

**Minutes of the Meeting
of the
Board of Directors
Buffalo Urban Development Corporation
Via Video Conference Call & Live Stream Audio**

**December 22, 2020
12:00 p.m.**

1.0 Call to Order

Directors Present:

Hon. Byron W. Brown (Chair)
Trina Burruss
James W. Comerford
Janique S. Curry
Darby Fishkin
Dottie Gallagher
Thomas R. Hersey, Jr.
Thomas A. Kucharski
Amanda Mays
Kimberley A. Minkel
David J. Nasca
Dennis M. Penman (Vice Chair)
Darius G. Pridgen
Craig A. Slater

Directors Absent:

Dennis W. Elsenbeck
Michael J. Finn
Thomas Halligan
Brendan R. Mehaffy
Maria R. Whyte

Officers Present:

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

Others Present: Evan Y. Bussiere, Hurwitz & Fine, P.C; and Arthur Hall, BUDC.

Roll Call – The Secretary called the roll of directors and a quorum was determined to be present. Ms. Burruss joined the meeting during the presentation of the item 3.2.

The meeting was held via video/telephone conference in accordance with the provisions of Executive Order 202, issued by Governor Andrew Cuomo on March 12, 2020, as amended. The meeting was also live-streamed to the general public and recorded. A transcript of the meeting will be made available at a later date.

2.0 Presentation of the Minutes – The minutes of the November 24, 2020 meeting of the Board of Directors were presented. Mr. Slater made a motion to approve the meeting minutes. The motion was seconded by Mr. Comerford and unanimously carried (13-0-0).

3.0 Monthly Financial Reports – Ms. Profic presented the financial statements for 683 Northland Master Tenant, LLC and the consolidated financial statements for BUDC and its affiliates, 683

Northland LLC and 683 WTC, LLC for the period ending November 30, 2020. Ms. Profic noted that the fourth installment of historic tax equity was received and the request for the fifth installment is pending. Mr. Nasca made a motion to accept the financial report. The motion was seconded by Mr. Slater and unanimously carried (14-0-0). Mayor Brown left the meeting following the vote on this item and re-joined the meeting during the discussion of item 4.3. Mr. Penman chaired the remainder of the meeting.

4.0 New Business

4.1 Buffalo Lakeside Commerce Park – 255 Ship Canal Parkway – Land Sale to Uniland Development

– Mr. Cammarata presented his December 22, 2020 memorandum regarding a proposed amendment to the Land Sale Agreement (LSA) with Uniland. He indicated that Uniland recently updated BUDC staff regarding the progress of its due diligence at the site. Due to site conditions, Uniland is now considering an alternate use for the site consisting of a five megawatt (5Mw) community solar project. Uniland is requesting that BUDC extend the due diligence period through February 28, 2021 and amend the definition of the term “Project” in the LSA to include a solar project. Mr. Cammarata noted that the Real Estate Committee reviewed the proposed amendment at its December 15, 2020 meeting and recommended the item be approved by the Board. Mr. Slater made a motion to (i) approve an amendment to the Land Sale Agreement to extend the due diligence period through February 28, 2021, (ii) modify the definition of the term “Project” in the agreement to include a solar project and (iii) authorize the President to execute the amendment and other such documents as may be necessary to implement these actions. The motion was seconded by Mr. Kucharski and unanimously carried (13-0-0).

4.2 RCWJ Centennial Park – Project Update

– Ms. Gandour and Ms. Merriweather updated the Board regarding the Ralph C. Wilson, Jr. Centennial Park project. The project has achieved 100% design development. Construction is expected to begin by the end of 2021 or early 2022. Ms. Gandour also reported on the MVVA contract amendment relating to the Great Lakes Commission funding and noted that BUDC continues to seek additional funding sources for the project. Ms. Merriweather commented on achieving the 100% design development milestone and thanked the project team, Mayor Brown, the BUDC Board and staff and the Ralph C. Wilson, Jr. Foundation for their efforts on the project. Mr. Pridgen expressed his appreciation for the inclusiveness of the process with respect to the neighborhood and the general public.

