

# **BUFFALO URBAN DEVELOPMENT CORPORATION**

**RIVERBEND LLC  
BUFFALO LAKESIDE COMMERCE PARK I LLC  
NORDEL I LLC  
NORDEL II LLC  
683 NORTHLAND LLC  
KING CROW LLC  
714 NORTHLAND LLC  
631 NORTHLAND LLC**

**2025 ANNUAL REPORT**  
**(For purposes of Section 2800(2) of the Public Authorities Law)**

## **Purpose of the Annual Report:**

As a local development corporation established by the City of Buffalo, the Buffalo Urban Development Corporation (BUDC) is required to comply with New York State's Public Authorities Law. Under this Law, BUDC is required to submit a comprehensive annual report that includes information on:

1. Operations and accomplishments
2. Financial Reports
3. Mission Statement & Performance Measurements
4. Bonds and notes outstanding
5. Compensation (for those earning \$100,000+)
6. Projects undertaken during the year
7. Property Report
8. Code of Ethics
9. An assessment of internal control structure and effectiveness
10. Legislation that forms the statutory basis of the authority
11. Board structure
12. By-Laws
13. Listing of material changes in operations and programs
14. Four-year Financial Plan
15. Board Performance Evaluations
16. Assets/Services brought or sold without competitive bidding
17. Description of material pending litigation

In compliance with the Public Authorities Law, the following required information is presented for the year ended December 31, 2025.

### **1. Operations & Accomplishments:**

A report on the 2025 operations and accomplishments of the BUDC and its affiliates is posted on BUDC's website at:

<https://www.buffalourbandevelopment.com/documents/budc/2023%20Website%20Documents/BUDC%20Operations.pdf>.

### **2. Financial Reports:**

#### **i) Audited Financial Statements:**

The audited financial statements for BUDC will be posted on its website at <http://www.buffalourbandevelopment.com/budc-corporate-reports>.

The financial statement certification is included on page 9.

The financial statements are audited on an annual basis by BUDC's independent auditors Withum Smith + Brown, PC. In their opinion, the financial statements present fairly, in all material respects, the financial position of BUDC as of December 31, 2025 and the

changes in net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

ii) Grants & Subsidy Programs:

BUDC and its affiliates are recipients of certain Federal, State, Local and private foundation grant programs that are utilized for land development projects. Details of the various grants are outlined in BUDC's audited financial statements.

iii) Operating & Financial Risks:

The following outline some of the operating and financial risks that impact BUDC:

- Liquidity – A significant portion of BUDC's assets consist of land and buildings held for sale or lease which are not readily convertible to cash. Since BUDC relies upon land sales and lease revenues to fund operations, a reduction in the amount of cash derived from land sales and lease revenues could cause BUDC difficulty in funding operations.
- Recovery of Land held for sale – BUDC has capitalized a large proportion of its development costs as "Land and Improvements held for sale". If BUDC has difficulty selling the underlying parcels due to local economic conditions, it may not be able to recover the amount recorded on the financial statements.
- Environmental – Since BUDC and its affiliates may assume title to properties with environmental contamination, it is exposed to the related potential clean-up costs, litigation and other liabilities.
- Regulatory – BUDC is subject to various regulations including those imposed by the NYS Authorities Budget Office. These regulations may increase the cost of compliance or impact the financial position of the Corporation. BUDC plans to utilize Historic and Brownfield Tax Credits to finance a future project. Changes to the regulations governing these could impact the overall funding of the project.
- Funding – As a not-for-profit local development corporation, BUDC has limited sources of operating funds and relies heavily on grant funding for certain projects. BUDC management is always cognizant of the fact that a change in the legislative climate or administration of the State could have a significant effect on future grant opportunities.

BUDC mitigates a portion of the above risks with prudent internal financial management, external financial and legal guidance, and comprehensive insurance coverage.

iv) Current bond ratings:

BUDC does not issue bonds on its own behalf and therefore is not rated by municipal bond rating agencies.

v) Long-term liabilities including leases and employee benefit plans:

BUDC has long-term liabilities related to loans and notes payable as described in Section 4.

### **3. Mission Statement & Performance Measurements:**

BUDC's Mission Statement & Performance Measurements Report for 2025 is included in Attachment 1. This document was reviewed and approved by the Board at the March 25, 2025 Board meeting.

### **4. Schedule of Bonds and Notes Outstanding:**

In 2017, 683 Northland LLC borrowed amounts totaling \$13,730,000 related to the Northland Workforce Training Center project as part of a transaction to syndicate certain tax credits. These amounts were retired in 2025. See Attachment 2 for detail of BUDC's loans and notes payable.

### **5. Compensation Schedule:**

See Attachment 3 for a list of BUDC employees who were paid a salary exceeding \$100,000 during 2025. Attachment 3A is a summary of benefits provided to those staff per the New York State Public Authorities Reporting Information System (PARIS). Biographies for these individuals are posted on BUDC's website at <http://www.buffalourbandevelopment.com/budc-contact-us>. Salaries and benefit information for other BUDC staff are also reported under PARIS.

None of the Directors of the Buffalo Urban Development Corporation or its affiliates receive any compensation for their services as Directors. None of the Officers of the Buffalo Urban Development Corporation or its affiliates receive any compensation for their services as Officers, beyond their compensation as employees.

### **6. Projects Undertaken by the Corporation during fiscal year 2025:**

See above Operations and Accomplishments report posted at <http://www.buffalourbandevelopment.com/budc-corporate-reports> for a listing of various initiatives accomplished in 2025.

### **7. Listing of certain Property of the Corporation:**

Attachment 4 provides information regarding the real property holdings of BUDC and its affiliates.

### **8. Code of Ethics:**

The Corporation's Code of Ethics is posted on BUDC's website at <http://www.buffalourbandevelopment.com/budc-corporate-policies>.

## **9. Assessment of the Effectiveness of Internal Control Structure and Procedures:**

Management's Assessment of the Effectiveness of Internal Controls of BUDC is posted on BUDC's website at <https://www.buffalourbandevelopment.com/budc-corporate-reports>.

BUDC's independent auditors have conducted tests of the effectiveness of BUDC's internal controls over financial reporting and their report is included in the audited financial statements posted on BUDC's website at <https://www.buffalourbandevelopment.com/budc-corporate-reports>.

## **10. Legislation that forms the Statutory Basis of the Authority:**

BUDC is a local development corporation which was formed and empowered to conduct certain projects pursuant to Not-For-Profit Corporation Law § 1411. Distinguished from IDAs (which exist as public benefit corporations), LDCs are established as charitable corporations that are empowered to construct, acquire, rehabilitate and improve for use by others, industrial or manufacturing plants in the territory in which its operations are principally to be conducted ("Benefited Territory") and to make loans. LDCs can provide financial assistance for the construction, acquisition, rehabilitation, improvement, and maintenance of facilities for others in its Benefited Territory. Specific LDC powers include the ability to: (i) disseminate information and furnish advice, technical assistance and liaison services to Federal, State and local authorities; (ii) to acquire by purchase, lease, gift, bequest, devise or otherwise, real or personal property; and (iii) to borrow money and to issue negotiable bonds, notes and other obligations. LDCs are empowered to sell, lease, mortgage or otherwise dispose of or encumber facilities or any real or personal property or any interest therein.

A copy of this specific legislation can be found at the following address:

[http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=\\$NPC1411\\$\\$@TXNPC01411+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=35134270+&TARGET=VIEW](http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=$NPC1411$$@TXNPC01411+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=35134270+&TARGET=VIEW)

## **11. Description of the Authority and its Board Structure:**

### i) Names of Committees and Committee Members:

Buffalo Urban Development Corporation is administered by a Real Estate Committee, Audit & Finance Committee, Governance Committee, Downtown Committee, and Loan Committee. A description of the committees and a listing of committee members is posted on the BUDC website at <http://www.buffalourbandevelopment.com/budc-board-committees>.

### ii) List of Board Meetings & Attendance:

A list of the 2025 Board meetings and Board attendance is outlined in Attachment 5.

iii) Description of major authority units, subsidiaries: BUDC's Corporate Chart is included in Attachment 6.

iv) Number of Employees:

BUDC had four full-time employees in 2025. It also utilized employees of the Erie County Industrial Development Agency (ECIDA) to provide financial, administrative, and property management services on a fee basis, through a shared services agreement.

v) Organizational Chart:

BUDC's organizational chart is posted on BUDC's website at:  
<http://www.buffalourbandevelopment.com/budc-contact-us>.

