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, November 18, 2026
95 Perry Street, 4th Floor
12:00 Noon

Agenda

1. Approval of Minutes from September 16, 2026 *(Action)(Enclosure)*
2. Ralph Wilson Park – RCWP Foundation Grant Agreements #15 and #16 *(Action)(Enclosure)*
3. Ralph Wilson Park – Amendments to Subgrant and Consultant Agreements *(Action)(Enclosure)*
4. Ralph Wilson Park - General Update *(Informational)*
5. Downtown Development Zone Strategy – General Update *(Informational)*
6. Buffalo's Race For Place - General Updates *(Informational)*
   a. Erie – Shelton Square Greenway Project Update
   b. Downtown Temporary Intersection Project – Phase 1 Update
   c. Downtown Temporary Intersection Project – Phase 2 Update
   d. Queen City Pop Up – Holiday Programing and Music Series Update
7. Partner Updates *(Informational)*
8. Adjournment *(Action)*

Hon. Sean 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

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

95 Perry Street, 4th Floor
Buffalo, New York 14203
September 16, 2026
12:00 p.m.

Committee Members Present:

Thomas Baines (Committee Chair)
Daniel Castle
Jenna Kavanaugh
Louis Petrucci
Nolan Skipper
Karen Utz

Committee Members Absent:

Darby Fishkin
Grant Loomis
Kimberley A. Minkel

Officers Present:

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

Guests Present: Peter Burakowski, Buffalo Place; Alexis M. Florczak, Hurwitz Fine P.C.; Tricia Ilogu, Northland Senior Project and Cost Manager; Angela Keppel, Buffalo Place; Max Korzaniewski, Gilbane Building Company; Brian Krygier, Director of IT, ECIDA; and Jay Renkens, MIG.

Roll Call: The meeting was called to order at 12:05 p.m. by Mr. Baines. Mr. Baines called the roll and a quorum was determined to be present. Ms. Utz joined the meeting during the presentation of agenda item 2.

1.0 **Approval of Minutes of the July 15, 2026 Meeting** – The minutes of the July 15, 2026 meeting of the Downtown Committee were presented. Mr. Castle made a motion to approve the meeting minutes. The motion was seconded by Ms. Kavanaugh and unanimously carried (5-0-0).

2.0 **Buffalo's Race for Place – Downtown Temporary Intersection Project – MIG Contract Amendment** – Ms. Merriweather presented her September 16, 2026 memorandum regarding the MIG contract amendment for the downtown temporary intersection project. Mr. Renkens shared with the Committee some ideas the project team has developed for the activation of Roosevelt Plaza during the winter season. At the conclusion of the discussion, Mr. Skipper made a motion to: (i) approve a contract amendment with MIG, Inc. in an amount not to exceed $100,000; and (ii) authorize the BUDC President or Executive Vice President to execute the amendment and take such other actions as are necessary to implement this authorization. The motion was seconded by Mr. Petrucci and unanimously carried (6-0-0).

3.0 **Ralph Wilson Park – General Update** – Mr. Korzaniewski provided an update regarding the Ralph Wilson Park construction project. With respect to Phases 1A and 1B, substantial and final completion walkthroughs for the pedestrian bridge, south lawn, and soccer and baseball fields are being scheduled for this fall. Mr. Korzaniewski shared a series of progress photos for the Phase 1 construction. With respect to Phase 2, curbs for the roadway are being finished this week, with paving to occur in the next few weeks. Work on the shoreline and comfort stations continue. With respect to the Freighter, walls have been paved and the deck is to be set on the bow.

4.0 **Downtown Advocacy Strategy – General Update** – Ms. Merriweather reported that work continues with this initiative. MIG, the City of Buffalo and BUDC recently held a meeting to begin refinements to the plan and strategy, with further details to be released once the refinements are completed.