4.3 BBRP/Race for Place Project Update

– Ms. Merriweather presented an update on the Race for Place project. She noted that the Future of Mobility report prepared by Stantec was released last week. She informed the Board of two requests for proposals issued by the City of Buffalo. One RFP is for the redevelopment of the Mohawk parking ramp. The second RFP seeks proposals for a mobility coordinator to manage City of Buffalo parking ramps and consider and support innovative mobility strategies for multiple modes of transportation, including micro-mobility options and transportation technologies. Ms. Merriweather also reported on the Buy Black Buffalo Week initiative, which ran from December 4th through December 11th and the downtown dollars sweepstakes program, which wraps up this week.

4.4 Northland Corridor - Project Update

– Mr. Hall presented the Northland Beltline Corridor Project update as follows:

683 Northland: BUDC is negotiating with Bank On Buffalo regarding a branch location at Northland Central. Garwood Medical has commenced its internal build-out of the Red Shed and anticipates being fully operational by March 1, 2021. Retech Systems continues with its tenant improvements, which are approximately 60% complete. Base rent payments will commence on February 1, 2021.

612 Northland: BUDC staff is working with the Albright Knox, LISC and other local partners to develop public art and place-making strategies throughout the corridor. BUDC, Albright Knox and

their local partners are discussing a series of spring movie nights and other community engagement events.

537/541 E. Delavan: The subdivision of the 537 East Delavan property has been completed and the City will be issuing separate SBL numbers for the new parcels. Mr. Hall noted that there has been early interest in the parcels. Phase 1C contractors at 541 East Delavan continue to be on hold.

Property Management: The snow removal contractor successfully performed its work in response to the recent snow event. Mancuso Management continues to coordinate the parking plan for the Northland Corridor. Additional signage has been installed for the parking lots.

Property Exchanges: BUDC counsel has completed the exchange of properties with the City of Buffalo and is nearing completion of the land exchange with Plesh.

Neighborhood Planning and Development: BUDC staff, with assistance from the Office of Strategic Planning, BURA and the Buffalo Sewer Authority, continue to update the BOA Nomination Document.

UB Studio: On December 9th, the UB Urban Planning and Real Estate Studio presented a series of recommendations for future development in the corridor.

Community Outreach: BUDC staff is working with LISC, the recipient of a grant from AARP to fund place-making concepts, for several sites in the corridor. The focus of the grant is to celebrate and reinvigorate Black and Brown culture, the sense of community and local pride in three Buffalo neighborhoods, including the Northland campus.

4.5 308 Crowley Project Update – Mr. Cammarata updated the Board regarding the 308 Crowley project. BUDC continues to coordinate with the City of Buffalo Department of Permits and Inspections regarding the proposed partial demolition. The demolition work is expected to be performed by the City in 2021 with federal CDBG funds. The ongoing Section 106 process is a requirement for the funding. Mr. Cammarata also updated the Board regarding a memorandum of understanding to be developed with SHPO in connection with the demolition work. He also noted that BUDC continues to work on the sale of the cinder block building to Enterprise Folding Box Company.

4.6 Buffalo Lakeside Commerce Park – Project Update - Mr. Cammarata thanked the City of Buffalo Department of Public Works for assisting BUDC with the removal of debris from the canal resulting from a recent windstorm. He also presented brief updates regarding the Zephyr land sale and the prospect that is interested in acquiring the 193 Ship Canal Parkway property.

5.0 Late Files – None.

6.0 Tabled Items – None.

7.0 Executive Session – None.

8.0 **Adjournment** – There being no further business to come before the Board, upon motion made by Mr. Comerford, seconded by Ms. Minkel and unanimously carried, the December 22, 2020 meeting of the Board of Directors was adjourned at 12:50 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary