

Buffalo Urban Development Corporation

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BUDC Downtown Committee Wednesday, October 21, 2020 Via Conference Call Noon

Agenda

1. Approval of Minutes from September 18, 2020 *(Action) (Encl.)*
2. Ralph C. Wilson, Jr. Centennial Park - Ralph C. Wilson, Jr. Foundation – Grant Agreement #4 *(Recommendation)*
3. Ralph C. Wilson, Jr. Centennial Park – Gardiner & Theobald Change Order *(Recommendation)*
4. Presentation – Ellicott Node Concept Draft Plan Preview *(Informational)*
5. BBRP Loan Program – General Update *(Informational)*
6. Buffalo's Race For Place – General Update *(Informational)*
7. Downtown Infrastructure – General Update *(Informational)*
8. COVID Impacts – Small Business Reopening Efforts *(Informational)*
9. Partner Updates *(Informational)*
10. Adjournment *(Action)*

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

Via Video Conference Call & Live Stream Audio

**September 16, 2020
12:00 p.m.**

Committee Members Present:

Trina Burruss
Darby Fishkin
Thomas R. Hersey, Jr.
Brendan R. Mehaffy (Committee Chair)
Darius G. Pridgen

Committee Members Absent:

James W. Comerford
Michael Finn
Dottie Gallagher
Kimberley Minkel

Officers Present:

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

Guests Present: Keith Belanger, M&T Bank; Arthur Hall, BUDC; and Sarah Tanbakuchi, M&T Bank.

Roll Call; Meeting Procedures: The roll of Committee members was called at 12:05 p.m. A quorum of the Committee was not present. Mr. Mehaffy asked BUDC staff to proceed with the information items of the agenda, beginning with item 2.0. Mr. Pridgen joined the meeting during the presentation of item 2.0, at which time a quorum of the Committee was present.

The meeting was held via video/telephone conference in accordance with the provisions of Executive Order 202.1 issued by Governor Andrew Cuomo on March 12, 2020, as amended. The meeting was also live-streamed to the general public and recorded. A transcript of the meeting will be made available at a later date.

- 1.0 Approval of Minutes of the June 17, 2020 Meeting** – The minutes of the June 17, 2020 meeting of the Downtown Committee were presented. Mr. Pridgen made a motion to approve the meeting minutes. The motion was seconded by Mr. Hersey and unanimously carried (5-0-0).
- 2.0 Presentation – M&T Tech Hub Update** – Keith Belanger and Sarah Tanbakuchi presented a detailed update on the M&T's Tech Hub project at Seneca One Tower. The presentation included an overview of the impact of the COVID-19 pandemic on M&T operations, with Mr. Belanger noting that approximately 13,000 M&T employees continue to work remotely. The pandemic also caused a delay in the construction work, which has since resumed. A virtual tour of the construction was presented through a series of slides. Ms. Tanbakuchi noted that M&T views the project as a generational investment, notwithstanding the pandemic.

- 3.0 **Buffalo’s Race for Place – General Update** – Ms. Merriweather reported on the Race for Place initiative. The Ellicott Node planning work continues to advance through Wendel and Mustard Seed World Consulting. Ms. Merriweather also reported on the shared mobility demonstration for electric bikes and scooters that will take place in Cathedral Park immediately following the Committee meeting. Committee members were invited to participate, as the micro mobility demonstration aligns with Race for Place efforts involving access, mobility and multimodal transportation.
- 4.0 **Ralph C. Wilson, Jr. Centennial Park – General Update** – Ms. Merriweather presented a brief update regarding the Centennial Park project.
- 5.0 **Downtown Infrastructure – General Update** – Ms. Merriweather reported that the entertainment district project remains on track. She also reported that Paul Ciminelli has been asked to lead a group that will examine the potential expansion of the Buffalo Place business improvement district.
- 6.0 **COVID Impacts – OSP Small Business Reopening Efforts** – Ms. Merriweather reported on the availability of grants to minority and women-owned businesses for personal protective equipment (PPE). She also commented on a potential re-boot of the Queen City Pop-up retail program.
- 7.0 **BBRP Loan Program – General Update and Discussion** – Ms. Merriweather reported that two proposals are expected in response to this quarter’s BBRP loan RFP. Submissions are due September 30. Ms. Merriweather also noted that BUDC continues to work with The Phoenix Brewery Apartments, LLC regarding an extension of its loan.
- 8.0 **Partner Updates** – No partner updates were presented.
- 9.0 **2021 Meeting Schedule** – Ms. Merriweather referred Committee members to the 2021 Downtown Committee meeting schedule that was included in the meeting agenda packet.
- 10.0 **Adjournment** – There being no further business to come before the Downtown Committee, upon motion made by Mr. Pridgen, seconded by Ms. Burruss and unanimously carried, the September 16, 2020 meeting of the Downtown Committee was adjourned at 12:45 p.m.

