

Buffalo Urban Development Corporation

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Buffalo Urban Development Corporation Meeting of the Real Estate Committee

**Tuesday, October 13, 2026 at 12:00 p.m.
95 Perry Street, 4th Floor**

Agenda

- 1) Minutes of September 8, 2026 Meeting (*Approval*) (*Enclosure*)
- 2) Northland Corridor – LaBella Associates Third Contract Amendment (*Approval*) (*Enclosure*)
- 3) Buffalo Lakeside Commerce Park- Landscaping & Snow Plowing Services Contract (*Recommendation*) (*Handout*)
- 4) Northland Beltline Corridor - (*All Are Information Items*)
 - a) Northland Corridor – Phase 3 Substation Construction Update
 - b) Northland Corridor – Phase 3 Construction Update
 - c) Northland Corridor – Phase 4 Construction Update
 - d) Northland Corridor – 741 Northland and 777 Northland Demolition Update
 - e) Northland Corridor – Tenant & Property Management Updates
- 5) Buffalo Lakeside Commerce Park - (*All Are Information Items*)
 - a) 80, 134, 158 and 200 Ship Canal Parkway Broker Update
 - b) Buffalo Lakeside Commerce Park Property Owners Association
- 6) Executive Session
- 7) Adjournment (*Approval*)

**Minutes of the Meeting
of the
Real Estate Committee
of
Buffalo Urban Development Corporation**

**95 Perry Street
Buffalo, New York
September 8, 2026
12:00 p.m.**

Call to Order:

Committee Members Present:

Christopher Dirr
Elizabeth Holden
Kimberley Minkel Committee Chair)
Dennis M. Penman

Committee Members Absent:

Thomas Baines
Scott Bylewski
Thomas Kucharski

Officers Present:

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

Others Present: James Bernard, BUDC Project Manager; Dennis Cannon, Comvest; Keith Carretto, Comvest; Patrick Derisley, LeChase Construction Services; Matthew DiFrancesco, CBRE; Erin Ellis, ECIDA Project Manager; Darby Fishkin, BUDC Board Member; Alexis M. Florczak, Hurwitz Fine P.C.; Tricia Ilogu, Northland Senior Project and Cost Manager; Brian Krygier, Director of IT, ECIDA; and Anthony Sciandra, Frey Electric.

Roll Call – The meeting was called to order by Ms. Minkel at 12:28 p.m. A quorum of the Real Estate Committee was present.

This meeting was noticed as a joint meeting of the BUDC Audit & Finance Committee and Real Estate Committee. The Audit & Finance Committee did not establish quorum; however, a review of the 2027 BUDC draft budget was presented, a summary of which is included below.

- 1.0 2027 BUDC Draft Budget** – Ms. Profic presented the 2027 draft budget. She reviewed the proposed 2027 project budgets for Buffalo Lakeside Commerce Park, Downtown/Race for Place, Ralph Wilson Park, Northland Corridor, and general corporate operations. Ms. Profic also reviewed a separate budget sheet showing projected budgeted revenue, operating expenses, capital budget and cash flow adjustments for each project property of the Northland Corridor project. The overall draft budget projects a net income of approximately \$19,384,440. Ms. Profic noted that some figures in the proposed budget are expected to change as updated numbers are received. Another Audit & Finance Committee meeting will be scheduled in October to review and recommend approval of the proposed budget.

- 2.0 Real Estate Committee Minutes of July 14, 2026 Meeting** – The minutes of the July 14, 2026 meeting of the Real Estate Committee were presented. Ms. Holden made a motion to approve the meeting minutes. The motion was seconded by Mr. Dirr and unanimously carried (4-0-0).
- 3.0 Proposed Dissolution of Buffalo Brownfield Restoration Corporation** – Ms. Gandour presented for information purposes her September 8, 2026 memorandum regarding the proposed dissolution of Buffalo Brownfield Restoration Corporation. Approval of the dissolution of BBRC will be presented to the BBRC Board of Directors in October.
- 4.0 Northland Corridor – Phase 4 Project Monitoring (Air and Lead) Contract Amendment** – Ms. Ilogu presented her September 8, 2026 memorandum regarding a proposed contract amendment for Phase 4 project monitoring (air and lead) services. In response to a question from Ms. Minkel, Mr. Derisley noted that unforeseen building conditions contributed to the need to extend the duration of project monitoring services. There being no further questions, Mr. Dirr made a motion to: (i) approve the first amendment to the 631 Northland LLC-Ravi Engineering Agreement in an amount not-to-exceed \$15,660.00 for additional project monitoring services; and (ii) authorize the BUDC President or Executive Vice President to execute the first amendment to the agreement with Ravi Engineering and take such other actions as may be necessary or appropriate to implement this authorization. The motion was seconded by Mr. Penman and unanimously carried (4-0-0).
- 5.0 Northland Beltline Corridor**
- (a) **Northland Corridor – Phase 3 Substation Construction Update** – Mr. Sciandra presented an update regarding construction of the substation. Blacktop demolition and installation of temporary fencing have been completed. Site leveling is underway, and installation of the grounding system is set to begin later this week. Revised drawings are needed for the grounding installation which does not have any cost implications for the project. Coordination continues with National Grid. Equipment for the substation arrived on site and passed visual inspection. The switchgears for the substation are being stored off-site in temperature-controlled rooms.
- (b) **Northland Corridor – Phase 3 General Construction Update** – Mr. Derisley presented an update regarding Phase 3 construction and shared with the Committee a series of photos showing progress on the project. During the month of August, concrete sidewalk, electrical rough-in, installation of overhead doors, and Kalwall installation were completed at 541 E. Delavan. At 612 Northland, the restrooms are nearly completed, and interior painting of the basement and electrical rough-in were advanced and remain ongoing. With respect to the parking lot components, a restart date with Miller Construction is being established for the 714 Northland parking lot, and the punch list was completed and site has been turned over for the south parking lot at 683 Northland. Mr. Derisley then provided an overview of the work to be completed for each component of the Phase 3 general construction project in September, which includes completion of interior framing and roof membrane installation at 541 E. Delavan, completion of the restrooms and most components of the dumpster enclosure at 612 Northland, re-mobilization at 714 Northland to complete the parking lot by the end of the month, and preparation of closeout documents for the 683 Northland south parking lot. Onsite M/WBE participation and utilization remained stable in relation to the prior month.
- (c) **Northland Corridor – Phase 4 Construction Update** – Mr. Derisley provided an update regarding Phase 4 construction at 631 Northland Avenue. He reported that during the month of August, installation of the lower roof was completed, underground utility work commenced, and interior piping of the high bays and asbestos abatement were completed. Looking ahead to the month of September, Mr. Derisley reported that some underground utility work will continue, along with the preparation of interior slabs and concrete foundations, completion of roof membrane installation, and the re-build of the penthouse.