5.0 **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 Buffalo Construction Consultants (BCC) is finalizing information for the project prioritization component of the project. Work is also advancing with respect to preliminary design documents for the Erie Street Greenway project. BUDC anticipates that BCC will present an update on the Erie Street Greenway project in October.

b. Downtown Temporary Intersection Project Update: Restorative painting work for the Michigan Street archway will be completed with the City's improvements to lighting on the street so that the street is only closed once to complete these improvements. BUDC is attending a public meeting regarding permanent capital improvements for Michigan Street. A music series at Roosevelt Plaza is taking place Wednesday and Friday evenings through the first week of October. Ms. Merriweather shared a series of slides summarizing post-installation survey findings regarding improvements to and uses of the improved intersections. Ms. Merriweather also announced that BUDC received a $100,000 grant award from the Blue Fund for additional intersection improvements. A request for proposals will be released for the second phase of the temporary intersection project. BUDC also participated in a panel on placemaking activities at the International Downtown Association Conference.

c. Queen City Pop-Up: BUDC staff is working to identify vendors for the Fountain Plaza music series as part of holiday programming for Queen City Pop-Up. Responses from vendors are due September 23rd.

6.0 **Partner Updates** – Mr. Burakowski reported that the summer Thursday at Main concert series was a success. The Downtown Country Farmer's Market continues through the fall season. The concert series at Roosevelt Plaza is being well received, and Mr. Burakowski commented that utilization of the plaza has been elevated in a short timeframe. Planning for the winter season is underway. Buffalo Place will be releasing a survey to gain insight into perceptions regarding safety, work-life balance, parking, and experiencing downtown during the workweek and on weekends. Construction for the Cars Sharing Main Street project is ongoing.

7.0 **Adjournment** – There being no further business to come before the Downtown Committee, upon motion made by Mr. Petrucci, seconded by Ms. Kavanaugh and unanimously carried (6-0-0), the September 16, 2026 meeting of the Downtown Committee was adjourned at 12:46 p.m.

Respectfully submitted,

_____
Kevin J. Zanner, Secretary

Buffalo Urban Development Corporation
95 Perry Street
Suite 404
Buffalo, New York 14203

phone: 716-856-6525
fax: 716-856-6754 Buffalo Urban Development Corporation
web: *buffalourbandevelopment.com*

Item 2

MEMORANDUM

TO: **BUDC Downtown Committee**

FROM: **James Bernard, Project Manager**

SUBJECT: **Ralph C. Wilson, Jr. Centennial Park – Ralph C. Wilson, Jr. Foundation Grant Agreements #15 and #16**

DATE: **November 18, 2026**

On February 24, 2026, the BUDC Board of Directors accepted $15,250,000 in additional funding from the Ralph C. Wilson, Jr. Foundation ("Wilson Foundation") to support Phase 2 construction at Ralph Wilson Park.

As the project team prepares for the completion of Phase 2 construction, additional funding needs have been identified for furniture, fixtures, and equipment (FFE), signage, and other site enhancements, as well as continued project team capacity through 2028.

Accordingly, BUDC staff submitted a grant application to the Wilson Foundation to support these efforts. On September 29, 2026, the Wilson Foundation notified BUDC that it had approved BUDC's funding request. BUDC received two grant awards totaling $4,875,257, which are further detailed as follows:

- **Grant: R-2605-17425 - Site Enhancements (Wilson Grant 15):** provides a grant award in the amount of $2,038,941. Grant funds from Wilson Grant 15 will support signage, FFE, and other site enhancements at Ralph Wilson Park.

- **Grant: R-2610-18101 - Project Team Capacity (Wilson Grant 16):** provides a grant award in the amount of $2,836,316. Grant funds from Wilson Grant 16 will support the continued capacity of BUDC, the City of Buffalo, Gardiner & Theobald, and MVVA to manage and oversee the Ralph Wilson Park project through close-out.

Hon. Sean 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

With respect to Wilson Grant 15, up to $2,038,941 will be transferred to the City of Buffalo through an amendment to BUDC's existing subgrant agreement with the City of Buffalo. Issuance of the second payment under Wilson Grant 15 is contingent on satisfactory project progress, the close-out of Phase 1 construction, and the submittal of a use case for any remaining Phase 1 construction contingencies or allowances.

