

Buffalo Urban Development Corporation

95 Perry Street
Suite 404
Buffalo, New York 14203
phone: 716-856-6525
fax: 716-856-6754
web: buffalourbandevelopment.com



BUDC Downtown Committee Wednesday, May 20, 2026 95 Perry Street, 4th Floor 12:00 Noon

Agenda

1. Approval of Minutes from April 15, 2026 *(Action)(Enclosure)*
2. Ralph Wilson Park - Gardiner & Theobald Contract Amendment #6 *(Action)(Enclosure)*
3. Ralph Wilson Park - Michael Van Valkenburg Associates Contract Amendment #16 *(Action)(Enclosure)*
4. Buffalo's Race For Place - Downtown Buffalo & Waterfront Infrastructure Improvements Amendment #2 to BUDC-BCC Agreement *(Action)(Handout to be Distributed)*
5. Buffalo's Race For Place - Downtown Temporary Intersection Project – MIG Contract Amendment *(Action)(Handout to be Distributed)*
6. Ralph Wilson Park - General Update *(Informational)*
7. 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
8. Queen City Hub Revisited – General Update *(Informational)*
9. Partner Updates *(Informational)*
10. Adjournment *(Action)*

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

**95 Perry Street, 4th Floor
Buffalo, New York 14203
April 15, 2026
12:00 p.m.**

Committee Members Present:

Daniel Castle
Darby Fishkin
Grant Loomis
Kimberley A. Minkel
Karen Utz

Committee Members Absent:

Thomas Baines (Chair)
Jenna Kavanaugh
Louis Petrucci
Nolan Skipper

Officers Present:

Brandye Merriweather, President
Rebecca Gandour, Executive Vice President
Kevin J. Zanner, Secretary

Guests Present: James Bernard, BUDC Project Manager; Alex Bullers, City of Buffalo Department of Public Works; Jamie Burney, Buffalo Niagara Medical Campus; 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; Jeff Sellers, Buffalo Construction Consultants; W. Morgan Smith, Interim Executive Director, Buffalo Place; and Roger Treichler Jr., Gilbane Building Company.

Roll Call: The meeting was called to order at 12:04 p.m. by Ms. Minkel, who served as Chair of the meeting. Mr. Zanner informed the Chair that a quorum of the Committee was present.

- 1.0 Approval of Minutes of the March 18, 2026 Meeting** – The minutes of the March 18, 2026 meeting of the Downtown Committee were presented. Ms. Fishkin made a motion to approve the March 18, 2026 meeting minutes. The motion was seconded by Mr. Castle and unanimously carried (5-0-0).
- 2.0 Buffalo's Race for Place – Downtown Buffalo & Waterfront Infrastructure Improvements Amendment #1 to BUDC-BCC Agreement** – Ms. Merriweather presented her April 15, 2026 memorandum regarding the first amendment to the BUDC-Buffalo Construction Consultants (BCC) Agreement for project and cost management services. Mr. Dechert noted that BCC will prepare a report at the end of the project prioritization scope, which will set forth next steps to be taken for each project. In response to a question from Mr. Castle, Mr. Dechert and Ms. Merriweather discussed the scope of materials to be reviewed. Ms. Merriweather also clarified that ECIDA approval is not required in order to release funding from the Accelerator Fund to pay for this work. At the conclusion of the discussion, Ms. Utz made a motion to 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. The motion was seconded by Mr. Loomis and unanimously carried.

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 reported that BUDC and BCC have signed the agreement for project and cost management services. Kickoff work will be advanced this month. 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. Possible delivery models for this project are under review by BUDC, BCC, and the City of Buffalo.
- b. Downtown Temporary Intersection Project Update: Work continues to advance with project partners. Final designs for the three selected intersections are being refined and are progressing through the permitting process. Project installation dates for the three sites were reviewed and are set to take place in June 2026. Highland Planning has created a QR code to solicit volunteers to sign up for the installation work
- c. Waterfront Coordination Meetings: The next meeting will take place April 23, 2026 and will focus on transportation and construction around Marine Drive and Commercial Street.
- d. Queen City Pop-Up – Women's History Month Expo: The Women's History Month Expo, a partnership with the City of Buffalo and The Exchange at Beverly Gray, was held last month and was well attended.

4.0 Queen City Hub Revisited – Project Update – Ms. Merriweather presented an update regarding Queen City Hub Revisited. Work on this initiative continues. An advocacy strategy is being developed for the project, including a robust plan for infrastructure and needs assessment. Advocacy work is also taking place with state entities to determine how additional funding can be accelerated for public realm and office conversion projects. A dashboard is also being developed to identify vacant buildings and outline development tools and resources.

5.0 Ralph Wilson Park – General Update – Mr. Knight provided an update regarding the Ralph Wilson Park construction project. With respect to Phases 1A and 1B, National Grid poles were removed, and electric at the Park was moved underground. This will allow for sub-grading and the completion of Phase 1 construction. With respect to Phase 2A, the play equipment is being prepared to ship in the next month or so. With respect to Phase 2B, storm drainage work at the play garden continues, with footers and foundation work planned. Landscaping contractors have been remobilized, and seeding is taking place through June 15th. The notice to proceed for Phase 2C was issued on April 2nd.

6.0 Partner Updates – Mr. Smith reported that Peter Burakowski has been hired as the new Executive Director for Buffalo Place and will start April 27th. Summer planning is underway for Thursdays & Main and the Downtown Country Market. Construction for Cars Sharing Main Street continues to advance. Mr. Burney then provided an update regarding Buffalo Niagara Medical Campus. BNMC's consultant team has prepared a summary of the physical plan update that will be circulated upon completion. A student open house is taking place on the Medical Campus this weekend. Start-up week events are taking place at UB this weekend. BNMC is applying for seasonal permits with the City to re-paint curb extensions and renovate the pocket park at 589 Ellicott Street.

7.0 Adjournment – There being no further business to come before the Downtown Committee, upon motion made by Ms. Fishkin, seconded by Mr. Castle and unanimously carried (5-0-0), the April 15, 2026 meeting of the Downtown Committee was adjourned at 12:30 p.m.

Respectfully submitted,

Kevin J. Zanner

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Item 2

MEMORANDUM

TO: BUDC Downtown Committee

FROM: James Bernard, Project Manager

SUBJECT: Ralph C. Wilson Jr. Centennial Park - Gardiner & Theobald Contract Amendment #6

DATE: May 20, 2026

On May 8, 2026, BUDC received a change order request from project and cost management firm Gardiner & Theobald (G&T) for additional support related to the City of Buffalo’s Department of Homeland Security and Emergency Services (DHSES) grant to support shoreline reconstruction at the Ralph Wilson Park Project. The change order request is for a lump sum fee of \$64,500 for services to be performed between May 2026 and October 2027.

Due to the unique nature of the City’s \$10 million FEMA-approved DHSES grant, G&T identified a need to engage Noreast Consulting Group to support coordination with the funder regarding changes to the scope and design of the shoreline reconstruction work since the City’s initial grant award.

G&T has identified \$64,500 in available funds from Grant R-2408-15137 (BUDC Grant 12) that can be used to fund the lump sum payment. BUDC has been in communication with the Wilson Foundation, which has approved this use of Grant 12 funds for this purpose. This will require a contract amendment to BUDC’s agreement with G&T. This amendment would increase the total contract value from \$5,494,730.47 to \$5,559,230.47.

ACTION:

I am requesting that the BUDC Downtown Committee recommend that the BUDC Board of Directors: (i) approve the 6th amendment to the Agreement between G&T and BUDC in an amount not to exceed \$5,559,230.47; and (iii) authorize the BUDC President or Executive Vice President to execute the 6th Amendment to the Agreement and take such other actions as are necessary to implement this authorization.

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

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Item 3

MEMORANDUM

TO: BUDC Downtown Committee

FROM: James Bernard, Project Manager

**SUBJECT: Ralph C. Wilson Jr. Centennial Park – Michael Van Valkenburg Associates
Contract Amendment #16**

DATE: May 20, 2026

Since last month's Committee meeting, BUDC has received two change order requests from Michael Van Valkenburg Associates (MVVA) design firm for the Ralph Wilson Park project. The first was received on April 24, 2026. The first change order request is for a lump sum payment of \$35,000 for Value Engineering (VE) services to be performed on the ice block elements within the Playgarden area, landscape rip rap, and bio retention areas within the phase 2 area. These services are being performed between April 2026 and June 2026.

This proposal has been reviewed by project and cost management firm Gardiner and Theobald (G&T) and has been recommended for approval. G&T has identified \$15,952.37 in available funds from Wilson Grant R-2307-13367 (BUDC Grant 9) and \$19,047.63 in available funds from Wilson Grant R-2408-15137 (BUDC Grant 12) that can be used.

On May 8, 2026, BUDC received an additional change order request from MVVA, as recommended by G&T, to extend ongoing Construction Administration services through the remainder of 2026. This request was for an overall fee in 2026 of \$910,895. This amount represents an increase of \$98,895 from the \$812,000 originally projected by the project team for MVVA's CA services in 2026. This increase is primarily due to the following reasons:

- Continued work by MVVA on phase 1 closeout necessitating additional site visits
- The delay in phase 2 construction commencing due to challenges during the construction bidding process.
- An increased allocation of fees in 2026 due to the anticipated completion of the Comfort Station at the park by the end of 2026.

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G&T has identified \$1,807.00 in available funds from BUDC Grant 10, and \$97,088 in available funds Grant 12 that can be utilized along with existing \$812,000 in funding from Grant 14 that was allocated for MVVA's CA services.

The changes outlined above will require a contract amendment to MVVA's original contract. It would increase the overall MVVA contract value from \$16,350,512 to \$17,476,407

ACTION:

I am requesting that the BUDC Downtown Committee recommend that the BUDC Board of Directors: (i) approve the 16th amendment to the contract between MVVA and BUDC in an amount not to exceed \$17,476,407.00; and (ii) authorize BUDC President or Vice President to execute the 16th Amendment to the contract and take such other actions as are necessary to implement this authorization.

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