

## Buffalo Urban Development Corporation

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### **BUDC Downtown Committee Wednesday, April 15, 2026 95 Perry Street, 4<sup>th</sup> Floor 12:00 Noon**

#### Agenda

1. Approval of Minutes from March 18, 2026 *(Action)(Enclosure)*
2. Buffalo's Race For Place - Downtown Buffalo & Waterfront Infrastructure Improvements Amendment #1 to BUDC-BCC Agreement *(Action)(Enclosure)*
3. Buffalo's Race For Place - General Updates *(Informational)*
  - a. Downtown Infrastructure and Project Cost Management Update
  - b. Downtown Temporary Intersection Project Update
  - c. Queen City Pop Up Update
4. Queen City Hub Revisited – General Update *(Informational)*
5. Ralph Wilson Park - General Update *(Informational)*
6. Partner Updates *(Informational)*
7. Adjournment *(Action)*

**Minutes of the Meeting  
of the  
Downtown Committee  
of  
Buffalo Urban Development Corporation**

**95 Perry Street, 4<sup>th</sup> Floor – Perry Room  
Buffalo, New York 14203  
March 18, 2026  
12:00 p.m.**

Committee Members Present:

Thomas Baines (Chair)  
Darby Fishkin  
Grant Loomis  
Kimberley A. Minkel  
Nolan Skipper

Committee Members Absent:

Daniel Castle  
Jenna Kavanaugh  
Karen Utz

Officers Present:

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

Guests Present: James Bernard, BUDC Project Manager; Peter Dechert, Buffalo Construction Consultants; Alexis M. Florczak, Hurwitz Fine P.C.; Dan Knight, Gilbane Building Company; Brian Krygier, Director of IT, ECIDA; Angelo Rhodes II, Northland Project Manager; W. Morgan Smith, Interim Executive Director, Buffalo Place; and Roger Treichler Jr., Gilbane Building Company.

***Roll Call:*** The meeting was called to order by Mr. Baines at 12:09 p.m. Mr. Zanner informed the Chair that a quorum of the Committee was present.

**1.0 Approval of Minutes of the February 18, 2026 Meeting** – The minutes of the February 18, 2026 meeting of the Downtown Committee were presented. Ms. Minkel made a motion to approve the February 18, 2026 meeting minutes. The motion was seconded by Ms. Fishkin and unanimously carried (5-0-0).

**2.0 Ralph Wilson Park – General Update** – Mr. Knight provided an update regarding the Ralph Wilson Park construction project. With respect to Phases 1A and 1B, Gilbane is hoping to remobilize with respect to the landscaping and roadway work later this month. National Grid poles are still up and are anticipated to be removed the week of April 6<sup>th</sup>, which will allow the site to be re-energized. Preparations are underway for seeding work to begin in May. With respect to Phase 2, a safety audit was recently performed in Germany on playground equipment for the Park. Storm drainage work in the play garden area has begun onsite. On March 4<sup>th</sup>, Gilbane received a notice of award for the Phase 2C GMP and is awaiting the final contract amendment for signature. In response to a question from Ms. Minkel regarding weather impacting progress at the Park, Mr. Knight noted that currently, the colder weather is only impacting paving work, and it is unclear if weather will impact the seeding and National Grid work.

**3.0 Buffalo's Race for Place – General Update** – Ms. Merriweather presented the following updates regarding Buffalo's Race for Place.

- a. Downtown Project & Cost Management Update: Ms. Merriweather introduced Peter Dechert, Senior Vice President of Buffalo Construction Consultants (BCC). BUDC and the City of Buffalo have executed the Memorandum of Understanding in connection with access and utilization of the Accelerator Fund for various infrastructure projects in the City of Buffalo. BUDC and BCC will hold a kickoff meeting later this month to discuss the downtown infrastructure improvements, which will act as an extension of the City of Buffalo Department of Public Works. The first project to be advanced will be the Erie Street Greenway, for which Empire State Development has provided \$10 million dollars in capital grant funding. Mr. Dechert thanked BUDC for the opportunity to provide project and cost management services and noted that the BCC team is excited to get started on working on this important initiative. Mr. Skipper added that the momentum in starting these infrastructure projects will help activate other grant sources for additional projects.
- b. Downtown Temporary Intersection Project Update: A design charette series was held March 3<sup>rd</sup>-5<sup>th</sup> to review proposed design concepts for the three selected sites, which included site visits, design sessions and public meetings. Positive feedback was received for the concepts, and the project team is refining its designs in order to proceed with securing permits with the City of Buffalo. Ms. Merriweather then shared with the Committee draft renderings for the three selected sites.
- c. Queen City Pop-Up – Black History Month Black Business Expo: The Black History Month Black Business Expo held last month received excellent turnout, with 25 Black-owned businesses participating. BUDC partnered with the City of Buffalo, The Exchange at Beverly Gray, That Brown Bag, and Buffalo Place for this year's expo. A Women's History Month event will take place at the end of March at the International House.

**4.0 Queen City Hub Revisited – Project Update** – Ms. Merriweather and Mr. Smith presented an update regarding Queen City Hub Revisited. Work on this initiative continues. Progress is being made in developing the online dashboard, which will provide updates regarding Downtown Buffalo development, including vacancy rates, available commercial space for conversion, and foot traffic metrics. Collaboration on the advocacy strategy for Queen City Hub Revisited is also progressing, with conversations at the state level also taking place with respect to funding. A toolkit is being developed and will be available to developers, which will assist in the selection of project sites.

**5.0 Partner Updates** – Mr. Smith reported that the pedestrian bridge located between the former AM&A's building and Main Place Mall has been removed. Construction for Cars Sharing Main Street from Mohawk to Exchange Street is anticipated to begin in the next few weeks. Summer planning is underway for Thursdays & Main and the Downtown Country Market.

**6.0 Adjournment** – There being no further business to come before the Downtown Committee, the March 18, 2026 meeting of the Downtown Committee was adjourned at 12:39 p.m.

Respectfully submitted,

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Kevin J. Zanner

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**Item 2**

**MEMORANDUM**

**TO: BUDC Downtown Committee**

**FROM: Brandye Merriweather, President**

**SUBJECT: Downtown Buffalo & Waterfront Infrastructure Improvements – Amendment #1 to BUDC-BCC Agreement – Project Prioritization**

**DATE: April 15, 2026**

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BUDC and the City of Buffalo have advanced a coordinated effort to complete multiple planning efforts including the Downtown Waterfront Improvements Plan, the City of Buffalo Smart Streets Design Plan, and the Erie Street Greenway Plan, as well as others (collectively the “City Infrastructure Improvement Plans”).

At its February 25, 2025 meeting, the BUDC Board of Directors selected Buffalo Construction Consultants (“BCC”) to provide project and cost management services in connection with the implementation of the City Infrastructure Improvement Plans and the parties entered into a project management agreement executed by the parties on March 30, 2026 (the “BUDC-BCC Agreement”).

Under the terms of the BUDC-BCC Agreement, BCC, upon direction from BUDC, will prepare fee proposals (each, a “Project Proposal”) for specific tasks in connection with the City Infrastructure Improvement Plans. Each Project Proposal will be processed as an amendment to the BUDC-BCC Agreement and will be reviewed by the City of Buffalo prior to being presented to the BUDC Downtown Committee and Board of Directors for review and approval.

On April 2, 2026, BCC submitted a Project Proposal to BUDC and the City of Buffalo relating to Project Prioritization which represents the first scope of services to be undertaken under the BUDC-BCC Agreement. The Project Prioritization proposal establishes the initial program phase focused on evaluating, organizing, and sequencing projects for implementation. The scope of work for this Project Proposal is anticipated to occur over a three (3) month period and includes the following key activities:

Hon. Sean M. Ryan, Chairman of the Board • Dennis Penman, Vice Chairman • Brandye Merriweather, President  
Rebecca Gandour, Executive Vice President • Mollie Profic, Treasurer • Atiqah Abidi, Assistant Treasurer • Kevin J. Zanner, Secretary

- Evaluation of existing project materials and documentation from the City of Buffalo and from BUDC as applicable.
- Identification of project priorities and sequencing.
- Development of a program-level master schedule.
- Creation of a responsibility matrix across project stakeholders.
- Preparation of preliminary, order-of-magnitude project budgets.
- Development of a program-level communication and community engagement framework.
- Review of funding opportunities and grant alignment by project.

BCC's Project Prioritization proposal will be the first amendment to the BUDC-BCC Agreement. The cost of BCC's work to complete the Project Prioritization proposal will not exceed \$234,020. It will be funded through the Accelerator Fund as provided under the memorandum of understanding between BUDC and the City of Buffalo dated February 17, 2026, which was previously approved by the BUDC Board of Directors.

The City of Buffalo has reviewed BCC's Project Prioritization proposal and has authorized BUDC to draw down the not-to-exceed amount, together with the BUDC's ten percent project management fee from the Accelerator Fund. Following the recommendation and approval by the BUDC Downtown Committee and Board of Directors, BUDC will submit a draw request to the Erie County Industrial Development Agency to draw the funds necessary to pay BCC for its proposal, together with BUDC's project management fee.

**ACTION:**

I am requesting that the BUDC Downtown Committee recommend that the BUDC Board of Directors: (i) approve the first amendment to the BUDC-BCC Agreement in an amount up to \$234,020 for the completion of the Project Prioritization Proposal in furtherance of the City Infrastructure Improvement Plans; and (ii) authorize the President or Executive Vice President to execute the first amendment to the BUDC-BCC Agreement and take such other actions as may be necessary or appropriate to implement this authorization.