(d) **Northland Corridor – 741 Northland and 777 Northland Demolition Services Update** – Ms. Ilogu reported that a site walkthrough took place on August 31st with several interested contractors. Questions from contractors are due September 9th and responses to the RFP are due September 23rd.

(e) **Northland Corridor – Tenant & Property Management Updates** – Mr. Cannon presented an update regarding Northland property management matters. The lavatory project at 683 Northland has commenced and remains ongoing. Mr. Carretto then shared and reviewed updated financial information for the Northland Corridor portfolio and noted that Flat 12 has submitted its September rent payment under its payment schedule.

Mr. DiFrancesco then presented an update regarding Northland Corridor tenant matters. A letter of intent with FreshFix has been executed for the sale of 714 Northland Avenue. A letter of intent was received for the 612 Northland “B” building space. Ms. Gandour noted that Flat 12 presently has the right to lease this space upon the completion of construction. A potential tenant toured the 541 E. Delavan Avenue space, and an update is anticipated later this afternoon regarding its interest.

6.0 Buffalo Lakeside Commerce Park

(a) **Landscaping & Snow Plowing Services Contract** – Ms. Gandour reported that the due date for request for proposal submissions has been extended to Thursday, September 10th due to a discrepancy in the due date by the NYS Contract Reporter.

(b) **193, 80, 134, 158 and 200 Ship Canal Parkway Broker Update** – Mr. DiFrancesco reported that due diligence is in progress with Wavepoint for the purchase of 193 Ship Canal Parkway. Wavepoint had also expressed interest in the 80-200 Ship Canal Parkway parcels but has not submitted a formal offer to date.

(c) **Buffalo Lakeside Commerce Park Property Owners Association** – Ms. Gandour reported that BUDC is coordinating with representatives from Uniland and Zephyr regarding a design plan to place boulders on the lawn area.

7.0 Executive Session – None.

8.0 Adjournment – There being no further business to come before the Committee, on motion made by Mr. Dirr, seconded by Mr. Penman and unanimously carried (4-0-0), the September 8, 2026 meeting of the Real Estate Committee was adjourned at 1:00 p.m.

Respectfully submitted,

Kevin J. Zanner
Secretary

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Item #2

MEMORANDUM

TO: BUDC Real Estate Committee
FROM: Tricia Ilogu- Northland Sr. Project and Cost Manager
SUBJECT: Northland Corridor – LaBella Associates Third Contract Amendment
DATE: October 13, 2026

On December 9, 2025, the BUDC Board of Directors approved a second contract amendment with LaBella Associates (LaBella) for architectural & engineering, project inspection services, and grant administration services for tNorthland Corridor Redevelopment Phase 3 for an amount not to exceed \$90,000.00. Of this amount, \$85,283.69 was allocated for an additional 16 weeks of air monitoring services for the project, to be performed by Encorus Group as LaBella's subcontractor.

Because site work at 541 E. Delavan Avenue extended through the early summer before finishing in July 2026, the project required an air monitoring plan beyond that 16-week window. The cost of the extended air monitoring services through July 2026 is \$18,326.00. This fee is in addition to the fee for these services under the second contract amendment and covers all labor, equipment rentals, and travel expenses incurred throughout the extended term.

Additionally, the New York Department of Environmental Conservation (DEC) has notified LaBella and BUDC that a Construction Completion Report (CCR) is required for the project. The CCR will include a summary of the remedial actions conducted such as installation of site cover systems, installation of the Sub-Slab Depressurization System (SSDS), reuse of site soils, underground storage tank removal, structure decommissioning, and impacted soil and groundwater disposal. LaBella will prepare and submit the CCR that summarizes the Interim Remedial Measures (IRM) implemented at 612 Northland and 541 E. Delavan during the redevelopment activities for Phase 3 construction. The cost to prepare, summarize and submit these reports is \$8,000.00

The proposed Change Order described above results in a total, not to exceed amount of \$26,326.00 and will be funded through BUDC's RECAP grant with Empire State Development (ESD) which was

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previously approved by the BUDC Board of Directors. BUDC is required to submit each change order to EDA for approval, even if EDA is not funding the cost of the change order. As BUDC is not asking EDA to fund the cost of these Change Orders, it is not anticipated that EDA will object to these Change Orders.

ACTION:

I am requesting that the BUDC Real Estate Committee: (i) amend the existing agreement with LaBella Associates for Northland Corridor Redevelopment Phase 3 to provide additional air monitoring services and CCR report at an amount not-to-exceed \$26,326.00; and (ii) authorize the President or Executive Vice President to execute an amendment to its existing agreement with LaBella Associates, and take such other actions as may be necessary or appropriate to implement this authorization.