following updates regarding the Northland Corridor:

Phase 3: Mr. Rhodes reported that steel work and some concrete work at 541 E. Delavan Avenue building has taken place. Exterior and interior work at the 612 “B” Northland building is moving forward, along with installation of the overhead door. Onsite workforce participation for Phase 3 is 20% minority and 8% women as of January 31, 2026. The Northland Workforce Training Center, Rodriguez Construction Group, and LeChase Construction Services are partnering together for Women in Construction Week, which will bring female high school students to Northland for a tour of Phase 3 redevelopment and learn more about careers in the trades. A partnership with local artists will be advanced to bring a public art component to 612 Northland Avenue.

**4.9 Buffalo Lakeside Commerce Park – Project Update** – Ms. Gandour presented an update regarding Buffalo Lakeside Commerce Park. BUDC received an offer regarding the 193 Ship Canal Parkway parcel, which is under review by BUDC staff and CBRE. Year-end billing has

been sent to POA property owners. BUDC has paid its invoice, with invoices from Uniland and Zephyr remaining unpaid to date

**5.0 Late Files** – Ms. Holden made a motion to accept the late file item regarding a proposed amendment to the Ralph C. Wilson, Jr. Foundation Grant Agreement #13. The motion was seconded by Ms. Utz and unanimously carried (13-0-0). Mr. Bernard then presented his February 24, 2026 memorandum regarding the amendment. Following this presentation, Mr. Castle made a motion to: (i) accept the \$15,250,000.00 in additional funding from the Wilson Foundation to advance Phase 2 construction at Ralph Wilson Park; (ii) approve the 14<sup>th</sup> amendment to the subgrant agreement between the BUDC and the City of Buffalo to transfer up to \$14,750,000 in grant funds to support Phase 2 construction at Ralph Wilson Park; and (iii) authorize the President or Executive Vice President to execute the Amended Wilson Grant 13 and the 14<sup>th</sup> amendment to the Subgrant Agreement and take such actions as may be necessary to implement this action. The motion was seconded by Ms. Holden and unanimously carried (13-0-0).

Commented [A1]: What number amendment?

**6.0 Tabled Items** – None.

**7.0 Executive Session** – None.

**8.0 Adjournment** – There being no further business to come before the Board, the February 24, 2026 meeting of the Board of Directors was adjourned at 12:42 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary