

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

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

**June 23, 2026
12:00 p.m.**

Directors Present:

Thomas Baines
Scott Bylewski
Darby Fishkin
Elizabeth Holden
Jenna Kavanaugh
Thomas A. Kucharski
Grant Loomis
David J. Nasca
Louis Petrucci
Nolan Skipper

Directors Absent:

Mayor Sean Ryan (Chair)
Daniel Castle
Janique S. Curry
Dennis W. Elsenbeck
Joel Feroletto
Thomas Halligan
Kimberley A. Minkel
Dennis M. Penman
Karen Utz

Officers Present:

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

Guests Present: James Bernard, BUDC Project Manager; Patrick Derisley, LeChase Construction; Alexis M. Florczak, Hurwitz Fine P.C.; Dan Knight, Gilbane Building Company; Bryan Krygier, Director of IT, ECIDA; Alyssa Penny, ECIDA Compliance Associate; Mike Rogalski, LaBella Associates; and Anthony Sciandra, Frey Electric.

- 1.0 Roll Call** – The meeting was called to order at 12:15 p.m. by Mr. Kucharski who served as Chair of the meeting. Ms. Florczak called the roll of directors and a quorum of the Board was determined to be present. Mr. Castle joined the meeting during the presentation of agenda item 4.5.
- 2.0 Approval of Minutes – Meeting of May 26, 2026** – The minutes of the May 26, 2026 meeting of the Board of Directors were presented. Mr. Skipper made a motion to approve the meeting minutes. The motion was seconded by Mr. Petrucci and unanimously carried (10-0-0).
- 3.0 Monthly Financial Report** – Ms. Profic presented the consolidated financial statements for BUDC for the period ending May 31, 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 **2025-2026 Election of Officers** – Ms. Merriweather presented the following proposed slate of officers of BUDC as set forth in the June 23, 2026 memorandum to the Board of Directors:

Chair:	Hon. Sean Ryan
Vice Chair:	Dennis M. Penman
President:	Brandye Merriweather
Executive Vice President:	Rebecca Gandour
Treasurer:	Mollie M. Profic
Assistant Treasurer:	Atiqa Abidi
Secretary:	Kevin J. Zanner

Upon motion made by Mr. Nasca, seconded by Mr. Petrucci and unanimously carried (10-0-0), the foregoing slate of officers was approved, with each officer to serve a term of one (1) year and until his or her successor has been elected or appointed.

4.2 **Appointment of Citizen Board Members by Mayor Ryan** – Ms. Merriweather presented Mayor Ryan's June 23, 2026 memorandum to the Board regarding the appointment of Christopher Dirr as a citizen member and director of BUDC. The memorandum also proposes the re-appointment of Darby Fishkin as citizen member and director of BUDC.

4.3 **Appointment of Citizen Board Member**– Ms. Merriweather presented her June 23, 2026 memorandum to the Board regarding the appointment of Thomas Kucharski as a citizen member and director of BUDC. This appointment would be effective as of July 1, 2026 following Mr. Kucharski's retirement as President of Invest Buffalo Niagara and fills the vacancy left due to Mr. Nasca's resignation following the 2026 annual meeting. Ms. Fishkin made a motion to appoint Thomas Kucharski as a citizen member and director of BUDC effective July 1, 2026 for a term of two (2) years, until a successor is duly elected. The motion was seconded by Mr. Petrucci and unanimously carried (10-0-0).

4.4 **2026-2027 Board Committee Appointments** – Ms. Merriweather presented the proposed slate of Committee appointments for 2026-2027. Ms. Fishkin made a motion to approve the proposed slate of Committee appointments. The motion was seconded by Ms. Kavanaugh and unanimously carried (10-0-0). The Committee appointments approved by the Board are as follows:

Downtown Committee: Thomas Baines (*Committee Chair*), Daniel Castle; Darby Fishkin, Jenna Kavanaugh; Grant Loomis; Kimberley A. Minkel; Louis Petrucci; Nolan Skipper; and Karen Utz.

Governance Committee: Thomas Baines; Janique Curry; Thomas Halligan; Thomas A. Kucharski (*Committee Chair*); Dennis M. Penman; and Karen Utz.

Audit & Finance Committee: Janique Curry; Darby Fishkin; Grant Loomis; and Dennis M. Penman (*Committee Chair*).

Real Estate Committee: Thomas Baines; Scott Bylewski; Christopher Dirr; Elizabeth Holden; Thomas A. Kucharski; Kimberley A. Minkel (*Committee Chair*); and Dennis M. Penman.

