

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

**Via Video Conference Call & Live Stream Audio**

**December 14, 2021  
12:00 p.m.**

**Committee Members Present:**

Janique S. Curry  
Thomas A. Kucharski  
Brendan R. Mehaffy  
Kimberley A. Minkel, Chair  
Dennis M. Penman

**Committee Members Absent:**

Maria R. Whyte

**Officers Present:**

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

**Guests Present:** Alexis M. Florczak, Hurwitz & Fine, P.C.; Ellen E. Grant, Deputy Mayor, City of Buffalo; Arthur Hall, BUDC Senior Project Manager; Jamee Lanthier, ECIDA Compliance Officer; Antonio Parker, BUDC Project Manager; and Paul Tronolone, Empire State Development.

**Roll Call:** The meeting was called to order at 12:02 p.m. A quorum of the Committee was not present. Information item 2(a) was presented in the absence of a quorum. Mr. Kucharski joined the meeting during the presentation of agenda item 2(c). Mr. Mehaffy joined the meeting during the presentation of agenda item 2(d). Following the presentation of item 2(d), the Secretary called the roll, and a quorum of the Committee was determined to be present.

The meeting was held via Zoom in accordance with the provisions of Part E of Chapter 417 of the Laws of 2021, which amended Article 7 of the Public Officers Law to authorize public entities to conduct meetings and take such action authorized by law without permitting in public in-person access to meetings and to authorize such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.

**1.0 Approval of Minutes – Meeting of November 23, 2021** – The minutes of the November 23, 2021 Real Estate Committee meeting were presented. Mr. Kucharski made a motion to approve the meeting minutes. The motion was seconded by Ms. Curry and unanimously carried (5-0-0).

## **2.0 Northland Beltline Corridor**

- (a) **Northland Corridor – Misc. Project Management Updates** – No report was presented with respect to this item.
- (b) **Northland Corridor –Tenant & Property Management Updates** – Mr. Hall and Ms. Merriweather informed the Committee that Manna is exploring micro-enterprise assistance program grant funding to assist with rent and other expenses. Mr. Hall reported that the Mancuso Group has scheduled a tenant meeting via Zoom for January 6, 2022. The red shed ramp rail installation has been completed by Garwood. The murals at the Chelsea lot have been completed. The landscaping contractor has transitioned services to snow plowing and is prepared for the winter season. The Mancuso Group has obtained quotes for the fence repair work at 631 Northland and contracted with Fox Fence to perform the work.
- (c) **Northland Central – Phase I Construction Additional HVAC Work Claim Update**– Mr. Zanner reported that the consultant’s report has been received and is under review.
- (d) **Northland Central – 683 Northland PRR Update** – Ms. Gandour reported that NYSDEC has requested an additional round of testing of the groundwater wells at 683 Northland, and that testing will be conducted on a biennial basis going forward. LiRo Engineers submitted a quote for the additional testing in the amount of \$9,966, which was approved by BUDC staff in accordance with the approval thresholds set forth in the BUDC procurement policy.

Ms. Gandour followed this report with an update regarding the Build Back Better EDA application. Ms. Gandour reported that the Western New York region was one of 58 applicants selected to receive Phase 1 planning grant funding and advance to Phase 2 of the Build Back Better EDA application process. The planning grant is in the amount of \$500,000 and will be used towards advancing and refining the strategy prior to applying for the second phase of the competition in March of 2022. Of the 58 finalists, 20 to 30 regional hubs are anticipated to be chosen to each receive between \$25-100 million in grant funding to be used toward projects advancing the mobility of labor, diversity and social equity.

## **3.0 Buffalo Lakeside Commerce Park**

- (a) **Various Parcels – Zephyr Investors Update**– Ms. Gandour reported that the multi-party agreement approved by the Board of Directors at the November meeting has been drafted and is being reviewed by Zephyr Investors counsel. It is anticipated that the multi-party agreement will be executed by the end of 2021. Ms. Curry asked about community benefits provisions in the land sale agreement with Zephyr. Mr. Zanner confirmed that the agreement includes community benefits provisions, including living wage requirements. Mr. Mehaffy added that applicants for licenses under the MRTA legislation will be required to meet requirements as a condition for licensure, with monitoring conducted at the State level.
- (b) **193 Ship Canal Parkway – Prospect Update** – Ms. Gandour indicated that there was no update at this time, as BUDC is waiting for the NYSDEC and the prospect’s consultant, LaBella Associates to determine a path forward with respect to dividing the BCP site.
- (c) **Buffalo Lakeside Commerce Park Property Owners Association** – Ms. Gandour reported that the proposed POA Board structure will be discussed at the upcoming Governance Committee meeting. Once the structure is approved, the POA will hold its first meetings, which are expected to be scheduled in January.

- 4.0 308 Crowley Project Update** – Mr. Parker reported that BUDC and the City are waiting for the SHPO process to be completed. Ms. Merriweather added that an appraisal for the land sale to Enterprise Folding Box has been ordered.
- 5.0 Adjournment** – There being no further business to come before the Committee, upon motion made by Mr. Kucharski, seconded by Mr. Penman and unanimously carried, the November 23, 2021 meeting of the Real Estate Committee was adjourned at 12:38 p.m.

Respectfully submitted,



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Kevin J. Zanner  
Secretary