**12. Bylaws:**

The Bylaws for BUDC are posted on its website at  
[http://www.buffalourbandevelopment.com/documents/budc\\_corporate\\_policies/BUDCBy-Laws\\_Feb\\_2012.pdf](http://www.buffalourbandevelopment.com/documents/budc_corporate_policies/BUDCBy-Laws_Feb_2012.pdf).

**13. Listing of Material Changes in Operations and Programs:**

BUDC staff continues developing and managing a material change in BUDC operations and programs that began in 2019, as indicated in Section 1 (Operations & Accomplishments) in the section titled Waterfront / Ralph Wilson Park Project. BUDC applied to the Ralph C. Wilson, Jr. Foundation (Foundation) for grant funds to assist the City of Buffalo to become more engaged in downtown waterfront planning and development activities. The Foundation initially awarded BUDC a \$2.8 million dollar grant to enhance both BUDC's and the City's capacity to manage such development activities and to successfully implement the design and construction of Ralph Wilson Park. The project continues to progress through the 2C Phase of construction. The installation of an iconic pedestrian bridge, significant work along the shoreline and other sitework have been completed, while sports fields, core park improvements continue to progress. In addition to securing and managing additional grant funding from the Ralph C. Wilson Foundation in the amount of \$50 million, BUDC has successfully leveraged and manages additional funding from the Great Lakes Commission; Division of Homeland Security and Emergency Services (DHSES) and other sources to support the park's transformation. BUDC continues to successfully manage contracts with Gardiner & Theobald for project management, and cost estimating services, as well as a contract with Michael Van Valkenburg & Associates for landscape design and construction administration. BUDC continues to provide assistance to the City of Buffalo, and consistently collaborates with the Ralph Wilson Conservancy, Gilbane Companies and other project partners.

BUDC continued progress along the Northland Beltline Corridor in 2025. BUDC continues to manage the \$55 million RECAP grant from Empire State Development for construction along with support for operational and working capital costs. BUDC also issued an RFP for construction of the Phase 4 redevelopment of 631 Northland Avenue. BUDC also continues to leverage and manage the previously awarded \$14.4 million in funding from Economic Development Administration (EDA) for the construction of improvements to 541 E. Delavan Avenue; 612 Northland-B Building; parking facilities and substation upgrades.

BUDC also successfully completed the Northland Beltline Brownfield Opportunity Area (BOA) designation process, making the Northland Beltline corridor the first BOA designated on Buffalo's East Side. The BOA will create opportunities for new and existing businesses to relocate, launch and grow within the BOA boundary.

BUDC also executed new leases with Rodriguez Construction to expand its footprint within the Northland Central building and Flat 12 Mushrooms for space within 612 Northland Avenue. BUDC has entered into a Land Sale Agreement with Lighthouse Center Inc. for several land parcels owned by BUDC within the corridor. BUDC has negotiated a short-term lease with Professional Culinary Academy, while working with our broker and partners to identify a food service operator for the restaurant space.

The Northland Beltline Corridor continues to evolve as an innovation hub focused on workforce training, advanced manufacturing, energy and automotive training, with a focus on East Side residents. BUDC consistently coordinates with tenants such as Buffalo Manufacturing Works; Rodriguez Construction; Retech; Rookery; Bank On Buffalo and others as well as the surrounding community on strategic initiatives, public art and other opportunities that add to the vitality of the corridor.

BUDC has also fulfilled its financial obligations to investors and completed the tax credit exit for Northland Central. BUDC along with its tax credit consultant team has begun work to identify a tax credit investor and bridge financing for the Phase 4 redevelopment of 631 Northland Avenue. BUDC also identified LiRo Engineers as consultant for demolition design work for structures at 777 and 741 Northland Avenue.

BUDC continues to advance its downtown development efforts through its Buffalo's Race for Place initiative. BUDC continues to advance concepts from the Downtown Waterfront Improvement Plan, which provides infrastructure and public realm recommendations that will improve the downtown and waterfront area. BUDC has worked to develop concepts for improvements to Erie Street that will spur additional development around the waterfront and Marina. BUDC also completed the Ellicott Street Underpass Lighting project and continues to identify resources for additional phases of the Ellicott Street Placemaking Strategy. BUDC has negotiated a contract with Buffalo Construction Consultants (BCC) as Project and Cost Management firm to assist with accelerating the construction and development of public realm projects identified within the downtown and waterfront area, such as the Erie - Shelton Square Greenway. BUDC also continues to collaborate with the private sector and partners to advocate for additional public realm funding.

BUDC issued an RFP and contracted with MIG, Inc. to design and install three (3) high impact placemaking projects within the downtown and waterfront area (Michigan Street African American Heritage Corridor; Commercial and Marine Drive near Explore & More Children's Museum; and Roosevelt Plaza). These projects, slated for installation in June 2026, will enhance safety; accessibility; wayfinding and vibrancy while encouraging utilization and visitation.

Through its Queen City Pop Up Project, BUDC launched a downtown wide holiday marketing campaign to brand downtown Buffalo as a holiday destination and to elevate downtown's small business community. As part of the campaign, BUDC also launched an outdoor holiday music series at Fountain Plaza; along with the Queen City Pop Up website and small business directory. BUDC also continued its Downtown Dollars Sweepstakes and Black Business Expo in partnership with the City of Buffalo, Buffalo Place and the Beverly Gray Business Exchange Center.

BUDC is a key project partner with the City of Buffalo on the Queen City Hub Revisited Action Plan, which looks to address challenges caused by remote work, a decline in office space occupancy, retail vacancy and changing consumer habits that impact downtown's vitality. These efforts increase development density in the City of Buffalo that encourages walkability and multi-modal transportation, improved accessibility of disadvantaged communities with employment clusters, and attracts private investment to further foster a vibrant, sustainable community in line with the Region's established Smart Growth principles.

BUDC continues to market available parcels within Buffalo Lakeside Commerce Park and has contracted with CBRE to further promote the remaining parcels on a local, regional and national level to increase interest in the site. BUDC also manages the BLCP Property Owners Association and coordinates with the City of Buffalo to ensure proper maintenance and upkeep.

Income for operations has been generated primarily through land sales, lease payments and grants. BUDC continues to negotiate funding for operational support and sustainability on several initiatives to ensure the organization's ability to continue delivering transformational projects.

#### **14. Four-Year Financial Plan:**

A copy of the four-year financial plan is posted on BUDC's website at <http://www.buffalourbandevelopment.com/budc-corporate-reports>.

#### **15. Board Performance Evaluations:**

The BUDC Board of Directors conducted a Board Performance Evaluation for 2025 and forwarded the results to the Authorities Budget Office. The results of the survey are not subject to disclosure under Article six of Public Officers Law.

#### **16. Assets/Services bought or sold without competitive bidding:**

Attachment 7 is a Procurement Report that will be filed under PARIS. The report outlines the assets and services purchased through competitive and non-competitive bidding for those procurements in excess of \$5,000.

**17. Description of material pending litigation:**

The audited financial statements for BUDC outline any material pending litigation. The audited financial statements are posted on BUDC's website at <http://www.buffalourbandevelopment.com/budc-corporate-reports>.

## Certification Pursuant to Section 2800(3) of the Public Authorities Law

Pursuant to Section 2800 (3) of the Public Authorities Law, each of the undersigned Officers of Buffalo Urban Development Corporation, does hereby certify with respect to the annual financial report of the Corporation (the "Annual Financial Report") posted on BUDC's website at <http://www.buffalourbandevelopment.com/budc-corporate-reports> that based on the officer's knowledge:

1. The information provided in the Annual Financial Report is accurate, correct and does not contain any untrue statement of material fact;
2. Does not omit any material fact which, if omitted, would cause the financial statements contained in the Annual Financial Report to be misleading in light of the circumstances under which such statements are made; and
3. Fairly presents in all material respects the financial condition and results of operations of the Corporation as of, and for, the periods presented in such financial statements.

