PARIS
Public Authorities Reporting Information System

Budget Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2019

Run Date: 10/30/2018
Status: CERTIFIED
Certified Date:10/30/2018

Budget & Financial Plan

Budgeted Revenues, Expenditures, And Changes in Current Net Assets.

		Last Year (Actual) 2017	Current Year (Estimated) 2018	Next Year (Adopted) 2019	Proposed 2020	Proposed 2021	Proposed 2022
Revenue & Financial Sources							
Operating Revenues							
	Charges For Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Rentals & Financing Income	$135,435.00	$54,450.00	$615,387.00	$2,040,000.00	$2,040,000.00	$2,040,000.00
	Other Operating Revenues	$65,156.00	$10,400.00	$10,400.00	$13,400.00	$13,400.00	$13,400.00
Non-Operating Revenues							
	Investment Earnings	$14,470.00	$10,896.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00
	State Subsidies / Grants	$5,421,659.00	$21,742,757.00	$27,398,500.00	$0.00	$0.00	$0.00
	Federal Subsidies / Grants	$2,920,926.00	$279,074.00	$0.00	$0.00	$0.00	$0.00
	Municipal Subsidies / Grants	$501,294.00	$467,000.00	$419,000.00	$241,000.00	$0.00	$0.00
	Public Authority Subsidies	$8,303,393.00	$355,000.00	$600,000.00	$0.00	$0.00	$0.00
	Other Non-Operating Revenues	$980,052.00	$0.00	$5,556,402.00	$1,982,170.00	$1,982,170.00	$1,982,170.00
	Proceeds From The Issuance Of Debt	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Total Revenues & Financing Sources		**$18,342,385.00**	**$22,919,577.00**	**$34,604,689.00**	**$4,281,570.00**	**$4,040,570.00**	**$4,040,570.00**
Expenditures							
Operating Expenditures							
	Salaries And Wages	$346,753.00	$339,858.00	$413,662.00	$430,209.00	$447,417.00	$465,314.00
	Other Employee Benefits	$97,654.00	$94,652.00	$127,089.00	$132,172.00	$137,459.00	$142,957.00
	Professional Services Contracts	$125,076.00	$143,268.00	$179,300.00	$219,000.00	$219,250.00	$219,550.00
	Supplies And Materials	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Other Operating Expenditures	$1,696,609.00	$3,900,123.00	$5,782,816.00	$875,000.00	$894,000.00	$911,000.00
Non-Operating Expenditures							
	Payment Of Principal On Bonds And Financing Arrangements	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Interest And Other Financing Charges	$0.00	$0.00	$365,006.00	$625,000.00	$625,000.00	$625,000.00
	Subsidies To Other Public Authorities	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Capital Asset Outlay	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Grants And Donations	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Other Non-Operating Expenditures	$0.00	$2,049,294.00	$0.00	$0.00	$0.00	$0.00
Total Expenditures		**$2,266,092.00**	**$6,527,195.00**	**$6,867,873.00**	**$2,281,381.00**	**$2,323,126.00**	**$2,363,821.00**
	Capital Contributions	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Excess (Deficiency) Of Revenues And Capital Contributions Over Expenditures		**$16,076,293.00**	**$16,392,382.00**	**$27,736,816.00**	**$2,000,189.00**	**$1,717,444.00**	**$1,676,749.00**

Budget Report for Buffalo Urban Development Corporation

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The authority's budget, as presented to the Board of Directors, is posted on the following website: http://www.buffalourbandevelopment.com/budc-corporate-reports

Additional Comments

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Run Date: 03/31/2020
Status: CERTIFIED
Certified Date: 03/31/2020

Governance Information (Authority-Related)

Question		Response	URL (if Applicable)
1.	Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.buffalourbandevelopment.com/budc-corporate-reports
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://buffalourbandevelopment.com/budc-corporate-reports
3.	Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4.	Does the independent auditor provide non-audit services to the Authority?	Yes	N/A
5.	Does the Authority have an organization chart?	Yes	http://www.buffalourbandevelopment.com/budc-contact-us
6.	Are any Authority staff also employed by another government agency?	No	
7.	Has the Authority posted their mission statement to their website?	Yes	http://www.buffalourbandevelopment.com/about-budc
8.	Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
9.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		http://www.buffalourbandevelopment.com/budc-corporate-reports

Annual Report for Buffalo Urban Development Corporation

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Governance Information (Board-Related)

Question		Response	URL (If Applicable)
1.	Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2.	Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3.	Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4.	Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.buffalourbandevelopment.com/budc-board-committees
5.	Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6.	Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://www.buffalourbandevelopment.com/budc-board-meeting-schedule
7.	Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.buffalourbandevelopment.cpm/about-budc
8.	Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.buffalourbandevelopment.com/budc-corporate-policies
9.	Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10.	Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11.	Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
	Salary and Compensation	Yes	N/A
	Time and Attendance	Yes	N/A
	Whistleblower Protection	Yes	N/A
	Defense and Indemnification of Board Members	Yes	N/A
12.	Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13.	Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	No	N/A
14.	Was a performance evaluation of the board completed?	Yes	N/A
15.	Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16.	Has the board adopted a conditional/additional compensation policy governing all employees?	No	

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Board of Directors Listing

Name	Brown, Byron W	**Nominated By**	Ex-Officio
Chair of the Board	Yes	**Appointed By**	Ex-Officio
If yes, Chair Designated by	Elected by Board	**Confirmed by Senate?**	N/A
Term Start Date	1/1/2006	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	Ex-Officio	**Complied with Training Requirement of Section 2824?**	Yes
Title	Mayor, City of Buffalo	**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?	No	**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	Yes
Designee Name		**Ex-Officio**	Yes

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Name	Burruss, Trina	**Nominated By**	Local
Chair of the Board	No	**Appointed By**	Local
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	7/31/2018	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	06/30/2021	**Complied with Training Requirement of Section 2824?**	Yes
Title		**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?		**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	No
Designee Name		**Ex-Officio**	

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Name	Comerford, James	**Nominated By**	Ex-Officio
Chair of the Board	No	**Appointed By**	Ex-Officio
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	2/2/2010	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	Ex-Officio	**Complied with Training Requirement of Section 2824?**	Yes
Title	Commissioner, City of Buffalo	**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?	No	**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	Yes
Designee Name		**Ex-Officio**	Yes

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Name	Curry, Janique	**Nominated By**	Local
Chair of the Board	No	**Appointed By**	Local
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	6/30/2015	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	06/30/2021	**Complied with Training Requirement of Section 2824?**	No
Title		**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?		**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	No
Designee Name		**Ex-Officio**	

