

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

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

**July 28, 2026
12:00 p.m.**

Directors Present:

Scott Bylewski
Daniel Castle
Darby Fishkin
Thomas Halligan
Jenna Kavanaugh
Thomas A. Kucharski
Grant Loomis
Dennis M. Penman
Louis Petrucci
Karen Utz

Directors Absent:

Mayor Sean Ryan (Chair)
Thomas Baines
Janique S. Curry
Christopher Dirr
Joel Feroletto
Elizabeth Holden
Kimberley A. Minkel
Nolan Skipper

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; Alex Bullers, City of Buffalo Engineer; Patrick Derisley, LeChase Construction; Jonathan Epstein, *The Buffalo News*; Alexis M. Florczak, Hurwitz Fine P.C.; Tricia Ilogu, BUDC Northland Senior Project & Cost Manager; Max Korzaniewski, Gilbane Building Company; Bryan Krygier, Director of IT, ECIDA; and Alyssa Penny, ECIDA Compliance Associate.

- 1.0 Roll Call** – The meeting was called to order at 12:06 p.m. by the Vice Chair. Mr. Zanner called the roll of directors and a quorum of the Board was determined to be present.
- 2.0 Approval of Minutes – Meeting of June 23, 2026** – The minutes of the June 23, 2026 meeting of the Board of Directors were presented. Mr. Kucharski made a motion to approve the meeting minutes. The motion was seconded by Ms. Utz and unanimously carried (10-0-0).
- 3.0 Monthly Financial Report** – Ms. Profic presented the consolidated financial statements for BUDC for the period ending June 30, 2026. Ms. Profic also presented the updated cash flow forecast for BUDC, copies of which were made available at the meeting. Mr. Bylewski made a motion to accept

the BUDC consolidated financial statements. The motion was seconded by Ms. Fishkin and unanimously carried (10-0-0).

4.0 New Business

4.1 Buffalo's Race for Place – Downtown Buffalo & Waterfront Infrastructure Improvements Amendment #3 to BUDC-BCC Agreement

– Ms. Merriweather presented her July 28, 2026 memorandum regarding the third amendment to the BUDC-BCC Agreement regarding preliminary design and SWPPP reporting to be completed for the Erie-Shelton Square Greenway project. Ms. Kavanaugh made a motion to: (i) approve the third amendment to the BUDC-BCC Agreement in an amount not to exceed \$471,283.00 for the completion of preliminary design services for the Erie Street – Shelton Square Greenway project; and (ii) authorize the President or Executive Vice President to execute the third amendment to the BUDC-BCC Agreement and take such other actions as may be necessary or appropriate to implement this authorization. The motion was seconded by Mr. Halligan and unanimously carried (10-0-0).

4.2 Downtown Development Zone Strategy – MIG Contract Amendment

– Ms. Merriweather presented her July 28, 2026 memorandum regarding a proposed amendment to the BUDC-MIG Agreement regarding downtown development zone strategy. Mr. Petrucci made a motion to: (i) approve a contract amendment with MIG, Inc. to increase the not-to-exceed amount of the contract to \$85,000; and (ii) authorize the President or Executive Vice President to execute the amendment with MIG and take such other actions as may be necessary or appropriate to implement this authorization. The motion was seconded by Mr. Loomis and unanimously carried (10-0-0).

4.3 Buffalo's Race for Place – MIG Temporary Intersection Redesign and Installation Contract Amendment

– Ms. Merriweather circulated and presented her July 28, 2026 memorandum regarding the amendment to the BUDC-MIG Agreement regarding temporary intersection redesign and installation. Mr. Kucharski made a motion to: (i) approve a contract amendment with MIG, Inc. in an amount not to exceed \$17,563.26; and (ii) authorize the BUDC President or Executive Vice President to execute the extension and take such other actions as are necessary to implement this authorization. The motion was seconded by Mr. Castle and unanimously carried (10-0-0).

4.4 Northland Central – 683 Northland Avenue Lavatory Construction

– Ms. Gandour presented her July 28, 2026 memorandum regarding the lavatory construction at 683 Northland Avenue. Mr. Kucharski made a motion to: (i) authorize a contract between BUDC and LeChase Construction Services, LLC for lavatory construction at 683 Northland Avenue for a not-to-exceed amount of \$166,421; (ii) authorize a 5% owner contingency for the project in the amount of \$8,321.05; and (iii) authorize the President or Executive Vice President to execute the contract with LeChase and take such other actions as may be necessary or appropriate to implement this authorization. The motion was seconded by Mr. Petrucci and unanimously carried (10-0-0).

4.5 Northland Corridor Project Update

– Ms. Gandour presented an update regarding the Northland Corridor. During the renovation of the clean energy campus at the Northland Workforce Training Center, a project subcontractor damaged underground electrical lines that serve a backup generator to 683 Northland. BUDC is working with counsel and the NWTC towards resolution of this matter. With respect to the 631 Northland tax credits transaction, Foss is presenting the transaction to its committee this week, with closing anticipated the second week of August. BUDC staff will meet with LiRo tomorrow to discuss the request for proposals for the demolition of 741/777 Northland Avenue.

Mr. Derisley then provided an update regarding Phases 3 and 4 of the Northland Corridor redevelopment. During the month of June, roof installation work, cold form metal framing, sheathing and kalwall installation were completed at 541 E. Delavan Avenue. At 612 Northland, paving of the parking lot, installation of the dumpster pad, and drywall installation in the building basement were

completed. Work at the 714 parking lot remained on hold until additional environmental testing is completed. The South parking lot at 683 Northland was striped and planting preparations were completed. Mr. Derisley then provided an overview of the work to be completed for each component of the Phase 3 general construction project in July, which includes exterior cold form metal framing, electrical, duct work and interior framing at 541 E. Delavan, bathroom buildout and installation of sidewalk décor walls at 612 Northland, review of soil sample results for the 714 Northland parking lot, and finalizing the chain link fence and installing light poles at the 683 Northland south parking lot. Onsite M/WBE participation and utilization remained consistent in relation to the prior month.

With respect to Phase 4, during the month of June, LeChase completed asbestos pipe wrapping removal, and made progress regarding the tear off of roof membranes. LeChase also continued demolition of exterior windows, masonry repaint work and door removal. Mr. Derisley then provided a summary of work to be completed in July, which includes establishing utilities and exterior site work (pending receipt of permits), continuation of pipe wrap removal, and saw cutting exterior floor excavation. Mr. Derisley then provided an overview of existing conditions uncovered during construction to date, which included metal plates exposed from removal of flooring, and the discovery of interior pits and storage spaces beneath flooring and a sandblaster.

4.6 Ralph Wilson Park Project Update – Mr. Korzaniewski provided an update regarding the Ralph Wilson Park construction project. With respect to Phases 1A and 1B, remaining light poles are being placed at the sled hill and railings are being installed on the abutment bridge. A substantial completion walkthrough for portions of the south lawn is anticipated to take place by the end of July. With respect to Phase 2, site fencing is being installed, and work for the pavilion lawn, comfort stations and shoreline are to be advanced. Work on the freighter continues to advance.

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

- a. Downtown Project & Cost Management Update: BCC continues to work with BUDC, the City of Buffalo and other partners on project prioritization and mapping. The project team is also exploring potential fits for this year's CFA and other opportunities. BCC also continues its work to advance the Erie Street Greenway project.
- b. Downtown Temporary Intersection Project Update: Project installation has been completed at Roosevelt Plaza, the last of the three project sites. Photos were shared of the installation, as well as before and after pictures at each site. Ms. Merriweather thanked Buffalo Place, M&T Bank, LeChase Construction, MIG, the City of Buffalo Office of Strategic Planning, and Mr. Bernard for their efforts and work on the infrastructure projects. The project team is preparing a survey to collect data and observations relative to each site. A ribbon cutting ceremony is taking place at Roosevelt Plaza on July 30th at 4pm.
- c. Waterfront Coordination: A quarterly waterfront coordination meeting was held earlier this month.
- d. Queen City Pop-Up: Work on this year's holiday programming has commenced.

4.8 Buffalo Lakeside Commerce Park – Project Update – Ms. Gandour presented an update regarding Buffalo Lakeside Commerce Park. Due diligence is in progress with Wavepoint for the sale of 193 Ship Canal Parkway. BUDC and ECIDA staff are working with the Park's landscaping team to address several 301 calls regarding garbage at the Park. ECIDA staff is working 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 July 28, 2026 meeting of the Board of Directors was adjourned at 12:54 p.m.

Respectfully submitted,



Kevin J. Zanner
Secretary