  
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Brandy M. Merriweather  
President

3/31/2026  
Date

  
\_\_\_\_\_

Mollie Profic  
Treasurer

3/31/26  
Date

## **Buffalo Urban Development Corporation (BUDC)**

### *2025 Mission Statement and Performance Measurements (w Results)*

#### **BUDC Mission Statement:**

The mission of Buffalo Urban Development Corporation (BUDC) is to support the urban economic development efforts of the region through acquisition, remediation and management of distressed properties, and to engage in related real estate development activities for the purpose of attracting and/or retaining new and existing businesses to the City as part of the region. The mission of BUDC also includes supporting the revitalization of downtown Buffalo by serving as the lead management entity for Buffalo Building Reuse Project (BBRP) and Race for Place initiatives, working in collaboration with the City of Buffalo; including the coordination of financial assistance for downtown adaptive re-use projects and public right-of-way improvements. BUDC also serves as the lead management entity for the Ralph C. Wilson, Jr. Centennial Park transformation.

#### **BUDC Performance Measurements:**

**Goal: To reclaim abandoned and distressed land and buildings for future development.**

*Objective A: Continue to establish the Northland Beltline (“Northland”) as the prime urban area for reclamation, by implementing the redevelopment strategy and continuing to engage in appropriate planning processes and leasing for future development.*

**Measurement:** Complete architectural and engineering work for 612 Northland “B” Building; 541 East Delavan Ave.; Clean Energy Microgrid and other relevant infrastructure improvements.

**Result:** BUDC’s consultant has completed the architectural and engineering work for the buildings mentioned above.

**Measurement:** Execute contract and begin construction to further Phase 3 Development.

**Result:** Contract execution was completed, and construction commenced, meeting the Phase 3 execution milestone.

**New Measurement:** Issue RFP for General Contractor and begin construction on 631 Northland Ave.

**Result:** RFP has been completed. Construction is anticipated to begin in 2026.

**Measurement:** Assemble any additional properties that become available which are needed to enhance Northland.

**Result:** BUDC did not purchase additional properties on the Northland Campus but continues to explore strategies sites within the campus.

**Measurement:** Obtain City of Buffalo Planning Board approval for various phases of Northland redevelopment as they occur.

**Result:** BUDC received City of Buffalo Planning Board approval for the Phase 3 sub-projects at 537 E. Delavan, 612 Northland, and the 683 Northland south parking lot. BUDC also received minor site plan approval for Phase 4.

**Measurement:** Obtain State Historic Preservation Office (SHPO) approval to maximize the preservation of structures that will contribute to the redevelopment of Northland and the select demolition of structures that are an impediment to the redevelopment.

**Result:** SHPO approved the mitigation demolition efforts for 741 and 777 Northland.

**Measurement:** Manage all compliance and milestones related to the financing for Northland Central; including Historic Preservation Tax Credits, Brownfield Cleanup Program Tax Credits, New Market Tax Credits, and bridge loan financing.

**Result:** BUDC completed the exit from the New Market Tax Credit and Historic Tax Credit program for 683 Northland Avenue.

**Measurement:** Negotiate new lease agreements with tenants for available space at Northland Central and 612 Northland.

**Result:** BUDC and its broker, CBRE, negotiated a new lease for 612 Northland Avenue with Flat 12 Mushrooms, a short-term lease extension at Northland Central with Professional Culinary Academy and a lease amendment with Rodriguez Construction at Northland Central.

**Measurement:** Continue to implement the Soil (Site) Management Plan (SMP) for Northland Central, under the NYS Brownfield Cleanup Program.

**Result:** BUDC continues to implement the SMP for Northland Central.

**Measurement:** Continue effective M/WBE Utilization and Workforce Participation programs for remaining Northland construction with goals of 25% MBE/5%WBE participation.

**Result:** The general contractor for the construction of the Phase 3 Northland Redevelopment, is on track to meet the M/WBE and workforce participation goals.

**New Measurement:** Coordinate with SHPO and partners on demolition of 741 and 777 Northland.

**Result:** SHPO approved mitigation demolition efforts for both properties.

**Measurement:** Continue to work with the NYSDEC regarding Superfund investigation and remediation at 537 E. Delavan site.

**Result:** BUDC has continued to work with NYSDEC on the Phase 3 Northland project.

**Measurement:** If funding becomes available, begin renovations or other actions necessary renovations to bring other space across Northland to a “ready-to-lease” condition.

**Result:** BUDC worked with Rodriguez Construction to incorporate tenant improvements into the lease renewal resulting in renovations and occupancy of the mezzanine level Northland Central.

**Measurement:** Continue the Community Outreach Program, with one additional Public Meeting and one additional Stakeholder Advisory Committee Meeting, and additional community outreach through social media.

**Result:** BUDC, in collaboration with Mustard Seed Consulting, held its Northland Advisory Stakeholder meeting with residents, business owners, and block club members to discuss Northland projects. BUDC staff also participated in community meetings with area stakeholders; community events such as the Northland Food Truck series; and outreach efforts through social media, direct coordination and radio partnerships with WUFO Power 96.5 FM radio.

**Measurement:** Continue to implement the green infrastructure plan for 537 E. Delavan, when construction resumes.

**Result:** Completed. 537 E. Delavan design includes green infrastructure.

**Objective B:** *Secure funds to continue to advance the Northland Beltline projects.*

**Measurement:** Identify additional funding sources (i.e. grants and tax credits) and income opportunities for future phases of Northland Beltline projects.

**Result:** BUDC continues to work with partners including Empire State Development, ECIDA and others to identify additional funding sources.

**Measurement:** On a monthly basis, coordinate all Northland property maintenance and repairs with Comvest.

**Result:** BUDC continues to conduct monthly coordination meetings regarding property management related issues and repairs.

**New Measurement:** Finalize the Northland Beltline Brownfield Opportunity Area (BOA) Nomination Document and Submit to New York Department of State (NYDOS).

**Result:** BUDC completed the Northland Beltline Brownfield Opportunity Area (BOA) Nomination Document, which was approved by the New York Department of State.

**Measurement:** Coordinate and/or participate in two (2) networking/programming events in the Northland Beltline area.

**Result:** BUDC, working with Mustard Consulting, continues to coordinate with partners on networking opportunities such as Food Truck Thursdays; National Night Out and Block Club events.

**Measurement:** Complete required annual and bi-annual compliance reports for ECIDA and NTCIC/Tax Credit Investors.

**Result:** Completed. BUDC fulfilled its obligations to NTCIC tax credit investors for 683 Northland Avenue.

*Objective D: Prepare land and buildings for development through remediation, select demolition, infrastructure upgrades/construction, site improvements, and amenity construction.*

**Measurement:** Assemble appropriate properties throughout the City to increase inventory for future brownfield projects.

**Result:** BUDC has not purchased any additional properties this year, but continues to consider strategic sites to acquire.

**Measurement:** Number of acres remediated to shovel-ready condition.

**Result:** The Northland Phase 3 construction is remediating a DEC Superfund site.

**Measurement:** Number of building square feet rehabilitated to leasable condition.

**Result:** BUDC initiated construction activities needed to rehabilitate additional properties within the Northland Corridor.

**Goal: To attract and/or retain new and existing businesses to the City and region.**

*Objective A: Market BUDC properties as an urban alternative for new construction of light manufacturing, distribution and office facilities.*

**New Measurement:** Finalize the Alternatives Analysis/Remedial Action Work Plan and apply to the DEC for a Part 380 variance for 193 Ship Canal Parkway.

**Result:** BUDC submitted a Draft Alternatives Analysis/Remedial Action Work Plan to DEC in October of 2025. BUDC is currently awaiting DEC review.

**Measurement:** Execute an Exclusivity Agreement with a qualified developer for various Buffalo Lakeside Commerce Park parcels.

**Result:** BUDC has not entered into any Exclusivity Agreements at BLCP in 2025, but continues to market parcels through its broker, CBRE and through partnerships with organizations such as Invest Buffalo Niagara

**New Measurement:** A minimum of six (6) “earned” media appearances and fifty thousand (50,000) website page and social media views.

**Result:** BUDC has earned over six (6) media appearances and over one hundred thousand (100,000) website and social media views.

**Measurement:** Maintain infrastructure amenities to enhance the marketability of the BLCP and Northland properties.

**Result:** BUDC, through its property management consultants, continues to maintain Buffalo Lakeside Commerce Park and Northland properties.

*Objective B: Support the economic development efforts of the City of Buffalo Office of Strategic Planning (OSP) with the task of expanding or relocating businesses of a diverse nature in the City.*

**Measurement:** Number of businesses contacted, as directed by OSP.

**Result:** Over fifty (50) businesses contacted.

*Objective C: Support the economic development efforts of the City by maintaining procurement practices that encourage the participation of local (50%), minority (25%), and women-owned (5%) businesses.*

Measurement: All informal bids, formal bids, request for proposals, and requests for qualifications will include the City's participation goals listed above.

