

Buffalo Lakeside Commerce Park Property Owners Association, Inc.

Board of Directors Meeting

Tuesday, June 9, 2026

Immediately Following BUDC Real Estate Committee

95 Perry Street, 4th Floor Conference Room

Agenda

- 1) Call Meeting to Order
- 2) Approval of Minutes – Meeting of November 12, 2024 (*Approval*)
(*Enclosure*)
- 3) Financial Report (*Enclosure*)
- 4) Hanna-Furnace Sub-Parcel 3 (Union Ship Canal Park) Engineering Control
Implementation (*Approval*) (*Enclosure*)
- 5) Property Maintenance Update (*Information*)
- 6) Adjournment (*Approval*)

**Minutes of the Meeting
of the
Board of Directors
of
Buffalo Lakeside Commerce Park
Property Owners Association, Inc.**

**95 Perry Street
Buffalo, New York 14203
November 12, 2024
12:30 p.m.**

Directors Present:

Thomas A. Kucharski
Michael Montante
Dennis M. Penman, Chair
Benjamin Siegel

Directors Absent:

Scott Bylewski
Janique S. Curry

Officers Present:

Brandye Merriweather, President
Rebecca Gandour, Executive Vice President
Mollie Profic, Treasurer
Atiq Abidi, Assistant Treasurer

Guests Present: Alexis M. Florczak, Hurwitz Fine P.C.; Brian Krygier, Director of IT, ECIDA; Yolando Mullen, BUDC Project Manager; and Angelo Rhodes II, Northland Project Manager.

- 1.0 Call to Order/Roll Call:** The meeting was called to order at 12:46 p.m. A quorum of the Board of Directors was present.
- 2.0 Approval of Minutes – Meeting of January 22, 2024** – The minutes of the January 22, 2024 meeting of the Board of Directors were presented. Mr. Montante made a motion to approve the meeting minutes. The motion was seconded by Mr. Kucharski and unanimously carried (4-0-0).
- 3.0 Financial Report** – Ms. Profic presented the financial report. BUDC continues to pay upfront for expenses on behalf of the POA, which are then reimbursed through the assessment process. Partial assessments for 2024 expenses were issued to POA members in September and October.
- 4.0 2025 Regular Assessments** – Ms. Profic presented an update regarding the 2025 Regular Assessments. Notices for the 2025 Assessments will be sent to POA members by the end of November. Ms. Florczak added that no changes to the assessment calculations are anticipated for 2025, as no new construction has taken place on the properties of the POA members in 2024. Mr. Montante stated that the current assessment for 255 Ship Canal Parkway is inequitable for a “passive use facility.” Ms. Gandour reminded Mr. Montante that the POA Board of Directors

requested that Uniland present an alternate proposal that is not less than the Regular Assessment if its property were assessed as vacant land. Ms. Gandour referenced the POA's March 2024 letter to Mr. Montante, in which the POA requested that Uniland prepare a revised proposal, and she noted that Uniland had not presented a revised proposal to date.

- 5.0 2025 Buffalo Lakeside Commerce Park POA Budget** – Ms. Profic presented the draft 2025 BLCP POA budget. She noted that no major changes from FY2024 have occurred. Mr. Kucharski made a motion to accept the proposed 2025 budget. The motion was seconded by Mr. Montante and unanimously carried (4-0-0).
- 6.0 Property Maintenance Update** – Ms. Johnson-Huff presented the BLCP property maintenance update. She noted that increased pedestrian traffic at the park and Ship Canal Commons has resulted in increased trash, vandalism and instances of dumping. BLCP's maintenance contractor has been responsive in addressing these issues.
- 7.0 Adjournment** – There being no further business to come before the Board, the November 12, 2024 meeting of the Board of Directors was adjourned at 1:03 p.m.