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Name	Eisenbeck, Dennis W	**Nominated By**	Local
Chair of the Board	No	**Appointed By**	Local
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	6/23/2005	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	06/27/2020	**Complied with Training Requirement of Section 2824?**	Yes
Title		**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?		**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	No
Designee Name		**Ex-Officio**	

Name	Finn, Michael	**Nominated By**	Local
Chair of the Board	No	**Appointed By**	Local
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	7/30/2019	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	Ex-Officio	**Complied with Training Requirement of Section 2824?**	Yes
Title	Commissioner City of Buffalo Department of Public	**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?	No	**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	Yes
Designee Name		**Ex-Officio**	Yes

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Name	Fishkin, Darby	**Nominated By**	Local
Chair of the Board	No	**Appointed By**	Local
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	6/22/2017	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	06/27/2020	**Complied with Training Requirement of Section 2824?**	Yes
Title		**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?		**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	No
Designee Name		**Ex-Officio**	

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Name	Gallagher, Dottie	**Nominated By**	Ex-Officio
Chair of the Board	No	**Appointed By**	Ex-Officio
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	6/25/2013	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	Ex-Officio	**Complied with Training Requirement of Section 2824?**	Yes
Title	CEO, Buffalo Niagara Partnership	**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?	No	**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	No
Designee Name		**Ex-Officio**	Yes

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Name	Halligan, Thomas	**Nominated By**	Local
Chair of the Board	No	**Appointed By**	Local
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	7/31/2018	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	06/30/2021	**Complied with Training Requirement of Section 2824?**	Yes
Title		**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?		**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	No
Designee Name		**Ex-Officio**	

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Name	Hersey, Thomas	**Nominated By**	Ex-Officio
Chair of the Board	No	**Appointed By**	Ex-Officio
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	5/31/2016	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	Ex-Officio	**Complied with Training Requirement of Section 2824?**	Yes
Title	Commissioner, Erie County Dept Environment & Plann	**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?	No	**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	Yes
Designee Name		**Ex-Officio**	Yes

Name	Kucharski, Thomas	**Nominated By**	Ex-Officio
Chair of the Board	No	**Appointed By**	Ex-Officio
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	2/1/2000	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	Ex-Officio	**Complied with Training Requirement of Section 2824?**	Yes
Title	President, Invest Buffalo Niagara	**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?	No	**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	No
Designee Name		**Ex-Officio**	Yes

Name	Mays, Amanda	**Nominated By**	Ex-Officio
Chair of the Board	No	**Appointed By**	Ex-Officio
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	12/18/2018	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	Ex-Officio	**Complied with Training Requirement of Section 2824?**	Yes
Title	Regional Director, Empire State Development Corp.	**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?	No	**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	Yes
Designee Name		**Ex-Officio**	Yes

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Name	Mehaffy, Brendan	**Nominated By**	Local
Chair of the Board	No	**Appointed By**	Local
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	4/6/2010	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	Ex-Officio	**Complied with Training Requirement of Section 2824?**	Yes
Title	Executive Director, Erie County Office Strategic P	**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?	No	**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	Yes
Designee Name		**Ex-Officio**	Yes

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Name	Minkel, Kimberley	**Nominated By**	Ex-Officio
Chair of the Board	No	**Appointed By**	Ex-Officio
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	1/25/2011	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	Ex-Officio	**Complied with Training Requirement of Section 2824?**	Yes
Title	Executive Director, NFTA	**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?	No	**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	No
Designee Name		**Ex-Officio**	Yes

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Name	Nasca, David	**Nominated By**	Local
Chair of the Board	No	**Appointed By**	Local
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	2/23/2016	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	06/25/2022	**Complied with Training Requirement of Section 2824?**	Yes
Title		**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?		**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	No
Designee Name		**Ex-Officio**	

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Name	Penman, Dennis	**Nominated By**	Local
Chair of the Board	No	**Appointed By**	Local
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	6/4/2001	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	06/25/2022	**Complied with Training Requirement of Section 2824?**	Yes
Title		**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?		**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	No
Designee Name		**Ex-Officio**	

Name	Pridgen, Darius	**Nominated By**	Ex-Officio
Chair of the Board	No	**Appointed By**	Ex-Officio
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	1/28/2014	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	Ex-Officio	**Complied with Training Requirement of Section 2824?**	Yes
Title	President, City of Buffalo Common Council	**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?	No	**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	Yes
Designee Name		**Ex-Officio**	Yes

Name	Slater, Craig	**Nominated By**	Local
Chair of the Board	No	**Appointed By**	Local
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	11/26/2004	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	06/25/2022	**Complied with Training Requirement of Section 2824?**	Yes
Title		**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?		**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	No
Designee Name		**Ex-Officio**	

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Name	Stepniak, Steven	**Nominated By**	Ex-Officio
Chair of the Board	No	**Appointed By**	Ex-Officio
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	3/27/2012	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	01/11/2019	**Complied with Training Requirement of Section 2824?**	No
Title		**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?		**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	Yes
Designee Name		**Ex-Officio**	

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Name	Whyte, Maria	**Nominated By**	Ex-Officio
Chair of the Board	No	**Appointed By**	Ex-Officio
If yes, Chair Designated by		**Confirmed by Senate?**	N/A
Term Start Date	2/3/2012	**Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?**	Yes
Term Expiration Date	Ex-Officio	**Complied with Training Requirement of Section 2824?**	Yes
Title	Deputy County Executive, Erie County	**Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?**	No
Has the Board Member Appointed a Designee?	No	**Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?**	Yes
Designee Name		**Ex-Officio**	Yes

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Staff Listing

Name	Title	Group	Department/ Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Overtime paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation paid by Authority	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by a State or local government
Cammarata, Peter	President	Executive				FT	Yes	$139,313.00	$139,313.00	$0.00	$0.00	$0.00	$5,560.00	$144,873.00	No	
Hall, Arthur	Northland Project Manager	Professional				FT	Yes	$62,500.00	$39,663.53	$0.00	$0.00	$0.00	$3,635.45	$43,298.98	No	
Merriweather, Brandye	Vice President	Managerial				FT	Yes	$82,770.00	$82,770.00	$0.00	$0.00	$0.00	$1,560.00	$84,330.00	No	
Stebbins, David	Executive Vice President	Executive				FT	Yes	$134,543.00	$134,543.00	$0.00	$0.00	$0.00	$4,596.00	$139,139.00	No	

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated With the Authority after those individuals left the Authority?	No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	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
Brown, Byron W	Board of Directors												X	
Burruss, Trina	Board of Directors												X	
Comerford, James	Board of Directors												X	
Curry, Janique	Board of Directors												X	
Eisenbeck, Dennis W	Board of Directors												X	
Finn, Michael	Board of Directors												X	
Fishkin, Darby	Board of Directors												X	
Gallagher, Dottie	Board of Directors												X	
Halligan, Thomas	Board of Directors												X	
Hersey, Thomas	Board of Directors												X	
Kucharski, Thomas	Board of Directors												X	
Mays, Amanda	Board of Directors												X	
Mehaffy, Brendan	Board of Directors												X	
Minkel, Kimberley	Board of Directors												X	
Nasca,	Board of												X	

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Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	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	Directors													
Penman, Dennis	Board of Directors												X	
Pridgen, Darius	Board of Directors												X	
Slater, Craig	Board of Directors												X	
Stepniak, Steven	Board of Directors												X	
Whyte, Maria	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	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
Cammarata, Peter	President												X	
Stebbins, David	Executive Vice President												X	

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status

Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes

Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit

Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name

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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		$246,940.00
	Investments		$0.00
	Receivables, net		$10,780,646.00
	Other assets		$8,135,225.00
	Total Current Assets		$19,162,811.00
Noncurrent Assets			
	Restricted cash and investments		$5,234,585.00
	Long-term receivables, net		$10,791,400.00
	Other assets		$4,285,327.00
	Capital Assets		
		Land and other nondepreciable property	$9,053,028.00
		Buildings and equipment	$108,384,738.00
		Infrastructure	$0.00
		Accumulated depreciation	$4,282,524.00
		Net Capital Assets	$113,155,242.00
	Total Noncurrent Assets		$133,466,554.00
Total Assets			$152,629,365.00
Liabilities			
Current Liabilities			
	Accounts payable		$4,425,757.00
	Pension contribution payable		$0.00
	Other post-employment benefits		$0.00
	Accrued liabilities		$164,083.00
	Deferred revenues		$10,743,729.00
	Bonds and notes payable		$0.00
	Other long-term obligations due within one year		$0.00
	Total Current Liabilities		$15,333,569.00
Noncurrent Liabilities			

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	Pension contribution payable		$0.00
	Other post-employment benefits		$0.00
	Bonds and notes payable		$44,238,583.00
	Long Term Leases		$0.00
	Other long-term obligations		$14,453,317.00
	Total Noncurrent Liabilities		$58,691,900.00
Total Liabilities			$74,025,469.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		$73,261,007.00
	Restricted		$4,933,990.00
	Unrestricted		$408,899.00
	Total Net Assets		$78,603,896.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		$0.00
	Rental & financing income		$14,992,328.00
	Other operating revenues		$0.00
	Total Operating Revenue		$14,992,328.00
Operating Expenses			
	Salaries and wages		$377,138.00
	Other employee benefits		$132,517.00
	Professional services contracts		$1,975,562.00
	Supplies and materials		$0.00
	Depreciation & amortization		$3,224,019.00
	Other operating expenses		$4,407,791.00
	Total Operating Expenses		$10,117,027.00
Operating Income (Loss)			$4,875,301.00
Nonoperating Revenues			
	Investment earnings		$19,278.00
	State subsidies/grants		$16,805,244.00
	Federal subsidies/grants		$27,907.00
	Municipal subsidies/grants		$298,920.00
	Public authority subsidies		$1,410,783.00

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	Other nonoperating revenues		$2,555,700.00
	Total Nonoperating Revenue		$21,117,832.00
Nonoperating Expenses			
	Interest and other financing charges		$1,172,004.00
	Subsidies to other public authorities		$0.00
	Grants and donations		$0.00
	Other nonoperating expenses		$74,872.00
	Total Nonoperating Expenses		$1,246,876.00
	Income (Loss) Before Contributions		$24,746,257.00
Capital Contributions			$500,000.00
Change in net assets			$25,246,257.00
Net assets (deficit) beginning of year			$53,357,639.00
Other net assets changes			$0.00
Net assets (deficit) at end of year			$78,603,896.00

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Current Debt

Question		Response
1.	Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2.	If yes, has the Authority issued any debt during the reporting period?	Yes

New Debt Issuances

Type of Debt: Authority Debt - Other

Program :

Project	Amounts	Bond Closing Date	Issue Process	True Interest Cost	Interest type	Term (Yrs)	Cost Of Issuance
714 Northland Avenue	Refunding $0.00 New $369,750.00 Total $369,750.00	2/28/2019	Competitive	4.46%	Variable	5	$0.00
Workforce Training Center	Refunding $0.00 New $4,621,118.00 Total $4,621,118.00	12/28/2017	Competitive	5.06%	Variable	4	$0.00

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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 Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other		0.00	39,367,905.00	4,990,868.00	0.00	44,358,773.00
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	39,367,905.00	4,990,868.00	0.00	44,358,773.00

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Real Property Acquisition/Disposal List

Address Line1	714 Northland
Address Line2	
City	BUFFALO
State	NY
Postal Code	14211
Plus4	
Province/Region	
Country	USA
Property Description	Industrial Facility/Plant
Estimated Fair Market Value	$425,000.00
How was the Fair Market Value Determined?	Appraisal
Transaction Type	ACQUISITION
If Other, Explain	
Transaction Date	2/28/2019
Purchase Sale Price	$425,000.00
Lease Data (If Applicable)	
Market Rate($/square foot)	
Lease Rate($/square foot)	
Lease Period (months)	
Organization	PCD, Inc.
Last Name	
First Name	
Address Line1	19 Bramblewood Lane
Address Line2	
City	EAST AMHERST
State	NY
Postal Code	14051
Plus4	
Province/Region	
Country	United States
Relation With Board member/senior authority management?	No

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

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Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://www.buffalourbandevelopment.com/budc-corporate-reports
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.buffalourbandevelopment.com/budc-corporate-policies
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

Grant Information

This Authority has indicated that it did not award any grants during the reporting period.

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Loan Information

Source of Loan Funds	Other	**Original Amount of Loan**	$9,666,400.00
Name of Loan Recipient	Northland NMTC Investment Fund, LLC	**Date Loan Awarded**	12/28/2017
Address Line1	c/o Citi Community Capital	**Interest Rate (%)**	1
Address Line2	390 Greenwich Street, 2nd Floor	**Length of Loan(# of years to repay)**	25
City	NEW YORK	**Amount of Loan Principal Repaid to Date**	$0.00
State	NY	**Purpose of Loan**	Commercial Property Construction/Acquisition/Revitalization/Improvement
Postal Code	10013	**Was the loan expected to result in new jobs being created?**	No
Plus4		**If Yes, how many jobs were planned to be created?**	
Province/Region		**If Yes, how many jobs have been created to date?**	
Country	United States	**Have the terms of the loan been completed?**	No

