

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

**95 Perry Street– 4th Floor
Buffalo, New York 14203**

**August 25, 2026
12:00 p.m.**

Directors Present:

Thomas Baines
Scott Bylewski
Daniel Castle
Janique S. Curry
Christopher Dirr
Darby Fishkin
Elizabeth Holden
Jenna Kavanaugh
Thomas A. Kucharski
Dennis M. Penman
Louis Petrucci
Nolan Skipper
Karen Utz

Directors Absent:

Mayor Sean Ryan (Chair)
Joel Feroletto
Thomas Halligan
Grant Loomis
Kimberley A. Minkel

Officers Present:

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

Guests Present: James Bernard, BUDC Project Manager; Patrick Derisley, LeChase Construction; Jonathan Epstein, *The Buffalo News*; Alexis M. Florczak, Hurwitz Fine P.C.; Tricia Ilogu, BUDC Northland Senior Project & Cost Manager; Dan Knight, Gilbane Building Company; and Bryan Krygier, Director of IT, ECIDA.

- 1.0 Roll Call** – The meeting was called to order at 12:07 p.m. by the Vice Chair. Mr. Zanner called the roll of directors and a quorum of the Board was determined to be present. Ms. Curry left the meeting during the presentation of agenda item 2 and re-joined the meeting during the presentation of agenda item 3.
- 2.0 Approval of Minutes – Meeting of July 28, 2026** – The minutes of the July 28, 2026 meeting of the Board of Directors were presented. Mr. Kucharski made a motion to approve the meeting minutes. The motion was seconded by Mr. Petrucci and unanimously carried (12-0-0).
- 3.0 Monthly Financial Report** – Ms. Profic presented the consolidated financial statements for

BUDC for the period ending July 31, 2026. Ms. Profic also presented the updated cash flow forecast for BUDC, copies of which were made available at the meeting. Ms. Fishkin made a motion to accept the BUDC consolidated financial statements. The motion was seconded by Ms. Kavanaugh and unanimously carried (13-0-0).

4.0 New Business

4.1 Northland Corridor – Letter of Intent with Fresh Fix to Purchase a Portion of 714

Northland Avenue – Ms. Gandour presented her August 25, 2026 memorandum regarding the letter of intent with Fresh Fix, LLC to purchase the commercial building and a portion of real property at 714 Northland Avenue. Ms. Gandour noted that the purchaser has outgrown its current space at the Niagara Frontier Food Terminal and is seeking to relocate to 714 Northland. The offer to purchase includes the existing building and parking lot to the north of the building, but excludes the parking lot closest to Northland Avenue, which will continue to be used for 683 Northland parking. The purchase price is \$700,000, which is the appraised value of the property. The Board discussed the transaction, including the need to subdivide the parcel to exclude the Northland parking lot. At the conclusion of the discussion, Mr. Baines made a motion to: (i) authorize 714 Northland LLC to enter into a Purchase and Sale Agreement with Fresh Fix, LLC, or an affiliated entity, regarding a portion of 714 Northland Avenue, consistent with the terms set forth in this memorandum; and (ii) authorize the President or Executive Vice President to negotiate and execute the Purchase and Sale Agreement and take such other actions as may be necessary or appropriate to implement this authorization. The motion was seconded by Ms. Curry and (with Ms. Fishkin abstaining), carried with twelve affirmative votes (12-0-1).

4.2 Northland Corridor Project Update

– Ms. Ilogu presented an update regarding the Northland Corridor. BUDC issued a request for proposals for the demolition of 714 and 777 Northland Avenue. A pre-bid walkthrough is scheduled for August 31st with bids due September 23rd. On August 29th, the Northland Beltline Taxpayers Association will be holding its National Night Out event. A meeting with Northland tenants was held August 13th to discuss Corridor development and the formation of a tenant safety committee. Ms. Gandour also reported that the historic and brownfields tax credits and Community Bank finance transactions for the 631 Northland Avenue (Phase 4) project closed August 20th.

Mr. Derisley then provided an update regarding Phase 3 of the Northland Corridor redevelopment. During the month of July, roof installation, Kalwall sheathing, duct work installation and installation of concrete slabs took place at 541 E. Delavan Avenue. At 612 Northland, landscaping and light pole installation was completed, and the interior bathroom buildout continued to advance. Disposal paperwork is being finalized for the 714 Northland south parking lot, and the parking lot at the 683 Northland south lot was completed. Mr. Derisley then provided an overview of the work to be completed for each component of the Phase 3 general construction project in August, which includes electrical rough-in, interior framing, and Kalwall installation at 541 E. Delavan, and completing painting interior and finishes at 612 Northland. Onsite M/WBE participation and utilization remained consistent in relation to the prior month.

Mr. Derisley then reported on Phase 4 project. During the month of July, LeChase completed the roof tear-off, roof block installation and penthouse demolition work. Planning of electrical line work to the 631 Northland building also advanced. He also provided a summary of work to be completed in August, which includes prep work for interior foundation slab installation, completing window removal and rebuilding the penthouse.

4.3 Ralph Wilson Park Project Update

– Mr. Knight provided an update regarding the Ralph Wilson Park construction project. With respect to Phases 1A and 1B, Gilbane is advancing towards substantial completion of these phases. Progress photos of project elements were shared with the Board. With respect to Phase 2, a temporary fence has been established to distinguish between Phase 1 and Phase 2 construction areas. Shoreline work continues and it is anticipated this work will

be completed November 1st. Lawn grading, topsoil and seeding of the pavilion lawn will take place this fall. Work on the freighter continues to advance.

4.4 Race for Place Project Update – Ms. Merriweather presented the following updates regarding Buffalo's Race for Place:

- a. Downtown Project & Cost Management Update: Buffalo Construction Consultants (BCC) continues to work with BUDC, the City of Buffalo and other partners on project prioritization and mapping. The project team is advancing the Erie Street Greenway project towards 30% design completion. BUDC and BCC also collaborated to submit a CFA application for proposed improvements to the underpass near Canalside.
- b. Downtown Temporary Intersection Project Update: A ribbon cutting ceremony took place at Roosevelt Plaza on July 30th with BUDC, the City of Buffalo, and project partners in attendance. A survey has been released to solicit feedback on the three project areas, which runs through August 31st. Mr. Baines added that he received great feedback regarding the improvements to Roosevelt Plaza at the ribbon cutting event and noted it has provided true activation of the space. Ms. Merriweather added that a music series will take place at the Roosevelt Plaza stage area on Wednesdays and Fridays during the month of September.
- c. Downtown Development Zone: The submission package to New York State is being refined by the Office of Strategic Planning and MIG.
- d. Queen City Pop-Up: Work on this year's holiday programming has commenced.

4.5 Buffalo Lakeside Commerce Park – Project Update – Ms. Gandour presented an update regarding Buffalo Lakeside Commerce Park. A request for proposals for snow removal and landscaping was released last week in coordination with ECIDA staff. ECIDA staff continues to work with representatives from Uniland and Zephyr regarding a design plan to place boulders on the lawn area.

5.0 Late Files – None.

6.0 Tabled Items – None.

7.0 Executive Session – None.

8.0 Adjournment – There being no further business to come before the Board, the August 25, 2026 meeting of the Board of Directors was adjourned at 12:52 p.m.

Respectfully submitted,



Kevin J. Zanner
Secretary