With respect to Wilson Grant 16, grant funds will be allocated as follows:

- Up to $2,110,316 will be utilized to amend BUDC's existing agreement with Michael Van Valkenburgh Associates (MVVA) to support continued construction administration and quality control services through July 2028;
- Up to $450,000 will be utilized to amend BUDC's existing agreement with Gardiner & Theobold to support continued project management services through July 2028;
- Up to $126,000 will be transferred to the City of Buffalo through an amendment to the existing subgrant agreement to support the City's Grants Manager position through July 2028;
- Up to $150,000 will be retained by BUDC to support staff salaries and grant administration services.

ACTION:

I am requesting that the BUDC Downtown Committee recommend that the Board of Directors: (i) accept the $2,038,941 grant award from the Wilson Foundation to support FFE, signage, and other site enhancements at Ralph Wilson Park; (ii) accept the $2,836,316 grant award from the Wilson Foundation to support project team capacity through 2028; and (iii) authorize the President or Executive Vice President to execute Wilson Grant Agreement 15 and Wilson Grant Agreement 16 and take other such actions as may be necessary to implement this action.

Hon. Sean 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

Buffalo Urban Development Corporation
95 Perry Street
Suite 404
Buffalo, New York 14203

phone: 716-856-6525
fax: 716-856-6754 Buffalo Urban Development Corporation
web: *buffalourbandevelopment.com*

Item 3

MEMORANDUM

TO: **BUDC Downtown Committee**

FROM: **James Bernard, Project Manager**

SUBJECT: **Ralph C. Wilson, Jr. Centennial Park – Amendments to Subgrant and Consultant Agreements**

DATE: **November 18, 2026**

As outlined in **Item 2**, BUDC staff has requested the acceptance of two grant awards from the Ralph C. Wilson, Jr. Foundation ("Wilson Foundation") totaling $4,875,257 to support site enhancements and continued project team capacity at Ralph Wilson Park.

To advance these efforts, BUDC staff is also requesting authorization to amend three of its existing agreements as follows:

- **15th amendment to the BUDC and City of Buffalo Wilson Foundation Subgrant Agreement:** this amendment would allow for the transfer of up to $2,038,941 from Wilson Grant 15 to support FFE, signage, and other site enhancements, and up to $126,000 from Wilson Grant 16 to support the City's Grants Manager position through July 2028.

- **17th amendment to BUDC's agreement with Michael Van Valkenburgh Associates:** this amendment would provide up $2,110,316 from Wilson Grant 16 for MVVA's continued construction administration and quality assurance services through July 2028.

- **7th amendment to BUDC's agreement with Gardiner & Theobald:** this amendment would provide up to $450,000 from Wilson Grant 16 for G&T's continued project management services through July 2028.

These amendments will allow BUDC to transfer the necessary funding to the City to support the completion of Phase 2 construction, support final construction activities at Ralph Wilson Park, such as

Hon. Sean 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

signage, FFE and other site enhancements, as well as to project consultants to facilitate project team capacity for closeout activities through 2028.

ACTION:

I am requesting that the BUDC Downtown Committee recommend that the Board of Directors: (i) approve the 15th amendment to the Subgrant Agreement between BUDC and the City of Buffalo to transfer up to $2,038,941 from Wilson Grant 15 and up to $126,000 from Wilson Grant 16 for the uses outlined in this memorandum; (ii) approve the 17th amendment to BUDC's agreement with Michael Van Valkenburgh Associates for an amount not to exceed $2,110,316 for continued construction administration and quality assurance services through July 2028; (iii) approve the 7th amendment to BUDC's agreement with Gardiner & Theobald for an amount not to exceed $450,000 for continued project management services through July 2028; and (iv) authorize the President or Executive Vice President to execute the amendments described in this memorandum and take such actions as may be necessary to implement this action.

Hon. Sean 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