Result: BUDC continues to include the City's participation goals in its informal and formal bids, request for proposals and requests for qualifications.

**Goal: To support the revitalization of Downtown Buffalo.**

*Objective A: Serve as lead management entity for Buffalo's Race for Place initiatives.*

Measurement: A minimum of twenty (25) companies contacted.

Result: Over sixty (60) companies contacted.

*Objective B: Coordinate financial assistance for adaptive re-use projects and/or new construction projects.*

Measurement: A minimum of two (2) projects assisted.

Result: BUDC continues to coordinate assistance for downtown area projects.

Measurement: Explore new incentive options for adaptive re-use and/or new construction projects that encourage mixed income residential development, minority developer participation, M/WBE entrepreneurship and ground floor activation.

Result: BUDC continues to coordinate with partners on news incentives to encourage office conversions and ground floor activations through the Queen City Hub Revisited initiative.

*Objective D: Assist coordination of public right-of-way and public space improvements.*

Measurement: Negotiate contract with Project and Cost Management Firm to assist with implementation of Downtown and Waterfront area Infrastructure Improvements.

Result: BUDC has advanced the negotiation of a contract with the selected Project and Cost Management Firm and continues to coordinate on scope of services adjustments and execution details in collaboration with the City of Buffalo's Department of Public Works.

**Measurement:** Promote and coordinate added creativity and innovation within the public realm.

**Result:** BUDC took steps to advance recommendations included in the Downtown Waterfront Improvement Plan such as the issuing of an RFP for the temporary redesign of several intersections/public spaces in the downtown area in manner which will add creativity and vibrancy to the public realm. In addition, BUDC worked in collaboration with Buffalo Place, the City of Buffalo, and Ciminelli Real Estate to advance a new evening music series to activate Fountain Plaza and encourage foot traffic and visitation to surrounding businesses.

**Measurement:** Further the recommendations included in the Downtown and Waterfront area infrastructure improvement plans in coordination with the City of Buffalo and Project and Cost Management Firm.

**Result:** BUDC continues to coordinate the scope of services and contract terms with the selected Project and Cost Management firm to assist with accelerating the development and construction of key public realm improvements identified in downtown and waterfront area planning efforts.

**Measurement:** Further the recommendations from Race for Place for continued outreach through community focus groups.

**Result:** BUDC has coordinated sessions with various stakeholders, residents, students and talent attraction groups. BUDC also continues to regularly facilitate its waterfront coordination group efforts and collaborations.

**Measurement:** Establish an infrastructure improvement project status page on the BUDC – Race for Place website.

**Result:** BUDC has moved the Race For Place website into the BUDC main website. BUDC is working with the City of Buffalo, as well as the Queen City Hub Revisited Consortium to develop a projects list and “Downtown Dashboard.” BUDC is coordinating an updated Infrastructure projects status listing with Buffalo Construction Consultants (BCC). BUDC anticipates having an online project status page shortly.

**Measurement:** Coordinate at least two (2) placemaking enhancement projects.

**Result:** BUDC advanced at least two (2) key placemaking enhancement projects. These included the Temporary Intersection Redesign project, as well as

the Queen City Pop Up outdoor Music Series designed to build off and further enhance the existing activation of Fountain Plaza by Buffalo Place and its partners.

**Measurement:** A minimum of five (5) city blocks and two (2) public spaces improved.

**Result:** Funding and bonding delays for infrastructure projects caused construction delays in 2025. BUDC continues to collaborate with the City of Buffalo on improvements to public spaces through the Project & Cost Management agreement with Buffalo Construction Consultants (BCC).

**Measurement:** Facilitate a strategy to improve downtown infrastructure maintenance and sustainability.

**Results:** BUDC also continues to collaborate with Buffalo Place and DPW on maintenance strategies for downtown Buffalo. BUDC, along with assistance from our consultant teams and private sector partners, are working to incorporate maintenance and sustainability measures into upcoming placemaking projects.

**Measurement:** Coordinate with the six partners to develop strategy for a capital campaign to solicit private funding for public realm improvements.

**Results:** BUDC continues coordination with the City of Buffalo and other partners around public and private funding opportunities for improvements and creative strategies to leverage additional funding for infrastructure projects. These efforts include BUDC's role in the advancing the Queen City Hub Revisited Consortium, and advocacy for partnerships through our placemaking projects and coordination with BCC.

**Measurement:** Coordinate with City of Buffalo, Empire State Development, Project & Cost Management firm to further design and construction of Erie- Shelton Square Greenway Project.

**Results:** BUDC has completed a schematic design of Erie Street connection from I-190 to the Erie Basin Marina and is continuing to coordinate with partners on advancing to construction. This included the selection of a Project and Cost Management firm and continued negotiations on scope of services in collaboration with the City of Buffalo to accelerate the advancement of downtown and waterfront area infrastructure projects.

*Objective E: Coordinate additional phases of Queen City Pop Up (QCPU).*

**Measurement:** Explore outdoor QCPU Concepts and new post pandemic recovery initiatives for downtown area restaurants and retailers.

**Results:** BUDC has coordinated several initiatives through the QCPU project in 2025. This included the creation and launch of a new outdoor holiday music series to further activate Fountain Plaza and drive evening foot traffic to surrounding small businesses. BUDC also launched several cycles of the Downtown Dollars sweepstakes in partnership with Buffalo Place to encourage downtown shopping; BUDC also led the creation of a downtown-wide holiday marketing and PR campaign; led the 2<sup>nd</sup> Annual Black Business Expo in partnership with the City of Buffalo and Beverly Gray Business Exchange. BUDC also coordinated weekly local radio interviews and segments highlighting QCPU and downtown area small businesses and initiatives.

*Objective F: Continue coordination of the publication, marketing, and online promotion of Buffalo's Race for Place Plan.*

*Objective G: Build awareness of Downtown programs, tools, and incentives.*

**Measurement:** At least two (2) earned appearances on regional and/or national platforms.

**Result:** BUDC earned appearances on several platforms such as Buffalo Business First, WGRZ and WKBW, Power 93.7 FM, NPR Radio and others.

**Measurement:** At least two (2) presentations to business associations, professional organizations, and community groups.

**Result:** BUDC has participated in over five (5) presentations to business associations, professional organizations, and community groups, both locally and nationally. These included: Big Towns Conference in Lafayette, N.C; International Downtown Association National Conference – Washington, D.C.; Buffalo Business First's Economic Development Forum; the Buffalo Niagara Partnership Construction and Development Forum; and A Better Life Podcast.

*Objective H: Promote the construction of additional units of downtown housing.*

**Measurement:** The announcement of two hundred fifty (250) units to be constructed, with at least 20% affordable units.

**Result:** Nearly seventy (70) market rate units announced. BUDC continues to promote mixed income housing opportunities in downtown Buffalo.

**Objective I:** *Coordinate the resolution or redevelopment of targeted problem properties within the central business district boundaries.*

**Measurement:** A minimum of three (3) problem properties addressed.

**Result:** BUDC continues to coordinate with the City of Buffalo and other partners vacant and problem properties in downtown Buffalo. These efforts have included providing design and adaptive reuse input on re-use concepts for the Main Place Mall as well as others.

**New Measurement:** Collaborate with the City of Buffalo and partners to advocate for development tools, partnerships and resources that support the recommendations outlined in the Queen City Hub Revisited initiative.

**Result:** BUDC continues to advance the advocacy of downtown area development tools and public realm funding through the Queen City Hub Revisited initiative along with other partners in the consortium. A package of final deliverables is expected soon.

**Goal: To transform LaSalle Park into Ralph C. Wilson Centennial Park, and a world class waterfront park and recreational amenity that will serve both neighborhood residents, regional citizens and visitors.**

**Objective A:** *Assist the City of Buffalo and other partners with the management of the design and due diligence phases of the project.*

**Measurement:** Manage the design team and the design process to ensure that the project proceeds on schedule and within budget.

**Result:** Design process is complete. As the project manager, BUDC continues to work with project partners to ensure the project adheres to both budget and schedule.

**Measurement:** Negotiate and execute contracts for any additional required due diligence investigations, NEPA and other regulatory approvals.

**Result:** BUDC has with the program team to complete all necessary approvals.

*Objective B: Assist the City of Buffalo and other partners with the overall management of the project.*

**Measurement:** Manage the contract and deliverables for the project management team.

**Result:** BUDC continues to actively manage Gardiner and Theobald (G&T) and Michael Van Valkenburgh Associates, Inc. (MVVA) contracts and related deliverables.