Respectfully submitted,



Kevin J. Zanner
Secretary

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Item 2

MEMORANDUM

TO: BUDC Downtown Committee

FROM: Rebecca Gandour, BUDC Vice President – Finance & Development

SUBJECT: Ralph C. Wilson, Jr. Centennial Park - Ralph C. Wilson, Jr. Foundation Grant Agreement #4

DATE: October 21, 2020

The BUDC Board of Directors previously authorized BUDC to accept grant funding for efforts related to the redevelopment of the Ralph C. Wilson, Jr. Centennial Park. BUDC recently submitted an application for funding to the Ralph C. Wilson, Jr. Foundation to advance the project to the construction stage. The funds (Grant Agreement #4) will be used to contract with Michael Van Valkenburgh Associates (MVVA) for the preparation of Construction Drawings and Documents (CD's), early construction activities related to the placement of fill for the pedestrian bridge approaches, the purchase of granite blocks for use throughout the park, and a contingency for additional due diligence. BUDC has received notice that our grant application was approved by the Ralph C. Wilson, Jr. Foundation for an award in the amount of \$4,775,000.

ACTION

I am requesting that the BUDC Downtown Committee make a recommendation to the BUDC Board of Directors to accept the \$4,775,000 grant from the Ralph C. Wilson, Jr. Foundation for costs associated with advancing the redevelopment of the Ralph C. Wilson, Jr. Centennial Park to the construction phase and authorize the BUDC President or the BUDC Vice President – Finance & Development to take such actions as are necessary to implement this authorization.

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Item 3

MEMORANDUM

TO: BUDC Downtown Committee

FROM: Rebecca Gandour, BUDC Vice President – Finance & Development

SUBJECT: Ralph C. Wilson, Jr. Centennial Park – Gardiner & Theobald Change Order

DATE: October 21, 2020

At the November 26, 2019 meeting, the BUDC Board of Directors approved a contract with Gardiner & Theobald Inc. (“G&T”) to provide project management services for the redevelopment of Lasalle Park into the Ralph C. Wilson, Jr. Centennial Park.

Since contract execution, G&T has prepared and updated written estimates of the cost of the work in increasing detail and refinement. G&T is proposing to self-perform additional cost estimation work in the amount of \$32,000, which has been deemed necessary during the design development phase. Self-performing the work will help ensure the project scope remains within budget and will result in savings on cost estimating services of approximately \$83,000. This additional work will be paid with funds from the first grant award from the Ralph C. Wilson, Jr. Foundation.

ACTION

I am requesting that the BUDC Downtown Committee make a recommendation to the BUDC Board of Directors to approve a change order to the project management contract with G&T in the amount of \$32,000 for additional cost estimation work to be performed by G&T for the Ralph C. Wilson, Jr. Centennial Park project, the cost of which will be paid with funds from the first grant award from the Ralph C. Wilson, Jr. Foundation, and authorize the BUDC President or BUDC Vice President – Finance & Development to take such actions as are necessary to implement this authorization.