Respectfully submitted,

Alexis M. Florczak
Secretary of the Meeting

**Buffalo Lakeside Commerce Park
Property Owners Association, Inc.**
April 2026 Financial Statements

Buffalo Lakeside Commerce Park Property Owners Association, Inc.
Balance Sheet

	<u>April 2026</u>	<u>March 2026</u>	<u>December 2025</u>
Assets			
Cash	\$ 21,931	\$ 1,423	\$ 16,749
Assessments receivable	16,662	39,478	4,839
Prepaid expenses	6,687	7,522	-
Total Assets	<u>\$ 45,280</u>	<u>\$ 48,423</u>	<u>\$ 21,588</u>
Liabilities			
Due to BUDC	\$ 17,165	\$ 17,165	\$ 10,000
Accounts payable	5,724	2,250	7,782
Members' Equity	22,391	29,008	3,806
Total Liabilities & Members' Equity	<u>\$ 45,280</u>	<u>\$ 48,423</u>	<u>\$ 21,588</u>

**Buffalo Lakeside Commerce Park Property Owners Association, Inc.
Income Statement**

	<u>April 2026</u>	<u>March 2026</u>	<u>December 2025</u>
Revenues:			
Assessments	\$ 39,478	\$ 39,478	\$ 73,542
Expenses:			
Landscaping/mowing	5,724	-	40,066
Snow removal	3,000	3,000	5,000
Utilities	176	119	487
Repairs & maintenance	8,650	8,650	8,200
Insurance	3,343	2,507	8,849
Professional fees	-	-	10,940
Miscellaneous	-	-	-
Total	<u>20,893</u>	<u>14,276</u>	<u>73,542</u>
Net Income / (Loss)	<u>\$ 18,585</u>	<u>25,202</u>	<u>-</u>

Buffalo Lakeside Commerce Park Property Owners Association, Inc.

Item 4

MEMORANDUM

TO: BLCP POA Board of Directors
FROM: Rebecca Gandour, Executive Vice President
SUBJECT: Hanna-Furnace Sub-Parcel 3 (Union Ship Canal Park) Engineering Control Implementation
DATE: June 9, 2026

Parcel 3 of Buffalo Lakeside Commerce Park, more commonly known as Union Ship Canal Park, is the former site of the Hanna Furnace facility. In March 2010 remediation work was performed under an Environmental Restoration Program (ERP) in coordination with the New York State Department of Environmental Conservation (DEC). As part of the ERP, BLCP is required to submit an annual Periodic Review Report and IC/EC certification for the site to confirm that long-term remediation measures are still in effect.

On May 5, 2026 the Buffalo Urban Development Corporation (BUDC), on behalf of Buffalo Lakeside Commerce Park Property Owners Association Inc. received notification from the DEC that additional engineering controls should be implemented to prevent unauthorized vehicle access and subsequent, further damage to the site's cover. Damage due to entry by unauthorized vehicles has become an ongoing failure to protect the site cover as mandated by the Site Management Plan (SMP).

After consulting with Erie County Industrial Development Agency (ECIDA)'s Director of Projects and Property who assists BUDC with the maintenance of BLCP as part of its shared services agreement, it was determined that the installation of boulders around the Union Ship Canal Park parking lot was an engineering control measure that could keep vehicles off the site cover system.

ECIDA Director of Projects and Property solicited bids for this installation work and received responses from three vendors, Neat Curb LLC, Anastasi Trucking and Huffscaping LLC and is recommending Neat Curb LLC for the work. Although all vendors demonstrated capacity to complete the work, Neat Curb LLC provided the lowest bid and is a certified minority business enterprise (MBE). The contract would be for a not to exceed amount of \$82,000.

These project costs are a maintenance related expense for the Park's Common Areas. This one-time cost will be included as part of the Assessment payments to be issued to POA Members for the remainder of 2026.

Buffalo Lakeside Commerce Park Property Owners Association, Inc.

ACTION:

I am requesting that BLCP POA Board of Directors: (i) authorize Buffalo Lakeside Commerce Park Property Owners Association Inc. to enter into a contract with Neat Curb LLC for installation of boulders in an amount not to exceed \$82,000; and (ii) authorize the BLCP POA President or Executive Vice President to execute the contract with Neat Curb LLC and take such other actions as may be necessary or appropriate to implement this authorization.