

## Buffalo Urban Development Corporation

95 Perry Street  
Suite 404 Buffalo, New York 14203  
phone: 716-856-6525  
fax: 716-856-6754  
web: [buffalourbandevelopment.com](http://buffalourbandevelopment.com)



### **BUDC Downtown Committee Wednesday, April 15, 2020 Via Conference Call 8:30 a.m.**

#### **Revised Agenda**

1. Approval of Minutes from January 15, 2020 (*Action*) (*Encl.*)
2. Ralph C. Wilson, Jr. Centennial Park – Ralph C. Wilson, Jr. Foundation Grant Agreement #3 (*Action*)(*Encl.*)
3. Buffalo's Race For Place – General Update (*Informational*)
4. Downtown Infrastructure – General Update (*Informational*)
5. BBRP Loan Program – General Update and Discussion (*Informational*)
6. Waterfront Development – General Update (*Informational*)
7. Queen City Pop Up – Technical Assistance Discussion (*Informational*)
8. Partner Updates (*Informational*)
9. Adjournment (*Action*)

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

901 City Hall  
Buffalo, New York 14202  
January 15, 2020  
12:00 p.m.

Committee Members Present:

Trina Burruss  
James W. Comerford  
Darby Fishkin  
Dottie Gallagher  
Brendan R. Mehaffy (Committee Chair)  
Kimberley Minkel

Committee Members Absent:

Michael Finn  
Thomas R. Hersey, Jr.  
Darius G. Pridgen

Officers Present:

Peter M. Cammarata, President  
David A. Stebbins, Executive Vice President  
Brandye Merriweather, Vice President  
Kevin J. Zanner, Secretary

**Guests Present:** Deputy Mayor Ellen Grant, City of Buffalo; Arthur Hall, BUDC; and Michael Schmand, Buffalo Place.

**Roll Call:** The roll of Committee members was called at 12:10 p.m. A quorum of the Committee was present. Ms. Burruss joined the meeting during the presentation of item 3.0.

- 1.0 Approval of Minutes of the November 20, 2019 Meeting** – The minutes of the November 20, 2019 meeting of the Downtown Committee were presented. Ms. Minkel made a motion to approve the meeting minutes. The motion was seconded by Ms. Gallagher and unanimously carried.
- 2.0 BBRP Outcomes & Opportunities** – Ms. Merriweather presented an update on BBRP outcomes and opportunities. The M&T technology hub project underscores the importance of talent attraction, and the need for redevelopment efforts in the downtown to be directed toward creating an environment that is conducive to attracting and retaining talent. Ms. Merriweather also reported on progress relating to Ellicott Node concept planning.
- 3.0 BBRP Loan Program – General Update and Discussion** – Ms. Merriweather circulated and reviewed with the Committee the January 15, 2020 BBRP Loan Status Report. All loans are current. There are four loans in the pipeline that are moving slower than anticipated. The Committee then discussed the potential re-purposing of the loan program. Changes to the maximum loan amount and maximum term were among the potential modifications discussed by the Committee.
- 4.0 Ralph Wilson Centennial Park – Maintenance & Sustainability Update** – Mr. Stebbins presented a report regarding maintenance and sustainability measures relating to the Ralph C. Wilson, Jr. Centennial Park project. The Office of Strategic Planning, the City Parks department and the Ralph

C. Wilson, Jr. Foundation have been engaged in examining maintenance and sustainability and how maintenance costs will be funded on a long-term basis. Maintenance estimates are being obtained, and BUDC's project manager, Gardiner & Theobald, Inc. has an expert on staff to assist with the analysis and strategy. A recommended approach is still a few months away.