*Objective C: Assist the City of Buffalo and other partners with identifying, securing and managing funding for the implementation of the project.*

**Measurement:** Work with the Ralph C. Wilson Foundation to apply for and manage grants that have been committed for the design and implementation of the project.

**Result:** BUDC has worked with the Ralph C. Wilson Foundation to successfully apply for three (3) grants to continue advancing the project towards completion. BUDC also continues to actively manage all existing grants that have been committed to design and implementation of the project.

**Measurement:** Work with other partners, including City of Buffalo, Buffalo Niagara Waterkeeper and the Ralph C. Wilson Foundation, to identify additional funding sources to implement and construct the project.

**Result:** BUDC continues to work with Buffalo Niagara Waterkeeper, City of Buffalo, and the Ralph C. Wilson Jr. Foundation to identify funding opportunities for the implementation and construction of the project.

**Measurement:** Prepare, submit, execute and manage funding applications and agreements that are secured for the project.

**Result:** BUDC continues to prepare, submit, execute and manage funding applications and agreements as necessary for the project. These include new grant agreements, amendments to existing agreements, and amendments to subgrant agreements.

**New Measurement:** Prepare, submit and execute grant with Ralph C. Wilson Jr. Foundation for Phase 2 construction.

**Result:** BUDC has successfully applied for and executed a grant award for Phase 2 construction from the Ralph C. Wilson Jr. Foundation.

*Objective D: Assist the City of Buffalo and other partners with ensuring effective and sustainable long-term maintenance and operations of the park.*

**Measurement:** Continue to work with the City of Buffalo, Gilbane Companies and the Ralph Wilson Park Conservancy as needed, on park sustainability and equitable access to the surrounding community during the construction phase of the project.

**Result:** BUDC continues to collaborate with City of Buffalo and design and project management teams on sustainable design elements and equitable access to the surrounding community. BUDC consistently coordinates with the Ralph Wilson Park Conservancy, which will oversee long-term operations and maintenance of Ralph Wilson Park.

**Goal: To effectively manage property, development projects and initiatives.**

*Objective A: Engage in all aspects of productive property management including marketing, leasing, maintenance, etc.*


**Measurement:** Keep property related costs within budget.

**Result:** Property related costs have been within budget.

*Objective B: Support development projects by working with regional utility companies to include their grant programs in local initiatives. Package other economic development incentives to enhance the marketability of properties.*

**Measurement:** A minimum of two (2) projects referred.

**Result:** More than two (2) projects referred.



Annual Report for Buffalo Urban Development Corporation  
 Fiscal Year Ending: 12/31/2025

Run Date: 03/10/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Schedule of Authority Debt**

Type of Debt	Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation					
State Obligation					
State Obligation					
State Obligation					
Other State-Funded					
Authority Debt - General Obligation					
Authority Debt - Revenue					
Authority Debt - Other					
Conduit					
Conduit					
<b>TOTALS</b>	0.00	13,730,000.00	0.00	13,730,000.00	0.00

**Buffalo Urban Development Corporation**  
 Compensation Schedule  
 Year Ended: December 31, 2025

The following employees had a base salary greater than \$100,000 in 2025:

Name	Title	Salary	Performance Compensation	Payroll Taxes*	Benefits	Total
Brandye Merriweather	President	\$ 133,686	-	10,192	28,037	\$ 171,915
Rebecca Gandour	Executive Vice President	\$ 116,975	-	8,951	45,213	\$ 171,139

\* Represents Employer's Share of FICA taxes (Social Security & Medicare) & NYS Unemployment Insurance taxes



Annual Report for Buffalo Urban Development Corporation  
 Fiscal Year Ending: 12/31/2025

Run Date: 03/10/2026  
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Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these Benefits	Other
David Penman, Dennis Scanlon, Christopher P. Utz, Karen Vacant	Directors Board of Directors Board of Directors Board of Directors Board of Directors Board of Directors												X X X X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these Benefits	Other
Gandour, Rebecca Merriwether, Brandy	Executive Vice President President												X X	

**Buffalo Urban Development Corporation**  
**Property Report**  
**Year Ended: December 31, 2025**

Table 1. This is a listing of all real property owned by BUDC, or through its affiliates or subsidiaries, at December 31, 2025

BUDC Facility	Address or SBL of Property	Full Description of Property	Estimated FMV of Property
Buffalo Lakeside Commerce Park 22.18 Buffalo, New York Most Being Marketed	80 Ship Canal Parkway	2.01 acres of vacant land	\$70,350
	134 Ship Canal Parkway	2.15 acres of vacant land	\$75,250
	158 Ship Canal Parkway	2.15 acres of vacant land	\$75,250
	193 Ship Canal Parkway	9.59 acres of vacant land	\$335,650
	200 Ship Canal Parkway	5.86 acres of vacant land	\$205,100
	280 Ship Canal Parkway	0.42 acre of vacant land	\$14,700
Northland Corridor 37.03 Acres Buffalo, New York Some Being Marketed	537 East Delavan Avenue	0.95 acres w/ a 12,300 s.f. vacant derelict building	\$100,000
	547 East Delavan Avenue	3.41 acres w/ a 44,000 vacant building being renovated	\$96,000
	221 Winchester Avenue	2.68 acres of vacant land	\$86,100
	606 Northland Avenue	1.65 acres w/ a 28,639 s.f. vacant partially occupied building	\$64,500
	640 Northland Avenue	1.83 acres of vacant land	\$69,000
	577 Northland Avenue	29,000 s.f. of greenspace	\$37,000
	631 Northland Avenue	2.63 acres of land w/ a 40,000 s.f. vacant building	\$1,260,000
	644 Northland Avenue	11,000 s.f. of land w/ 4,000 s.f. building	\$58,700
	665 Northland Avenue	1.28 acres of parking and greenspace	\$255,049
	664 Northland Avenue	12,000 s.f. of parking	\$60,800
	695 Northland Avenue	0.07 acre parking lot	\$16,900
	697 Northland Avenue	0.06 acre parking lot	\$12,900
	683 Northland Avenue	7.27 acres of land w/ 235,000 s.f. of occupied buildings	\$5,061,500
	688 Northland Avenue	12,000 s.f. of parking	\$58,900
	705 Northland Avenue	0.24 acres of vacant land (to be renovated as a parking lot)	\$31,100
	714 Northland Avenue	1.81 acres of land w/ an 18,000 s.f. occupied building	\$585,000
	741 Northland Avenue	4.695 acres of land w/ a 92,000 s.f. derelict building	\$793,000
	767 Northland Avenue	7,998 s.f. of vacant land	\$23,500
	777 Northland Avenue	4.14 acres of land w/ a 81,000 s.f. derelict building	\$545,000
	124 Dutton Avenue	3,120 s.f. of vacant land	\$9,400
126 Dutton Avenue	7,800 s.f. of vacant land	\$11,700	
162 Winchester Street	3,940 s.f. of vacant land	\$6,000	
164 Winchester Street	3,940 s.f. of vacant land	\$6,000	
168 Winchester Street	3,940 s.f. of vacant land	\$6,000	
572 Northland Avenue	4,560 s.f. of vacant land	\$6,800	
574 Northland Avenue	7,260 s.f. of vacant land	\$10,900	
1668 Fillmore Avenue	6,144 s.f. of vacant land	\$18,500	
Other	1675 Fillmore Avenue	7,680 s.f. of vacant land	\$22,800
	1679 Fillmore Avenue	9,457 s.f. of vacant land	\$22,900
	1681 Fillmore Avenue	28,564 s.f. of vacant land	\$71,500
	1322 South Park Avenue	2,860 s.f. of vacant land	\$9,000

Note: The FMV is estimated using an average per acre value based on a sampling of non-current appraisals. Negotiated "final sale" value may vary.

Note: The FMV is based on the 2025 City of Buffalo assessment notices at 100% value. Negotiated "final sale" value may vary.

Note: The FMV is estimated using an average per acre value based on a sampling of non-current appraisals. Negotiated "final sale" value may vary.

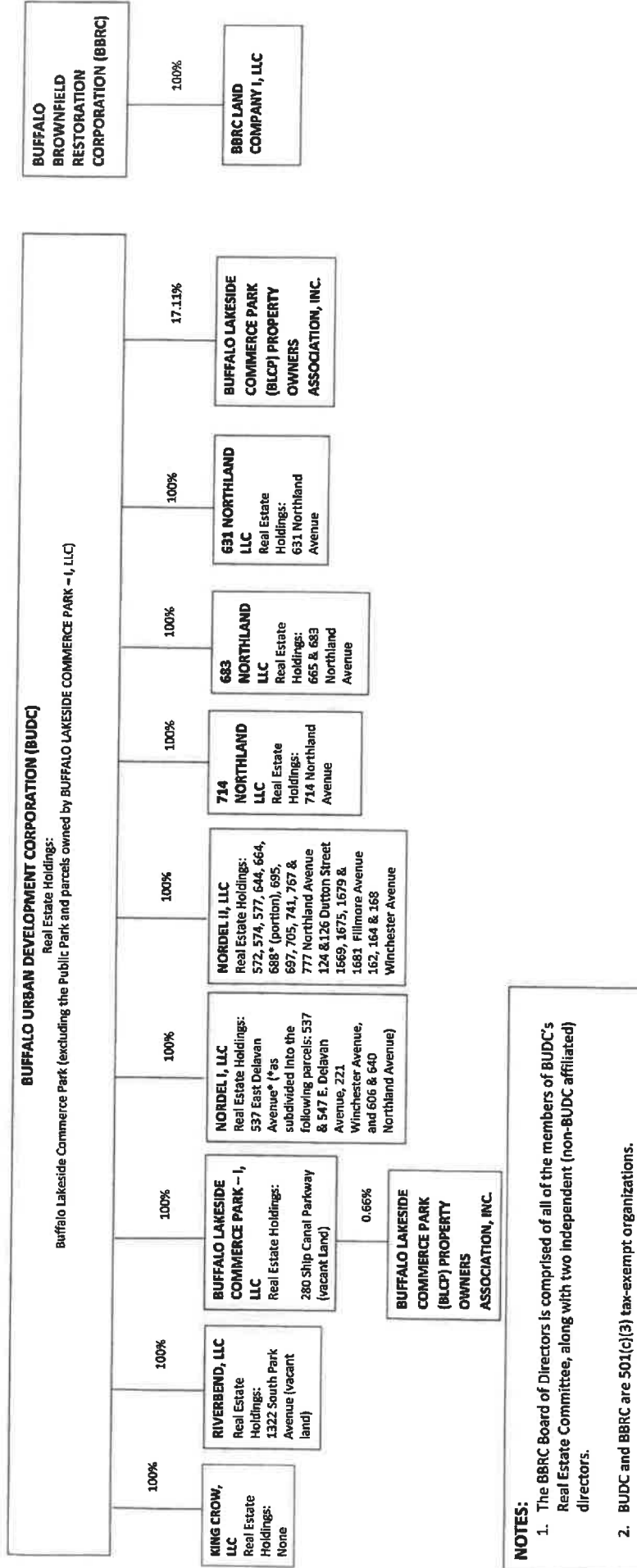
2025 BUDC Board Meeting Attendance List

ATTACHMENT 5

X = Attended

Member	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
	1/28/25	2/25/25	3/25/25	4/29/25	5/27/25	6/24/25	7/29/25	No Meeting	9/30/25	10/28/25	No Meeting	12/16/25	
Catherine Amdur			X	X	X	X				X		X	
Hon. Bryan Bollman	X	X	X	X		X	X		X			X	
Scott Bylewski, Esq.	X		X	X	X	X	X			X		X	
Daniel Castle	X		X	X	X	X	X			X			
Janique Curry	X	X	X		X					X		X	
Dennis W. Eisenbeck		X	X		X	X	X			X		X	
Darby Fishkin	X			X	X		X			X			
Dottie Gallagher			X		X							X	
Thomas Halligan	X			X		X	X			X			
Elizabeth Holden, Esq.	X	X	X	X	X								Re-appointed: 6/24/25
Jenna Kavanaugh									X	X		X	Term Begin: 9/30/25
Thomas A. Kucharski	X		X	X	X	X	X		X	X			
Nadine Marrero	X	X	X	X	X	X	X		X	X		X	Term Begin: 1/28/25
Nathan Marton	X	X		X	X		X						Term End: 8/1/25
Kimberley Minkel			X	X	X	X	X		X	X		X	
Crystal Morgan		X	X										Term End: 7/31/25
David Nasca			X	X	X		X		X	X			Re-appointed: 6/24/25
Dennis Penman (Vice Chair)	X	X		X	X	X			X	X			Re-appointed: 6/24/25
Hon. Christopher P. Scanlon (Chair)	X	X	X						X				
Karen Utz	X	X			X	X	X		X			X	

BUFFALO URBAN DEVELOPMENT CORPORATION  
 Corporate Structure Chart  
 As of December 31, 2025



**NOTES:**

1. The BBRC Board of Directors is comprised of all of the members of BUDC's Real Estate Committee, along with two independent (non-BUDC affiliated) directors.
2. BUDC and BBRC are 501(c)(3) tax-exempt organizations.



Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/31/2026  
 Status: CERTIFIED  
 Certified Date : 03/31/2026

**Procurement Information:**

Question	Response	URL (if Applicable)
1. Does the Authority have procurement guidelines?	Yes	<a href="https://www.buffalourbandevelopment.com/budc-corporate-policies">https://www.buffalourbandevelopment.com/budc-corporate-policies</a>
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	No	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-(9) of the State Finance Law?	Yes	

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/31/2026  
Status: CERTIFIED  
Certified Date : 03/31/2026

**Procurement Transactions Listing:**

<b>1.</b>	<b>Vendor Name</b>	360 PSG, Inc.	<b>Address Line1</b>	678 Sheridan Drive
	<b>Type of Procurement</b>	Technology - Consulting/Development or Support	<b>Address Line2</b>	
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	TONAWANDA
	<b>Award Date</b>		<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14150
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$5,782.50	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Queen City Pop Up website design (\$4,355.00), BUDC website maintenance (\$902.50), Race for Place migration (\$525.00)

<b>2.</b>	<b>Vendor Name</b>	Admar Construction Equipment & Supplies	<b>Address Line1</b>	1394 Military Road
	<b>Type of Procurement</b>	Commodities/Supplies	<b>Address Line2</b>	
	<b>Award Process</b>	Purchased Under State Contract	<b>City</b>	BUFFALO
	<b>Award Date</b>		<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14217
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$32,900.53	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Kubota and accessories for Northland property

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/31/2026  
Status: CERTIFIED  
Certified Date : 03/31/2026

<b>3. Vendor Name</b>	Ari Parson LLC	<b>Address Line1</b>	14 Lafayette Square
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	Suite 2008
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	10/15/2025	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14203
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$25,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$22,707.26	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Marketing and public relations services

<b>4. Vendor Name</b>	Atlantic Testing Laboratories	<b>Address Line1</b>	5167 South Park Avenue
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	HAMBURG
<b>Award Date</b>	8/29/2023	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14075
<b>Fair Market Value</b>	\$40,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$40,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$7,974.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Environmental work related to Ralph Wilson Park

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/31/2026  
 Status: CERTIFIED  
 Certified Date : 03/31/2026

<b>5. Vendor Name</b>	Atlantic Testing Laboratories	<b>Address Line1</b>	5167 South Park Avenue
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	HAMBURG
<b>Award Date</b>	10/29/2024	<b>State</b>	NY
<b>Fair Market Value</b>	\$19,665.00	<b>Postal Code</b>	14075
<b>Amount</b>	\$19,665.00	<b>Plus 4</b>	
<b>Amount Expended For Fiscal Year</b>	\$11,666.00	<b>Province/Region</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Country</b>	United States
		<b>Procurement Description</b>	Environmental work related to Ralph Wilson Park

<b>6. Vendor Name</b>	Azure Planet Solutions Company	<b>Address Line1</b>	1746 E Silver Star Road
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	#194
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	OCOE
<b>Award Date</b>		<b>State</b>	FL
<b>End Date</b>		<b>Postal Code</b>	34761
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$10,960.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Water treatment inspection service and cleaning of 2 cooling towers at 683 Northland Ave.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/31/2026  
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Certified Date : 03/31/2026

<b>7. Vendor Name</b>	Beazley Excess and Surplus Insurance, Inc.	<b>Address Line1</b>	45 Rockefeller Plaza
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	16th Floor
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	NEW YORK
<b>Award Date</b>	12/31/2024	<b>State</b>	NY
<b>End Date</b>	12/31/2026	<b>Postal Code</b>	10111
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$6,691.88	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$6,691.88	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Cyber liability insurance 12/31/2024-12/31/2026