Source of Loan Funds	State	**Original Amount of Loan**	$375,000.00
Name of Loan Recipient	The Alexandre Apartments, LLC	**Date Loan Awarded**	3/30/2017
Address Line1	510 Washington Street	**Interest Rate (%)**	7.5
Address Line2		**Length of Loan(# of years to repay)**	3
City	BUFFALO	**Amount of Loan Principal Repaid to Date**	$0.00
State	NY	**Purpose of Loan**	Commercial Property Construction/Acquisition/Revitalization/Improvement
Postal Code	14203	**Was the loan expected to result in new jobs being created?**	No
Plus4		**If Yes, how many jobs were planned to be created?**	
Province/Region		**If Yes, how many jobs have been created to date?**	
Country	United States	**Have the terms of the loan been completed?**	No

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Source of Loan Funds	State	**Original Amount of Loan**	$750,000.00
Name of Loan Recipient	The Phoenix Brewery Apartments LLC	**Date Loan Awarded**	3/16/2016
Address Line1	617 Main Street, Suite 200	**Interest Rate (%)**	5.5
Address Line2		**Length of Loan(# of years to repay)**	3
City	BUFFALO	**Amount of Loan Principal Repaid to Date**	$0.00
State	NY	**Purpose of Loan**	Commercial Property Construction/Acquisition/Revitalization/Improvement
Postal Code	14203	**Was the loan expected to result in new jobs being created?**	No
Plus4		**If Yes, how many jobs were planned to be created?**	
Province/Region		**If Yes, how many jobs have been created to date?**	
Country	United States	**Have the terms of the loan been completed?**	No

Bond Information

This Authority has indicated that it did not have any outstanding bonds during the reporting period.

Additional Comments

PARIS
Public Authorities Reporting Information System

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Procurement Information:

Question		Response	URL (If Applicable)
1.	Does the Authority have procurement guidelines?	Yes	http://www.buffalourbandevelopment.com/budc-corporate-policies
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?	No	
7.	Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(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-j(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-j(9) of the State Finance Law?	Yes	

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Procurement Transactions Listing:

1. Vendor Name	34 Group, Inc.	**Address Line1**	500 Seneca Street
Type of Procurement	Design and Construction/Maintenance	**Address Line2**	Suite 3-7
Award Process	Authority Contract - Competitive Bid	**City**	BUFFALO
Award Date	5/1/2019	**State**	NY
End Date	6/30/2020	**Postal Code**	14204
Fair Market Value		**Plus 4**	
Amount	$437,510.61	**Province/Region**	
Amount Expended For Fiscal Year	$194,676.64	**Country**	United States
Explain why the Fair Market Value is Less than the Amount		**Procurement Description**	Construction management for 541 East Delevan project.

2. Vendor Name	AW Miller Technical Sales, Inc.	**Address Line1**	P.O. Box 69
Type of Procurement	Commodities/Supplies	**Address Line2**	7661 Seneca Street
Award Process	Authority Contract - Competitive Bid	**City**	EAST AURORA
Award Date	5/1/2018	**State**	NY
End Date	12/31/2019	**Postal Code**	14052
Fair Market Value		**Plus 4**	
Amount	$1,071,000.00	**Province/Region**	
Amount Expended For Fiscal Year	$66,625.00	**Country**	United States
Explain why the Fair Market Value is Less than the Amount		**Procurement Description**	Northland Workforce Training Center training equipment.

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3. Vendor Name	Acadia Insurance	Address Line1	P.O. Box 9010
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	WESTBROOK
Award Date	9/20/2019	State	ME
End Date	9/20/2020	Postal Code	04098
Fair Market Value		Plus 4	
Amount	$10,289.15	Province/Region	
Amount Expended For Fiscal Year	$10,289.15	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	NorDel I property and liability insurance.

4. Vendor Name	Alleghany Educational System, Inc.	Address Line1	320 East 3rd Avenue
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	TARENTUM
Award Date	9/1/2018	State	PA
End Date	12/31/2019	Postal Code	15084
Fair Market Value		Plus 4	
Amount	$44,940.84	Province/Region	
Amount Expended For Fiscal Year	$23,310.84	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center training equipment.

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5. Vendor Name	Apollo Dismantling Services, LLC	Address Line1	4511 Hyde Park Boulevard
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	NIAGARA FALLS
Award Date	7/22/2019	State	NY
End Date	12/31/2019	Postal Code	14305
Fair Market Value		Plus 4	
Amount	$525,500.00	Province/Region	
Amount Expended For Fiscal Year	$447,059.70	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Demolition services at 541 East Delevan.

6. Vendor Name	AutomationDirect.com, Inc.	Address Line1	P.O. Box 402417
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ATLANTA
Award Date	7/1/2019	State	GA
End Date	12/31/2019	Postal Code	30384
Fair Market Value		Plus 4	
Amount	$21,948.37	Province/Region	
Amount Expended For Fiscal Year	$21,948.37	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center training equipment.

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7. Vendor Name	BCDesigns Com, LLC	Address Line1	293 East Delevan Avenue
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	4/23/2018	State	NY
End Date	11/1/2019	Postal Code	14208
Fair Market Value		Plus 4	
Amount	$45,050.00	Province/Region	
Amount Expended For Fiscal Year	$22,525.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Public art display at 577 Northland.

8. Vendor Name	Belknap Heating & Cooling, Inc.	Address Line1	8655 Transit Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	EAST AMHERST
Award Date	7/26/2019	State	NY
End Date	1/31/2020	Postal Code	14051
Fair Market Value		Plus 4	
Amount	$48,590.00	Province/Region	
Amount Expended For Fiscal Year	$43,731.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	612 Northland HVAC.

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9. Vendor Name	Blue Cross Blue Shield	Address Line1	Payment Process Center
Type of Procurement	Other Professional Services	Address Line2	PO Box 644366
Award Process	Authority Contract - Competitive Bid	City	PITTSBURGH
Award Date	2/1/2019	State	PA
End Date	1/1/2020	Postal Code	15264
Fair Market Value		Plus 4	
Amount	$14,273.06	Province/Region	
Amount Expended For Fiscal Year	$14,273.06	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Health insurance policies for BUDC staff.

10. Vendor Name	Buffalo Business First	Address Line1	14016 Collections Center Drive
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	CHICAGO
Award Date		State	IL
End Date		Postal Code	60693
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	$9,595.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Targeted ad campaigns in Business First, a local weekly business publication.

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11. Vendor Name	Bynum Brothers, LLC	Address Line1	324 Glenwood Avenue
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	10/2/2017	State	NY
End Date	9/30/2019	Postal Code	14208
Fair Market Value		Plus 4	
Amount	$228,130.00	Province/Region	
Amount Expended For Fiscal Year	$31,983.10	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Roof installation at 612 Northland.

12. Vendor Name	Colony Insurance Co.	Address Line1	8720 Stony Point Parkway
Type of Procurement	Other Professional Services	Address Line2	Suite 400
Award Process	Authority Contract - Competitive Bid	City	RICHMOND
Award Date	2/28/2019	State	VA
End Date	2/28/2020	Postal Code	23285
Fair Market Value		Plus 4	
Amount	$19,295.75	Province/Region	
Amount Expended For Fiscal Year	$19,295.75	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	714 Northland property and liability insurance policies.

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13. Vendor Name	Davis Ulmer Sprinkler Company, Inc.	Address Line1	P.O. box 412007
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BOSTON
Award Date	6/6/2019	State	MA
End Date		Postal Code	02241
Fair Market Value	$5,926.92	Plus 4	
Amount	$5,926.92	Province/Region	
Amount Expended For Fiscal Year	$5,926.92	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	714 Northland sprinkler.

14. Vendor Name	Deltex Electric, Inc.	Address Line1	220 Elk Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	6/1/2018	State	NY
End Date	1/31/2020	Postal Code	14210
Fair Market Value		Plus 4	
Amount	$183,907.00	Province/Region	
Amount Expended For Fiscal Year	$96,368.30	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Restore electrical service to 612 Northland.

15. Vendor Name	Erie County Industrial Development Agency	Address Line1	95 Perry Street
Type of Procurement	Staffing Services	Address Line2	Suite 403
Award Process	Non Contract Procurement/Purchase Order	City	BUFFALO
Award Date		State	NY
End Date		Postal Code	14203
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	$198,219.57	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Administration fee for the 683 Northland project, staff reimbursement, and rent.

16. Vendor Name	Evanston Insurance Company	Address Line1	10 Parkway North
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	DEERFIELD
Award Date	6/20/2019	State	IL
End Date	11/28/2020	Postal Code	60015
Fair Market Value		Plus 4	
Amount	$18,391.83	Province/Region	
Amount Expended For Fiscal Year	$18,391.83	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	General liability insurance for King Crow LLC (308 Crowley) and for NorDel I.

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17. Vendor Name	First Mercury Insurance	Address Line1	2660 Telegraph Road
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	SOUTHFIELD
Award Date	7/1/2019	State	MI
End Date	7/1/2021	Postal Code	48033
Fair Market Value		Plus 4	
Amount	$104,020.00	Province/Region	
Amount Expended For Fiscal Year	$104,020.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Umbrella insurance policy for NorDel I.

18. Vendor Name	Fox Fence, Inc.	Address Line1	2637 Lockport Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	NIAGARA FALLS
Award Date	2/20/2018	State	NY
End Date	10/1/2018	Postal Code	14305
Fair Market Value		Plus 4	
Amount	$7,426.45	Province/Region	
Amount Expended For Fiscal Year	$7,426.45	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	(1) New fence installation along the south boundary of 537 East Delevan to accommodate Northland's road and removal of the old fence; (2) Additional Phase I fencing on the north side of 644 Northland behind the electrical substation.

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19. Vendor Name	Freed Maxick CPAs, P.C.	Address Line1	P.O. Box 8000
Type of Procurement	Financial Services	Address Line2	Dept. 644
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	10/31/2017	State	NY
End Date	3/31/2020	Postal Code	14267
Fair Market Value		Plus 4	
Amount	$83,283.30	Province/Region	
Amount Expended For Fiscal Year	$83,283.30	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Audit and tax consulting services for BUDC and 683 Northland, LLC.

20. Vendor Name	Frey Electric Construction, Inc.	Address Line1	100 Pearce Avenue
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	TONAWANDA
Award Date	5/9/2018	State	NY
End Date	12/31/2019	Postal Code	14150
Fair Market Value		Plus 4	
Amount	$398,312.72	Province/Region	
Amount Expended For Fiscal Year	$124,975.03	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	683 Northland Workforce Training Center A/V installation.

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21. Vendor Name	Gilbane Building Company	Address Line1	79 Perry Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	1/13/2017	State	NY
End Date	3/31/2020	Postal Code	14203
Fair Market Value		Plus 4	
Amount	$85,470,118.64	Province/Region	
Amount Expended For Fiscal Year	$33,480,492.88	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Construction management services for Phases I and II for 683 Northland.

22. Vendor Name	Global Industries, Inc.	Address Line1	P.O. Box 970
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	MARLTON
Award Date	4/23/2018	State	NJ
End Date	12/31/2019	Postal Code	08053
Fair Market Value		Plus 4	
Amount	$29,891.40	Province/Region	
Amount Expended For Fiscal Year	$29,891.40	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Furniture for the Northland Workforce Training Center.

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23. Vendor Name	Grainger	Address Line1	Dept. 887221556
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	PALATINE
Award Date	8/1/2019	State	IL
End Date	3/31/2020	Postal Code	60038
Fair Market Value		Plus 4	
Amount	$15,904.64	Province/Region	
Amount Expended For Fiscal Year	$15,904.64	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center training equipment.

24. Vendor Name	Guy Hughson Technologies LLC	Address Line1	16730 Powerline Road
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	HOLLEY
Award Date	7/1/2019	State	NY
End Date	9/30/2019	Postal Code	14470
Fair Market Value		Plus 4	
Amount	$24,204.40	Province/Region	
Amount Expended For Fiscal Year	$24,204.40	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center training equipment.

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25. Vendor Name	HLM Landscaping & Snow Removal	Address Line1	29 Shoshone Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	10/30/2019	State	NY
End Date	4/30/2020	Postal Code	14214
Fair Market Value		Plus 4	
Amount	$125,000.00	Province/Region	
Amount Expended For Fiscal Year	$85,866.67	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Snow removal for the Northland beltline campus.

26. Vendor Name	Haas Factory Outlet, Division of NYMAT Machine Tool Corp.	Address Line1	2650 Baird Road
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	FAIRPORT
Award Date	6/1/2019	State	NY
End Date	9/30/2019	Postal Code	14450
Fair Market Value	$11,852.25	Plus 4	
Amount	$11,852.25	Province/Region	
Amount Expended For Fiscal Year	$11,852.25	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center training equipment.

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27. Vendor Name	Hemel Engineering Products, Inc.	Address Line1	6520 Lockport Road
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	NIAGARA FALLS
Award Date	7/1/2019	State	NY
End Date	9/30/2019	Postal Code	14305
Fair Market Value		Plus 4	
Amount	$28,590.00	Province/Region	
Amount Expended For Fiscal Year	$28,590.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center training equipment.

28. Vendor Name	Hurwitz & Fine, P.C.	Address Line1	1300 Liberty Building
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	1/3/2005	State	NY
End Date		Postal Code	14202
Fair Market Value		Plus 4	
Amount	$249,656.58	Province/Region	
Amount Expended For Fiscal Year	$249,656.58	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal services for BUDC and 683 Northland, LLC.

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29. Vendor Name	Illinois Union Insurance Co.	Address Line1	525 W. Monroe Street
Type of Procurement	Other Professional Services	Address Line2	Suite 400
Award Process	Authority Contract - Competitive Bid	City	CHICAGO
Award Date	4/6/2019	State	IL
End Date	4/6/2020	Postal Code	60661
Fair Market Value		Plus 4	
Amount	$19,648.76	Province/Region	
Amount Expended For Fiscal Year	$19,648.76	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	NorDel II property insurance policy.

30. Vendor Name	Industrial Appraisal Company	Address Line1	Two Gate Center, 603 Stanwix Street
Type of Procurement	Other Professional Services	Address Line2	Suite 1500
Award Process	Authority Contract - Competitive Bid	City	PITTSBURGH
Award Date	1/1/2019	State	PA
End Date	6/30/2019	Postal Code	15222
Fair Market Value		Plus 4	
Amount	$10,950.00	Province/Region	
Amount Expended For Fiscal Year	$10,950.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Inventory and tagging of equipment at 683 Northland.

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31. Vendor Name	Invest Buffalo Niagara	Address Line1	257 West Genesee
Type of Procurement	Other Professional Services	Address Line2	Suite 600
Award Process	Non Contract Procurement/Purchase Order	City	BUFFALO
Award Date		State	NY
End Date		Postal Code	14202
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	$20,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Annual contribution resulting in in-kind marketing services.

32. Vendor Name	Jackson Welding Supply Co., Inc.	Address Line1	4 Pixley Industrial Parkway
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ROCHESTER
Award Date	3/1/2019	State	NY
End Date	12/31/2019	Postal Code	14624
Fair Market Value		Plus 4	
Amount	$244,552.42	Province/Region	
Amount Expended For Fiscal Year	$244,552.42	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center training equipment.

33. Vendor Name	Kathleen M. Kinan, Architect	Address Line1	289 Lexington Avenue
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	5/31/2017	State	NY
End Date	3/31/2020	Postal Code	14222
Fair Market Value	$43,465.59	Plus 4	
Amount	$43,465.59	Province/Region	
Amount Expended For Fiscal Year	$43,465.59	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Project management and design services for 612 Northland.

34. Vendor Name	Kinsale Insurance Company	Address Line1	2221 Edward Holland Drive
Type of Procurement	Other Professional Services	Address Line2	Suite 600
Award Process	Authority Contract - Competitive Bid	City	RICHMOND
Award Date	1/1/2019	State	VA
End Date	1/1/2020	Postal Code	23230
Fair Market Value		Plus 4	
Amount	$20,112.53	Province/Region	
Amount Expended For Fiscal Year	$20,112.53	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	General liability and umbrella insurance policies for NorDel II.

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35. Vendor Name	Krueger International, Inc.	Address Line1	P.O. Box 2045768100
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	DALLAS
Award Date	4/23/2018	State	TX
End Date	12/31/2019	Postal Code	75320
Fair Market Value		Plus 4	
Amount	$13,701.00	Province/Region	
Amount Expended For Fiscal Year	$13,701.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Office furniture for the Northland Workforce Training Center.

36. Vendor Name	Lamb & Webster	Address Line1	601 West Main Street
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	SPRINGVILLE
Award Date	7/25/2019	State	NY
End Date	8/31/2019	Postal Code	14141
Fair Market Value		Plus 4	
Amount	$16,145.23	Province/Region	
Amount Expended For Fiscal Year	$16,145.23	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Maintenance vehicle for 683 Northland.

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37. Vendor Name	Landscape Associate of WNY, Inc.	Address Line1	P.O. Box 623
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	SANBORN
Award Date	4/30/2019	State	NY
End Date	11/30/2019	Postal Code	14132
Fair Market Value		Plus 4	
Amount	$8,275.00	Province/Region	
Amount Expended For Fiscal Year	$9,222.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland campus landscaping.

38. Vendor Name	Lincoln Life & Annuity Company of NY	Address Line1	P.O. Box 7247-0347
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	PHILADELPHIA
Award Date	2/1/2019	State	PA
End Date	1/1/2020	Postal Code	19170
Fair Market Value		Plus 4	
Amount	$8,897.35	Province/Region	
Amount Expended For Fiscal Year	$8,897.35	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Dental, AD&D, group term life, and long-term disability insurance policies for BUDC employees.

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39. Vendor Name	Liro Engineers, Inc.	Address Line1	690 Delaware Avenue
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	6/17/2017	State	NY
End Date		Postal Code	14209
Fair Market Value		Plus 4	
Amount	$139,713.94	Province/Region	
Amount Expended For Fiscal Year	$139,713.94	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Contracts for: (1) 683 Northland Phase I environmental consulting $381,772.25; (2) 308 Crowley Phase I environmental site assessment $1,200; (3) 714 Northland Phase I environmental site assessment $1,150.

40. Vendor Name	Louis Del Prince & Sons, Inc.	Address Line1	580 Cayuga Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	CHEEKTOWAGA
Award Date	7/1/2019	State	NY
End Date	7/3/2019	Postal Code	14225
Fair Market Value	$6,650.00	Plus 4	
Amount	$6,650.00	Province/Region	
Amount Expended For Fiscal Year	$6,650.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	612 Northland emergency concrete demolition.

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41. Vendor Name	MRA International, Inc.	Address Line1	295 Morris Avenue
Type of Procurement	Commodities/Supplies	Address Line2	P.O. Box 3337
Award Process	Authority Contract - Competitive Bid	City	LONG BRANCH
Award Date	6/1/2019	State	NJ
End Date	12/31/2019	Postal Code	07740
Fair Market Value		Plus 4	
Amount	$14,980.00	Province/Region	
Amount Expended For Fiscal Year	$14,980.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center training equipment.

42. Vendor Name	MSC Industrial Supply Company	Address Line1	P.O. Box 953635
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	SAINT LOUIS
Award Date	9/1/2018	State	MO
End Date	3/31/2020	Postal Code	63195
Fair Market Value		Plus 4	
Amount	$208,035.68	Province/Region	
Amount Expended For Fiscal Year	$126,528.11	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Lab equipment for the Northland Workforce Training Center.

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43. Vendor Name	Mancuso Management, Inc.	Address Line1	56 Harvester Avenue
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BATAVIA
Award Date	8/1/2015	State	NY
End Date	7/31/2020	Postal Code	14020
Fair Market Value		Plus 4	
Amount	$109,400.00	Province/Region	
Amount Expended For Fiscal Year	$64,736.26	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Contractual property management services plus reimbursement of direct costs associated with Northland property.