- 5.0 Ralph C. Wilson, Jr. Centennial Park – General Update** – Mr. Stebbins provided a general update regarding the Ralph C. Wilson, Jr. Centennial Park project. There have been a series of meetings with Gardiner & Theobald, Inc. regarding project management. Ninety-nine percent of the schematic design work for the project is now complete. Mr. Stebbins also reported on green infrastructure grants for the project from the NYS Environmental Facilities Corporation.
- 6.0 Waterfront Development – General Update** – Ms. Merriweather reported that BUDC will host the next meeting of the waterfront development coordination committee on January 16<sup>th</sup>. Presentations on the One Seneca Tower project, the DL&W Terminal project and the Amtrak station project are expected at the meeting. Ms. Merriweather invited Committee members to attend.
- 7.0 Downtown Infrastructure Overview** – Ms. Merriweather presented an update regarding downtown infrastructure matters. The entertainment district infrastructure project will go out to bid in March with a bid package that will include alternates. Ms. Merriweather also reported on continuing discussions regarding infrastructure maintenance for the entertainment district infrastructure project and the possible expansion of the Buffalo Place business improvement district.
- 8.0 Queen City Pop Up** – Ms. Merriweather reported that two of the retailers from the holiday session of the Queen City Pop Up program (The Black Bohemian and Buffalo Women's Consortium) have decided to lease space at the Market Arcade.
- 9.0 Partner Updates** – Mr. Schmand presented a brief report regarding Buffalo Place matters, including Main Street grant program. Buffalo Place is seeking an additional \$300,000 in funding. Mr. Mehaffy commented on the upcoming Congress for New Urbanism conference which will examine the impact of new transportation technology on the City of Buffalo. The conference is scheduled for February 25-29.
- 10.0 Adjournment** – There being no further business to come before the Downtown Committee, upon motion made by Ms. Gallagher, seconded by Ms. Minkel and unanimously carried, the January 15, 2020 meeting of the Downtown Committee was adjourned at 1:00 p.m.

Respectfully submitted,



Kevin J. Zanner  
Secretary

Item 2

## MEMORANDUM

**TO:** BUDC Downtown Committee

**FROM:** Brandy Merriweather, BUDC Vice President – Downtown Development

**SUBJECT:** Ralph C. Wilson, Jr. Centennial Park - Ralph C. Wilson, Jr. Foundation Grant Agreement #3

**DATE:** April 15, 2020

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The BUDC Board of Directors has previously authorized BUDC to accept grant funding for efforts related to the redevelopment of the Ralph C. Wilson, Jr. Centennial Park. BUDC has recently submitted an application for additional funding to the Wilson Foundation for costs related to a new pedestrian bridge. BUDC has received notice that our grant application was approved by the Ralph C. Wilson, Jr. Foundation for an award in the amount of \$5.97 million. The grant award will cover costs associated with the design and construction of a signature pedestrian bridge that will connect the adjacent neighborhoods to Ralph C. Wilson, Jr. Centennial Park, ensuring a safe, attractive and more inviting entry to the newly transformed park.

### ACTION

I am requesting that the BUDC Downtown Committee make a recommendation to the BUDC Board of Directors to authorize BUDC to accept the \$5.97 million grant from the Ralph C. Wilson, Jr. Foundation for costs associated with the design and construction of the pedestrian bridge at Ralph C. Wilson, Jr. Centennial Park; and to authorize the BUDC President or BUDC Executive Vice President to take such actions as are necessary to implement this authorization.



## BBRP Loan Status Report April 15, 2020

<u>Loans Paid Off</u>	<u>Date Closed</u>	<u>Amount</u>
Elm/Michigan (Planning Mill)	6/11/2014	\$750,000
Main & Cathedral Development	6/15/2016	750,000
		<u>\$1,500,000</u>

<u>Loans Outstanding</u>	<u>Date Closed</u>	<u>Amount</u>
Phoenix Brewery Apartments <sup>1</sup>	3/16/2016	\$750,000
Alexandre Apartments <sup>2</sup>	5/5/2017	750,000
		<u>\$1,500,000</u>

**Loans Approved to Date** **\$3,000,000**

**Funds Available for Lending** **\$8,000,000**

<u>Potential Loans in the Pipeline</u>	<u>Determined Consistent by Downtown Committee</u>	<u>Amount Requested</u>
<u>Tier 1: Expected funding Q2 2020</u>		
TRICO	March 2016	<u>\$750,000</u>
<u>Tier 2: Expected funding after Q2 2020</u>		
523 Main Street	January 2017	750,000
McCarley Gardens	January 2018	750,000
Heritage Point	October 2018	750,000
		<u>\$2,250,000</u>
<b>Total Potential Loans in the Pipeline</b>		<b><u>\$3,000,000</u></b>

<sup>1</sup> Balloon payment due May 31, 2020. 3-month extension approved by the Loan Committee on March 26, 2020.

<sup>2</sup> Balloon payment due May 1, 2020. 1-month extension approved by the Loan Committee on March 26, 2020. Loan serviced by NYBDC. BUDC's participant amount was \$375,000.