<b>8. Vendor Name</b>	Buffalo Water	<b>Address Line1</b>	281 Exchange Street
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14204
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$17,123.84	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Water utility service for Northland properties

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/31/2026  
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Certified Date : 03/31/2026

<b>9. Vendor Name</b>	CBRE Upstate NY	<b>Address Line1</b>	500 Seneca Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	Suite 507
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	1/30/2024	<b>State</b>	NY
<b>End Date</b>	3/1/2027	<b>Postal Code</b>	14204
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$101,180.46	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$101,180.46	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Leasing commissions for Northland properties

<b>10. Vendor Name</b>	CRC Insurance Services	<b>Address Line1</b>	550 S Caldwell Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	CHARLOTTE
<b>Award Date</b>	6/30/2025	<b>State</b>	NC
<b>End Date</b>	6/30/2026	<b>Postal Code</b>	28202
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$89,328.75	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$89,328.75	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	NorDel   general liability coverage

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/31/2026  
Status: CERTIFIED  
Certified Date : 03/31/2026

<b>11. Vendor Name</b>	Cannon Heyman & Weiss, LLP	<b>Address Line1</b>	726 Exchange Street
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	Suite 500
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	8/30/2016	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14210
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$10,540.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$10,540.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Legal services related to 683 Northland tax credits transaction

<b>12. Vendor Name</b>	Colliers Engineering & Design	<b>Address Line1</b>	101 Crawfords Corner Road
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	Suite 3400
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	HOLMDEL
<b>Award Date</b>	7/30/2024	<b>State</b>	NJ
<b>End Date</b>		<b>Postal Code</b>	07733
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$97,500.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$69,299.50	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Northland Beltline Brownfield Opportunity Area nomination document preparation and project administration

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 03/31/2026  
Status: CERTIFIED  
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<b>13. Vendor Name</b>	Comvest Consulting, Inc.	<b>Address Line1</b>	500 Seneca Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	Suite 507
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	1/30/2024	<b>State</b>	NY
<b>End Date</b>	3/1/2027	<b>Postal Code</b>	14204
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$183,823.75	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$183,823.75	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Northland property management services

<b>14. Vendor Name</b>	Crown Castle Fiber, LLC	<b>Address Line1</b>	PO Box 28730
<b>Type of Procurement</b>	Telecommunication Equipment or Services	<b>Address Line2</b>	
<b>Award Process</b>	Purchased Under State Contract	<b>City</b>	NEW YORK
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	10087
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$38,280.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Internet service for 683 Northland Ave.

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<b>15. Vendor Name</b>	DMR Masonry	<b>Address Line 1</b>	1135 Pierce Avenue
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line 2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	NIAGARA FALLS
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14301
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$7,465.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Glass block window replacement at 714 Northland Ave.

<b>16. Vendor Name</b>	Davis-Ujmer Sprinkler Company, Inc.	<b>Address Line 1</b>	1 Commerce Drive
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line 2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	AMHERST
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14228
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$15,345.50	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Fire sprinkler inspections and repairs for Northland properties

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<b>17. Vendor Name</b>	Erie County Industrial Development Agency	<b>Address Line1</b>	95 Perry Street
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Suite 403
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14203
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$156,853.40	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	ECIDA staff and expense reimbursement; rent, parking, utilities

<b>18. Vendor Name</b>	Freed Maxick CPAs, P.C.	<b>Address Line1</b>	424 Main Street, Suite 800
<b>Type of Procurement</b>	Financial Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	1/1/2022	<b>State</b>	NY
<b>End Date</b>	5/31/2026	<b>Postal Code</b>	14202
<b>Fair Market Value</b>	\$186,475.00	<b>Plus 4</b>	
<b>Amount</b>	\$186,475.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$87,044.26	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Audit and consulting fees

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<b>19. Vendor Name</b>	Gardiner & Theobald, Inc.	<b>Address Line1</b>	535 Fifth Avenue
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	3rd Floor
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	NEW YORK
<b>Award Date</b>	7/9/2020	<b>State</b>	NY
<b>End Date</b>	12/31/2027	<b>Postal Code</b>	10017
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$5,494,730.47	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$816,097.26	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Services related to the Centennial Park project

<b>20. Vendor Name</b>	Hurwitz Fine, P.C.	<b>Address Line1</b>	1300 Liberty Building
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	1/3/2005	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14202
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$232,959.98	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$232,959.98	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Legal services

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<b>21. Vendor Name</b>	Independent Health	<b>Address Line1</b>	511 Farber Lakes Drive
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	2/1/2025	<b>State</b>	NY
<b>End Date</b>	12/31/2025	<b>Postal Code</b>	14211
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$53,773.47	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$53,773.47	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Health insurance policies for BUDC staff

<b>22. Vendor Name</b>	Invest Buffalo Niagara	<b>Address Line1</b>	403 Main Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	Suite 624
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14203
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$15,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Annual contribution resulting in in-kind marketing services.

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<b>23. Vendor Name</b>	John W. Danforth Company	<b>Address Line1</b>	300 Colvin Woods Parkway
<b>Type of Procurement</b>	Commodities/Supplies	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	TONAWANDA
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14150
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$5,894.09	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Various air filters for Northland properties

<b>24. Vendor Name</b>	Kinsale Insurance Company	<b>Address Line1</b>	2221 Edward Holland Drive
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	Suite 600
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	RICHMOND
<b>Award Date</b>	1/1/2025	<b>State</b>	VA
<b>End Date</b>	1/1/2026	<b>Postal Code</b>	23230
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$31,303.37	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$31,303.37	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	General liability and umbrella insurance policies for NorDel II.

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<b>25. Vendor Name</b>	LaBella Associates P.C.	<b>Address Line1</b>	300 Pearl Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	Suite 130
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	4/13/2023	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14202
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$1,131,097.00	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$209,282.10	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Architectural services related to Northland Phase 3 redevelopment

<b>26. Vendor Name</b>	LaBella Associates P.C.	<b>Address Line1</b>	300 Pearl Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	Suite 130
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	2/11/2025	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14202
<b>Fair Market Value</b>	\$24,999.00	<b>Plus 4</b>	
<b>Amount</b>	\$24,999.00	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$23,749.05	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Services related to 193 Ship Canal Parkway Part 380 Variance

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<b>27.</b>	<b>Vendor Name</b>	Landscape Associate of WNY, Inc.	<b>Address Line1</b>	P.O. Box 623
	<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
	<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	SANBORN
	<b>Award Date</b>	10/9/2024	<b>State</b>	NY
	<b>End Date</b>	4/30/2027	<b>Postal Code</b>	14132
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>	\$384,077.00	<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$128,157.20	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Northland campus snow removal

<b>28.</b>	<b>Vendor Name</b>	LeChase Construction Services, LLC	<b>Address Line1</b>	451 Elmwood Avenue
	<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	Suite 200
	<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
	<b>Award Date</b>	2/25/2025	<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14222
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>	\$25,444,400.00	<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$2,900,520.54	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Northland Phase 3 general construction

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<b>29.</b>	<b>Vendor Name</b>	Lexington Insurance Company	<b>Address Line1</b>	99 High Street, Floor 24
	<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
	<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BOSTON
	<b>Award Date</b>	12/31/2024	<b>State</b>	MA
	<b>End Date</b>	12/31/2025	<b>Postal Code</b>	02110
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>	\$22,506.25	<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$22,506.25	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Directors and officers excess liability coverage

<b>30.</b>	<b>Vendor Name</b>	Lincoln Life & Annuity Company of NY	<b>Address Line1</b>	P.O. Box 2609
	<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
	<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	OMAHA
	<b>Award Date</b>	2/1/2025	<b>State</b>	NE
	<b>End Date</b>	12/31/2025	<b>Postal Code</b>	68103
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>	\$7,802.66	<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$7,802.66	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Dental, AD&D, group term life, and long-term disability insurance policies for BUDC employees.