44. Vendor Name	Markel Insurance Co.	Address Line1	4521 Highwoods Parkway
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	GLEN ALLEN
Award Date	7/1/2019	State	VA
End Date	7/1/2021	Postal Code	23060
Fair Market Value		Plus 4	
Amount	$78,233.16	Province/Region	
Amount Expended For Fiscal Year	$78,233.16	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	General liability insurance policy for NorDel I.

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45. Vendor Name	Meier Supply Co., Inc.	Address Line1	275 Broome Corporate Parkway
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	CONKLIN
Award Date	6/1/2019	State	NY
End Date	12/31/2021	Postal Code	13748
Fair Market Value		Plus 4	
Amount	$7,784.18	Province/Region	
Amount Expended For Fiscal Year	$7,784.18	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center training equipment.

46. Vendor Name	Michael Van Valkenburgh Associates, Inc.	Address Line1	231 Concord Avenue
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	CAMBRIDGE
Award Date	5/28/2019	State	MA
End Date	12/31/2019	Postal Code	02138
Fair Market Value	$1,750,000.00	Plus 4	
Amount	$1,750,000.00	Province/Region	
Amount Expended For Fiscal Year	$890,561.11	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Centennial Park schematic design.

47. Vendor Name	Mt Hawley Insurance Co. via RT Specialty	Address Line1	9025 N. Lindbergh Drive
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	PEORIA
Award Date	3/20/2019	State	IL
End Date	9/20/2019	Postal Code	61615
Fair Market Value		Plus 4	
Amount	$9,339.30	Province/Region	
Amount Expended For Fiscal Year	$9,339.30	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	NorDel I excess liability insurance policy.

48. Vendor Name	National Fuel	Address Line1	P.O. Box 371835
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	PITTSBURGH
Award Date		State	PA
End Date		Postal Code	15250
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	$36,306.46	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Natural gas service for 683 Northland properties.

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49. Vendor Name	National Fuel Resources, Inc.	Address Line1	P.O. Box 371810
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	PITTSBURGH
Award Date		State	PA
End Date		Postal Code	15250
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	$40,554.24	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	683 Northland gas wholesale costs during construction.

50. Vendor Name	National Grid	Address Line1	PO Box 11742
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	NEWARK
Award Date		State	NJ
End Date		Postal Code	07101
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	$88,006.13	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Electrical utility service for Northland Corridor and Buffalo Lakeside Commerce Park.

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51. Vendor Name	National Union Fire Insurance Co. via RT Specialty	Address Line1	625 Liberty Avenue
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	PITTSBURGH
Award Date	6/20/2019	State	PA
End Date	11/28/2020	Postal Code	15222
Fair Market Value		Plus 4	
Amount	$7,926.73	Province/Region	
Amount Expended For Fiscal Year	$7,926.73	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Umbrella insurance policy for King Crow LLC and commercial umbrella insurance policy for NorDel I.

52. Vendor Name	Niagara Construction Co., Inc.	Address Line1	126 East Niagara Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	TONAWANDA
Award Date	2/26/2018	State	NY
End Date	1/31/2020	Postal Code	14150
Fair Market Value		Plus 4	
Amount	$265,954.00	Province/Region	
Amount Expended For Fiscal Year	$138,279.30	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	General construction work at 612 Northland.

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53. Vendor Name	Pepe Construction Services, LLC	Address Line1	4085 Seneca Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 1
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	2/19/2018	State	NY
End Date	12/31/2019	Postal Code	14224
Fair Market Value		Plus 4	
Amount	$96,520.34	Province/Region	
Amount Expended For Fiscal Year	$14,531.09	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Masonry repair and construction services for 612 Northland.

54. Vendor Name	Philadelphia Insurance Company	Address Line1	PO Box 70251
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	PHILADELPHIA
Award Date	12/31/2018	State	PA
End Date	12/31/2019	Postal Code	19176
Fair Market Value		Plus 4	
Amount	$21,871.00	Province/Region	
Amount Expended For Fiscal Year	$21,871.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Insurance policy for BUDC directors and officers.

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55. Vendor Name	Prentice Office Environments	Address Line1	472 Franklin Street
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	7/1/2019	State	NY
End Date	9/30/2019	Postal Code	14202
Fair Market Value		Plus 4	
Amount	$31,964.92	Province/Region	
Amount Expended For Fiscal Year	$31,964.92	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center office furniture.

56. Vendor Name	RSUI Indemnity Co.	Address Line1	945 E. Paces Ferry Road NE
Type of Procurement	Other Professional Services	Address Line2	Suite 1800
Award Process	Authority Contract - Competitive Bid	City	ATLANTA
Award Date	12/31/2019	State	GA
End Date	12/31/2020	Postal Code	30326
Fair Market Value		Plus 4	
Amount	$13,939.00	Province/Region	
Amount Expended For Fiscal Year	$13,939.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Excess liability insurance policy for directors and officers.

57. Vendor Name	RTS Solutionz, Inc.	Address Line1	85 Schmitt Boulevard
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	FARMINGDALE
Award Date	9/1/2019	State	NY
End Date	12/31/2019	Postal Code	11735
Fair Market Value		Plus 4	
Amount	$31,786.00	Province/Region	
Amount Expended For Fiscal Year	$31,786.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center A/V equipment.

58. Vendor Name	Rexel USA, Inc.	Address Line1	505 Duke Road
Type of Procurement	Commodities/Supplies	Address Line2	Suite 400
Award Process	Authority Contract - Competitive Bid	City	CHEEKTOWAGA
Award Date	10/1/2019	State	NY
End Date	3/31/2020	Postal Code	14225
Fair Market Value		Plus 4	
Amount	$34,195.62	Province/Region	
Amount Expended For Fiscal Year	$34,195.62	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center equipment.

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59. Vendor Name	Rodriguez Construction Group, Inc.	Address Line1	760 Seneca Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 150
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	7/23/2019	State	NY
End Date	1/31/2020	Postal Code	14210
Fair Market Value		Plus 4	
Amount	$305,202.00	Province/Region	
Amount Expended For Fiscal Year	$310,149.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	612 Northland exterior improvements.

60. Vendor Name	Roessel Technologies	Address Line1	199 LaGrange Avenue
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ROCHESTER
Award Date	7/1/2019	State	NY
End Date	12/31/2019	Postal Code	14613
Fair Market Value		Plus 4	
Amount	$18,867.78	Province/Region	
Amount Expended For Fiscal Year	$18,867.78	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center training equipment.

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61. Vendor Name	SJB Services, Inc.	Address Line1	5167 South Park Avenue
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	HAMBURG
Award Date	9/28/2017	State	NY
End Date	3/31/2020	Postal Code	14075
Fair Market Value		Plus 4	
Amount	$41,037.75	Province/Region	
Amount Expended For Fiscal Year	$41,037.75	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Construction testing for Phase I and Phase II at 683 Northland.

