

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

**95 Perry Street  
Buffalo, New York  
February 10, 2026  
12:00 p.m.**

**Call to Order:**

Committee Members Present:

Thomas Baines  
Scott Bylewski  
Elizabeth Holden  
Kimberly Minkel (Committee Chair)  
Dennis M. Penman

Committee Members Absent:

Janique S. Curry  
Thomas Kucharski

Officers Present:

Brandye Merriweather, President  
Rebecca Gandour, Executive Vice President  
Mollie M. Profic, Treasurer  
Kevin J. Zanner, Secretary (*via Zoom*)

Others Present: James Bernard, BUDC Project Manager; Dennis Cannon, Comvest; Keith Carretto, Comvest; Elizabeth Colvin, Wendel Companies; Patrick Derisley, LeChase Construction Services; Darby Fiskin, BUDC Board Member; Alexis M. Florczak, Hurwitz Fine P.C. (*via Zoom*); Brian Krygier, Director of IT, ECIDA; David Nasca, BUDC Board Member (*via Zoom*); Stephanie Pennington, LeChase Construction Services; Angelo Rhodes II, Northland Project Manager; and Paul Tronolone, Empire State Development.

Roll Call – The meeting was called to order at 12:43 p.m. A quorum of the Real Estate Committee was present. Ms. Minkel reported that the Audit & Finance Committee, which was scheduled to meet prior to the Real Estate Committee meeting did not establish quorum for its portion of the joint meeting of the Committees that was initially called.

- 1.0 **Real Estate Committee Minutes of December 9, 2025 Meeting** – The minutes of the December 9, 2025 meeting of the Real Estate Committee were presented. Ms. Holden made a motion to approve the meeting minutes. The motion was seconded by Ms. Holden and unanimously carried (5-0-0).
- 2.0 **Northland Beltline Corridor – Selection of Contractor for General Construction of 631 Northland Avenue** – Mr. Rhodes presented his February 10, 2026 memorandum regarding the selection of a contractor for the general construction of 631 Northland Avenue. Following the presentation, Mr. Penman made a motion to recommend that the BUDC Board of Directors: (i) approve BUDC entering into an agreement with LeChase Construction Services, LLC for the general construction of Phase 4 of Northland Corridor Redevelopment, for an amount not to exceed

\$16,333,741.00, contingent upon the recommendation of the BUDC Audit and Finance Committee to advance the proposed financing package for Phase 4 construction to the BUDC Board of Directors; and (ii) authorize the President or Executive Vice President to execute the agreement with LeChase Construction Services, LLC and take such other actions as may be necessary or appropriate to implement this authorization. The motion was seconded by Mr. Bylewski and unanimously carried (5-0-0).

### **3.0 Northland Beltline Corridor**

(a) **Northland Corridor – Phase 3 Redevelopment Update** – Mr. Derisley presented an update regarding Phase 3 construction and shared with the Committee a series of photos showing progress on the project. Steel work and some concrete work at 541 E. Delavan Avenue building has taken place. Exterior and interior work at the 612 “B” Northland building is moving forward, along with installation of the overhead door and some plumbing work. Ms. Pennington then presented an update regarding M/WBE utilization. Onsite workforce participation for Phase 3 is 20% minority and 8% women as of January 31, 2026. Mr. Derisley then presented a schedule update for each component of the Phase 3 redevelopment project. In response to a question from Ms. Minkel, Mr. Derisley reported that while the cold weather stretch has compressed the construction schedule, no project delays are anticipated.

(b) **Northland Corridor – Phase 4 Redevelopment Update** – Mr. Rhodes and Ms. Colvin reported that the window mock-up for 631 Northland Avenue received positive feedback from SHPO. Ms. Colvin added that LiRo, Wendel’s brownfield cleanup program subconsultant for the project, is awaiting soil testing results and is taking groundwater samples on-site today.

(c) **Northland Corridor – Tenant & Property Management Updates** –

Mr. DiFrancesco presented an update regarding Northland Corridor tenant matters. A lease amendment with Professional Culinary Academy is being finalized. Mr. Cannon then presented an update regarding property management at Northland. Three contractors have been identified for the work on the lavatory in the restaurant space at 683 Northland Avenue. Comvest has released a request for proposals for landscaping services for the Northland Corridor, with responses due February 20<sup>th</sup>. Ms. Gandour added that a recommendation will be presented to the Real Estate Committee and Board of Directors for review and approval. Mr. Carretto then presented updated cash flow figures for the Northland properties as of December 31, 2025.

(d) **Northland Corridor – 741 Northland and 777 Northland Demolition Services Update** – Mr. Rhodes reported that there is no update at this time.

### **4.0 Buffalo Lakeside Commerce Park**

(a) **193, 80, 134, 158 and 200 Ship Canal Parkway Broker Update** – Ms. Gandour reported that BUDC received an offer yesterday regarding the 193 Ship Canal Parkway parcel, which is under review by BUDC staff and CBRE.

(b) **Buffalo Lakeside Commerce Park Property Owners Association** – Ms. Gandour reported that year-end billing had been sent to property owners. BUDC has paid its invoice, with invoices from Uniland and Zephyr remaining unpaid to date. It is anticipated that a request for proposals for landscaping and snow removal services will be released, as contracts for these services expire this year.

### **5.0 Executive Session** – None.

**6.0** **Adjournment** – There being no further business to come before the Committee, the February 10, 2026 meeting of the Real Estate Committee was adjourned at 1:14 p.m.

Respectfully submitted,



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Kevin J. Zanner