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<b>31. Vendor Name</b>	Liro Engineers, Inc.	<b>Address Line1</b>	690 Delaware Avenue
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14209
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$19,062.13	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Groundwater sampling and PRR at 683 Northland (2024 & 2025)

<b>32. Vendor Name</b>	Liro Engineers, Inc.	<b>Address Line1</b>	690 Delaware Avenue
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	4/8/2025	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14209
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$9,000.00	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$9,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	741/777 Northland building conditions survey update

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<b>33. Vendor Name</b>	Michael Van Valkenburgh Associates, Inc.	<b>Address Line1</b>	231 Concord Avenue
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	CAMBRIDGE
<b>Award Date</b>	5/28/2019	<b>State</b>	MA
<b>End Date</b>	4/1/2026	<b>Postal Code</b>	02138
<b>Fair Market Value</b>	\$16,530,512.00	<b>Plus 4</b>	
<b>Amount</b>	\$16,530,512.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$2,035,391.53	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Services related to Centennial Park

<b>34. Vendor Name</b>	Modern Disposal Services, Inc.	<b>Address Line1</b>	4746 Model City Road
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	MODEL CITY
<b>Award Date</b>	8/6/2024	<b>State</b>	NY
<b>End Date</b>	8/6/2027	<b>Postal Code</b>	14107
<b>Fair Market Value</b>	\$10,908.47	<b>Plus 4</b>	
<b>Amount</b>	\$10,908.47	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$10,908.47	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Dumpster service at 683 Northland Avenue

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<b>35. Vendor Name</b>	Mollenberg-Betz, Inc.	<b>Address Line1</b>	300 Scott Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14204
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$36,040.61	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Chiller maintenance, cooling tower pump replacement, other miscellaneous repairs at 683 Northland Avenue

<b>36. Vendor Name</b>	Morris Masonry Restoration, LLC	<b>Address Line1</b>	441 Bailey Avenue
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14210
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$5,025.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Masonry repair at 683 Northland Avenue

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<b>37.</b>	<b>Vendor Name</b>	National Fuel	<b>Address Line1</b>	P.O. Box 371835
	<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	PITTSBURGH
	<b>Award Date</b>		<b>State</b>	PA
	<b>End Date</b>		<b>Postal Code</b>	15250
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$9,097.66	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Natural gas service for Northland properties

<b>38.</b>	<b>Vendor Name</b>	National Grid	<b>Address Line1</b>	300 Erie Blvd. West
	<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	SYRACUSE
	<b>Award Date</b>		<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	13202
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$14,298.43	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Electrical work related to Ralph Wilson Park project.

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<b>39.</b>	<b>Vendor Name</b>	National Grid	<b>Address Line1</b>	PO Box 11742
	<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	NEWARK
	<b>Award Date</b>		<b>State</b>	NJ
	<b>End Date</b>		<b>Postal Code</b>	07101
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$434,131.41	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Electrical utility service for Northland properties

<b>40.</b>	<b>Vendor Name</b>	New York State Department of Environmental Conservation	<b>Address Line1</b>	625 Broadway
	<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	ALBANY
	<b>Award Date</b>		<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	12233
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$50,000.00	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Brownfield Cleanup Program application fee for 631 Northland Avenue

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<b>41.</b>	<b>Vendor Name</b>	Northcoast Cleaning, LLC	<b>Address Line1</b>	75 Langpap Road
	<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	HONEOYE FALLS
	<b>Award Date</b>		<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14472
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$5,627.81	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Window washing at 683 Northland Avenue

<b>42.</b>	<b>Vendor Name</b>	Philadelphia Insurance Company	<b>Address Line1</b>	PO Box 70251
	<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
	<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	PHILADELPHIA
	<b>Award Date</b>	12/31/2024	<b>State</b>	PA
	<b>End Date</b>	12/31/2025	<b>Postal Code</b>	19176
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>	\$34,324.00	<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$34,324.00	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	BUDC Directors & Officers insurance

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<b>43. Vendor Name</b>	Preferred Mutual Insurance Co	<b>Address Line1</b>	1 Preferred Way
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	NEW BERLIN
<b>Award Date</b>	2/28/2025	<b>State</b>	NY
<b>End Date</b>	2/28/2026	<b>Postal Code</b>	13411
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$7,922.72	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$7,922.72	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Commercial insurance for 714 Northland property

<b>44. Vendor Name</b>	ProClean Facility Services	<b>Address Line1</b>	2929 Delaware Avenue
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	Suite 6
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	KENMORE
<b>Award Date</b>	6/10/2025	<b>State</b>	NY
<b>End Date</b>	10/31/2025	<b>Postal Code</b>	14217
<b>Fair Market Value</b>	\$40,570.63	<b>Plus 4</b>	
<b>Amount</b>	\$40,570.63	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$40,570.63	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Lawn care and landscaping for Northland properties (time sensitive)

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<b>45. Vendor Name</b>	RT Specialty	<b>Address Line1</b>	6450 Transit Road
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	DEPEW
<b>Award Date</b>	11/28/2024	<b>State</b>	NY
<b>End Date</b>	11/28/2026	<b>Postal Code</b>	14043
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$145,086.82	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$145,086.82	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	NorDel I: General liability, umbrella, and builders risk insurance. NorDel II property insurance.

<b>46. Vendor Name</b>	Sandra White	<b>Address Line1</b>	170 Florida Street, Apt 214
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	1/14/2025	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14208
<b>Fair Market Value</b>	\$25,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$25,000.00	<b>Province/Region</b>	United States
<b>Amount Expended For Fiscal Year</b>	\$16,750.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	d/b/a Mustard Seed World Consulting Group. Community outreach and marketing services related to Northland Beltline project.

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<b>47.</b>	<b>Vendor Name</b>	Schindler Elevator Corporation	<b>Address Line 1</b>	80 Curtwright Drive
	<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	Suite 3
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	WILLIAMSVILLE
	<b>Award Date</b>		<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14221
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$5,324.04	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Annual elevator maintenance at 683 Northland Avenue

<b>48.</b>	<b>Vendor Name</b>	Siemens Industry, Inc.	<b>Address Line1</b>	170 Northpointe Parkway
	<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	Suite 200
	<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	AMHERST
	<b>Award Date</b>	10/1/2022	<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14228
	<b>Fair Market Value</b>	\$102,790.36	<b>Plus 4</b>	
	<b>Amount</b>	\$102,790.36	<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$102,790.36	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Fire monitoring, building automation, surveillance, server, various work orders

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<b>49.</b>	<b>Vendor Name</b>	Sprague Operating Resources, LLC	<b>Address Line1</b>	PO Box 536229
	<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	PITTSBURGH
	<b>Award Date</b>		<b>State</b>	PA
	<b>End Date</b>		<b>Postal Code</b>	15263
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$64,431.13	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Natural gas service for 683 Northland Avenue

<b>50.</b>	<b>Vendor Name</b>	Stark Tech Services, LLC	<b>Address Line1</b>	2100 Wehrle Drive
	<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
	<b>Award Date</b>		<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14221
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$7,005.17	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Fire pump repair, service calls at 683 Northland Avenue

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<b>51. Vendor Name</b>	The State Group Industrial (USA) Limited	<b>Address Line1</b>	13800 N. Highway 57
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	EVANSVILLE
<b>Award Date</b>		<b>State</b>	IN
<b>End Date</b>		<b>Postal Code</b>	47725
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$5,187.94	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Repairs and minor work at Northland properties

<b>52. Vendor Name</b>	United Frontier Mutual Insurance Co.	<b>Address Line1</b>	195 Davison Road
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	LOCKPORT
<b>Award Date</b>	4/25/2025	<b>State</b>	NY
<b>End Date</b>	4/25/2026	<b>Postal Code</b>	14094
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$13,833.67	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$13,833.67	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	NorDel I property and general liability insurance

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<b>53.</b>	<b>Vendor Name</b>	Wendel	<b>Address Line1</b>	375 Essjay Road
	<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	Suite 200
	<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	WILLIAMSVILLE
	<b>Award Date</b>	10/31/2023	<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14221
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>	\$1,118,657.00	<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$403,336.08	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Architectural, historic preservation, engineering, project inspection, and grant administration services for redevelopment of 631 Northland.

<b>54.</b>	<b>Vendor Name</b>	Withum Smith & Brown PC	<b>Address Line1</b>	424 Main Street
	<b>Type of Procurement</b>	Financial Services	<b>Address Line2</b>	Suite 800
	<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
	<b>Award Date</b>	5/1/2022	<b>State</b>	NY
	<b>End Date</b>	5/31/2026	<b>Postal Code</b>	14202
	<b>Fair Market Value</b>	\$186,475.00	<b>Plus 4</b>	
	<b>Amount</b>	\$186,475.00	<b>Province/Region</b>	United States
	<b>Amount Expended For Fiscal Year</b>	\$10,800.00	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Tax & consulting services (formerly Freed Maxick)

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**Additional Comments**