62. Vendor Name	Sandra White/Mustard Seed World Consulting Group	Address Line1	334 East Utica Street
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	3/1/2015	State	NY
End Date		Postal Code	14208
Fair Market Value		Plus 4	
Amount	$24,000.00	Province/Region	
Amount Expended For Fiscal Year	$19,135.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Marketing services for Northland Corridor project.

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63. Vendor Name	Simoncelli Electric	Address Line1	3740 California Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ORCHARD PARK
Award Date	1/29/2019	State	NY
End Date	6/20/2019	Postal Code	14127
Fair Market Value		Plus 4	
Amount	$8,487.50	Province/Region	
Amount Expended For Fiscal Year	$8,487.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	683 Northland equipment installation.

64. Vendor Name	T&R Seasonal Services, Inc.	Address Line1	6413 W. Quaker Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ORCHARD PARK
Award Date	11/2/2017	State	NY
End Date	10/31/2020	Postal Code	14127
Fair Market Value		Plus 4	
Amount	$46,923.00	Province/Region	
Amount Expended For Fiscal Year	$46,647.37	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Landscaping and snowplowing services at Buffalo Lakeside Commerce Park.

65. Vendor Name	The Hartford Insurance	Address Line1	P.O. Box 660916
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	DALLAS
Award Date	12/31/2018	State	TX
End Date	12/31/2019	Postal Code	75266
Fair Market Value		Plus 4	
Amount	$18,877.56	Province/Region	
Amount Expended For Fiscal Year	$18,877.56	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	BUDC umbrella insurance, commercial package (property, auto, liability), and Workers' Compensation insurance.

66. Vendor Name	The MJA Company	Address Line1	P.O. Box 501
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	WILLIAMSVILLE
Award Date	6/25/2019	State	NY
End Date	12/31/2019	Postal Code	14231
Fair Market Value	$70,000.00	Plus 4	
Amount	$65,200.00	Province/Region	
Amount Expended For Fiscal Year	$65,200.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	612 Northland floor rehab.

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67. Vendor Name	Tinkertown, Inc.	Address Line1	833 Route 244
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ALFRED STATION
Award Date	7/1/2019	State	NY
End Date	12/31/2019	Postal Code	14803
Fair Market Value		Plus 4	
Amount	$25,943.31	Province/Region	
Amount Expended For Fiscal Year	$25,943.31	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center training equipment.

68. Vendor Name	Try-Lock Roofing	Address Line1	440 Northwood Drive
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	TONAWANDA
Award Date	3/15/2019	State	NY
End Date	11/30/2019	Postal Code	14223
Fair Market Value	$7,220.00	Plus 4	
Amount	$7,220.00	Province/Region	
Amount Expended For Fiscal Year	$7,220.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	612 Northland roof maintenance.

69. Vendor Name	Uline	Address Line1	P.O. Box 88741
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	CHICAGO
Award Date	6/1/2019	State	IL
End Date	12/31/2019	Postal Code	60680
Fair Market Value		Plus 4	
Amount	$7,838.72	Province/Region	
Amount Expended For Fiscal Year	$7,838.72	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland Workforce Training Center training equipment.

70. Vendor Name	Vogt Sprinkler Service Inc.	Address Line1	363 Delaware Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	8/21/2019	State	NY
End Date	3/31/2020	Postal Code	14217
Fair Market Value		Plus 4	
Amount	$64,382.00	Province/Region	
Amount Expended For Fiscal Year	$52,110.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Sprinkler system at 612 Northland.

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71. Vendor Name	W&W Paint & Glass	Address Line1	19 Hecla Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	8/1/2018	State	NY
End Date	3/31/2020	Postal Code	14216
Fair Market Value		Plus 4	
Amount	$519,338.89	Province/Region	
Amount Expended For Fiscal Year	$284,086.85	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	612 Northland window and masonry work.

72. Vendor Name	Watts Architecture & Engineering	Address Line1	95 Perry Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 300
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	4/19/2016	State	NY
End Date		Postal Code	14203
Fair Market Value		Plus 4	
Amount	$2,064,347.00	Province/Region	
Amount Expended For Fiscal Year	$1,077,922.11	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Design and engineering services for various Northland corridor projects.

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73. Vendor Name	Wendel	Address Line1	375 Essjay Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 200
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	5/28/2019	State	NY
End Date	12/31/2020	Postal Code	14221
Fair Market Value	$249,000.00	Plus 4	
Amount	$249,000.00	Province/Region	
Amount Expended For Fiscal Year	$76,087.22	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Centennial Park project due diligence.

74. Vendor Name	Zirpoli Plumbing LLC	Address Line1	1715 South Park Avenue
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	7/1/2018	State	NY
End Date	1/31/2020	Postal Code	14220
Fair Market Value		Plus 4	
Amount	$135,800.00	Province/Region	
Amount Expended For Fiscal Year	$104,765.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Plumbing work for 612 Northland.

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75. Vendor Name	Zurich American Corporation	Address Line1	1299 Zurich Way
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	SCHAUMBURG
Award Date	9/10/2018	State	IL
End Date	9/10/2019	Postal Code	60196
Fair Market Value		Plus 4	
Amount	$11,298.00	Province/Region	
Amount Expended For Fiscal Year	$11,298.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	683 Northland master tenant liability insurance.

Additional Comments

PARIS
Public Authorities Reporting Information System

Investment Report for Buffalo Urban Development Corporation

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Investment Information

Question		Response	URL (If Applicable)
1.	Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	http://www.buffalourbandevelopment.com/budc-corporate-reports
2.	Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3.	Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	http://www.buffalourbandevelopment.com/budc-corporate-reports
4.	Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	http://www.buffalourbandevelopment.com/budc-corporate-reports

Additional Comments

PARIS
Public Authorities Reporting Information System

Certified Financial Audit for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2019

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Financial Documents

Question	Response
1. Attach the independent audit of the Authority's financial statements.	N/A

URL (If Applicable)	Attachments
https://www.buffalourbandevelopment.com/budc-corporate-reports	Attachment Included

Question	Response
2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements?	Yes

URL (If Applicable)	Attachments
https://www.buffalourbandevelopment.com/budc-corporate-reports	Attachment Included

Question	Response
3. Has the Authority's independent auditor issued a Report on Internal Controls Over Financial Reporting to the Authority?	Yes

URL (If Applicable)	Attachments
https://www.buffalourbandevelopment.com/budc-corporate-reports	Attachment Included

Question	Response
4. Attach any other communication required or allowed by government auditing standards issued by the Comptroller General of the United States to be issued by the Authority's independent auditor in connection with its annual audit of the Authority's financial statements.	

URL (If Applicable)	Attachments
	Attachment Included

Additional Comments