- 4.5 Amended Procurement Policy** – Ms. Merriweather presented her June 23, 2026 memorandum regarding amendments to the BUDC procurement policy. Mr. Nasca made a motion to adopt the amended and restated procurement policy in the form presented and attached to Ms. Merriweather's June 23, 2026 memorandum. The motion was seconded by Mr. Petrucci and unanimously carried (11-0-0).
- 4.6 Downtown Advocacy Strategy – Consultant Selection** – Ms. Merriweather presented her June 23, 2026 memorandum regarding the consultant selection in furtherance of downtown advocacy strategy efforts. Mr. Nasca then made a motion to: (i) authorize BUDC to enter into an agreement with MIG for an amount not to exceed \$65,000; and (iii) authorize the President or Executive Vice President to execute the agreement with MIG and take such actions and take such other actions as may be necessary or appropriate to implement this authorization. The motion was seconded by Mr. Baines and unanimously carried (11-0-0).
- 4.7 631 Northland – Authorization of Tax Credits Financing Transaction Amendment** – Ms. Gandour presented her June 23, 2026 memorandum regarding the authorization of amendments to the tax credits financing transaction for 631 Northland Avenue. Mr. Nasca made a motion to adopt the amended resolutions for the 631 Northland project attached to Ms. Gandour's June 23, 2026 memorandum. The motion was seconded by Mr. Petrucci and unanimously carried (11-0-0).
- 4.8 Northland Corridor – Phase 3 Special Inspections Contract Amendment** – Ms. Gandour presented her June 23, 2026 memorandum regarding the Phase 3 special inspection services contract amendment. Mr. Baines made a motion to: (i) authorize BUDC to enter into a contract amendment with Whitestone for special building inspection services in an amount not to exceed \$35,000; and (ii) authorize the President or Executive Vice President to execute the contract amendment with Whitestone 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 (11-0-0).
- 4.9 Northland Corridor – Area 3 Lease Renewal to Northland Workforce Training Center** – Ms. Merriweather presented her June 23, 2026 memorandum regarding the Area 3 lease renewal with the Northland Workforce Training Center. Mr. Petrucci made a motion to: (i) authorize 683 Northland, LLC to renew its lease with The Economic Development Group, Inc. upon the terms set forth in Ms. Merriweather's June 9, 2026 memorandum; and (ii) authorize the President or Executive Vice President to execute the lease agreement with The Economic Development Group, Inc. and take such other actions as are necessary and appropriate to implement this authorization. The motion was seconded by Mr. Castle and (with Ms. Fishkin abstaining) carried with ten affirmative votes (10-0-1).
- 4.10 Northland Corridor – Frey Electric Construction Co. Contract Amendment** – Ms. Gandour presented her June 23, 2026 memorandum regarding the Frey Electric Construction Co. contract amendment. Ms. Gandour and Mr. Kucharski added that the Real Estate Committee discussed the change orders in depth at its June 9, 2026 meeting. Mr. Baines made a motion to: (i) amend the existing agreement with Frey Electric Construction Co. for the increase in the costs of the construction of energy components of Northland Phase 3 redevelopment, for an amount not to exceed \$1,252, 643.00; and (ii) authorize the BUDC President or Executive Vice President to execute an amendment to its existing agreement with Frey Electric Construction Co. 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 (11-0-0).
- 4.11 Northland Corridor Project Update** – Ms. Gandour presented an update regarding the Northland Corridor. Closing for the 631 Northland tax credits transaction is anticipated in the next 30-45 days. With respect to 777/741 Northland, a contract amendment with Azar has been executed for SHPO related work, and demolition bid documents are anticipated to be ready in the next few weeks. BUDC and Flat 12 continue to work towards finalizing a settlement agreement regarding unpaid rent. Mr. Derisley then provided updates regarding Phases 3 and 4 of the Northland Corridor redevelopment. With respect to Phase 3, during the month of May, sprinkler piping and roof drain

pipng rough at 541 E. Delavan Avenue were completed, along with rough grading in the PV solar field in preparation for demarcation, cold form metal framing, kalwall window installation, and the transformer equipment set. At 612 Northland, sidewalks and rough grading work were completed in preparation for the binder, and spray foam installation was completed in May. Work at the 714 parking lot is on hold until additional environmental sampling results are provided. The South parking lot at 683 Northland was prepared for asphalt, plantings and fencing. Mr. Derisley then provided an overview of the work to be completed for each component of the Phase 3 redevelopment project in June, which includes the start of electrical and mechanical work and interior framing at 541 E. Delavan, and the buildout of the bathroom and exterior façade spray foam at 612 Northland. With respect to Phase 4, in the month of May LeChase completed interior ground disturbance area clean up, began removal of the interior ACM pipe wrap, completed demolition of the exterior furnace, completed site grubbing, established the construction entrance, and completed clean up of graffiti. Mr. Derisley then provided an overview of the work completed in June, which includes work on the foundation and roof, and establishing temporary electric with National Grid.

4.12 Ralph Wilson Park Project Update – Mr. Knight provided an update regarding the Ralph Wilson Park construction project. With respect to Phases 1A and 1B, substantial completion has been achieved for portions of the South Lawn and soccer fields. With respect to Phase 2B, work on the play garden continues, with mock-up renderings of the freighter developed and the foundation footings in place, which has allowed the buildout work to commence. Shoreline work is anticipated to commence in July.

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

- a. Downtown Project & Cost Management Update: BCC has begun design related work on the Erie Street Greenway project. Bi-weekly meetings continue to take place with BUDC, BCC, the Office of Strategic Planning and Department of Public Works to review and advance projects and identify additional funding opportunities. A dashboard will be created for these projects, which will display information relating to project progress.
- b. Downtown Temporary Intersection Project Update: Project installation has been completed at two of the three sites. Ms. Merriweather shared photos from the installations near the Explore & More Children's Museum and Michigan Street. Installation at the Roosevelt Plaza site will take place at the end of the month. Ms. Merriweather thanked Mr. Bernard for his work and effort in furtherance of this project.

4.14 Buffalo Lakeside Commerce Park – Project Update – Ms. Gandour presented an update regarding Buffalo Lakeside Commerce Park. The letter of intent has been fully executed with Wavepoint for the option to purchase 193 Ship Canal Parkway. A meeting of the POA Board of Directors was held June 9, 2026 in which engineering control measures for the CAB were discussed. Uniland and Zephyr have agreed to help with the design of the control measures to be implemented.

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 June 23, 2026 meeting of the Board of Directors was adjourned at 1:28 p.m.

Respectfully submitted,



Alexis M. Florczak
Secretary of the Meeting