

## Buffalo Urban Development Corporation

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### **BUDC Downtown Committee Wednesday, May 19, 2021 Via Conference Call 9:00 a.m.**

#### Agenda

1. Approval of Minutes from April 21, 2021 (*Action*) (*Encl.*)
2. Ralph C. Wilson, Jr. Centennial Park – MVVA Master Service Agreement Amendment (*Recommendation*) (*Encl.*)
3. Buffalo’s Race of Place – General Update (*Informational*)
4. BBRP Loan Program – General Update (*Informational*)
5. Ralph C. Wilson, Jr. Centennial Park – General Update (*Information*)
6. Downtown Infrastructure - General Update (*Information*)
7. Queen City Pop-Up – Small Business Recovery Efforts (*Informational*)
8. Partner Updates (*Informational*)
9. Adjournment (*Action*)

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

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

**April 21, 2021  
9:00 a.m.**

**Committee Members Present:**

Trina Burruss  
James W. Comerford  
Michael Finn  
Darby Fishkin  
Brendan R. Mehaffy (Committee Chair)

**Committee Members Absent:**

Dottie Gallagher  
Thomas R. Hersey, Jr.  
Kimberley Minkel  
Darius G. Pridgen

**Officers Present:**

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

**Guests Present:** Daniel Castle, Deputy Commissioner, Erie County Department of Planning and Environment; Art Hall, Senior Project Manager, BUDC; Jamee Lanthier, ECIDA Compliance Officer; Seth Piccirillo, Buffalo Niagara Partnership and Michael Schmand, Buffalo Place, Inc.

**Roll Call:** The meeting was called to order at 9:02 a.m. A quorum of the Committee was not present. Information items 4-8 were presented in the absence of a quorum. Ms. Burruss joined the meeting at 9:18 a.m., at which time a quorum of the Committee was present. Items 1-3 were then presented with a quorum present.

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.

- 1.0 Approval of Minutes of the March 17, 2021 Meeting** – The minutes of March 17, 2021 meeting of the Downtown Committee were presented. Ms. Burruss made a motion to approve the meeting minutes. The motion was seconded by Mr. Comerford and unanimously carried (5-0-0).
  
- 2.0 Ralph C. Wilson, Jr. Centennial Park – Edith Wilson & Linda Bodgan Memorial Garden Grant** – Ms. Gandour presented her April 21, 2021 memorandum regarding proposed grant funding in the amount of \$1,000,000 from the Ralph C. Wilson, Jr. Foundation. This grant funding will be utilized to support the construction of an entry garden and dog park in memory of Mr. Wilson’s late daughters, Edith Wilson and Linda Bodgan. Mr. Comerford made a motion to recommend that the BUDC Board of

Directors accept the \$1,000,000 grant from the Ralph C. Wilson, Jr. Foundation to support the construction of the entry garden and dog park for Centennial Park and authorize the BUDC President or BUDC Executive Vice President to take such actions as are necessary to implement this authorization. The motion was seconded by Ms. Fishkin and unanimously carried (5-0-0).

- 3.0 Ralph C. Wilson, Jr. Centennial Park – Ralph C. Wilson, Jr. Legacy Design & Access Grant** – Ms. Merriweather presented her April 21, 2021 memorandum regarding proposed funding from the Ralph C. Wilson, Jr. Legacy Design & Access Grant that is administered by the Community Foundation of Greater Buffalo. The \$50,000 grant will be used to provide funding to support a project manager to assist with final planning, design and construction coordination for the Centennial Park project and provide technical assistance to the BUDC team. Ms. Burruss made a motion to recommend that the Board of Directors accept \$50,000 in funding from the Ralph C. Wilson, Jr. Legacy Design & Access Grant to support a project manager to assist BUDC in the redevelopment of Centennial Park and authorize the BUDC President or BUDC Executive Vice President to take such actions as are necessary to implement this authorization. The motion was seconded by Mr. Finn and unanimously carried (5-0-0).
- 4.0 Ralph C. Wilson, Jr. Centennial Park – General Update** – Ms. Gandour presented a general update regarding the Ralph C. Wilson, Jr. Centennial Park project. BUDC is working with the project design team to wrap up comments on the 100% design development phase. Many of the comments involve the shoreline aspects of the project, and BUDC is coordinating with its regulatory partners (Army Corps of Engineers, NYSDEC) on that issue. Once that process is complete, changes will be communicated to stakeholders. Ms. Merriweather also commented on the ongoing efforts to address the budgetary aspects of the project.
- 5.0 Buffalo’s Race for Place – General Update** – Ms. Merriweather presented an update regarding Buffalo’s Race for Place. This initiative continues to evolve. The City of Buffalo was recently featured as a “City to Watch” by the Smart Growth Network. Ms. Merriweather reported on her participation, along with representatives from Stantec and GBNRTC, on the April 9<sup>th</sup> Smart Growth panel presentation regarding the Future of Mobility. Over 1300 persons participated in the session, and BUDC received a lot of positive feedback regarding the presentation. Mr. Mehaffy reported that proposals for the Mohawk Ramp site are due later this month, and that there is significant interest from developers. The transportation demand management proposals are under review.
- 6.0 Downtown Infrastructure – General Update** – Ms. Merriweather presented an update on the construction of the Entertainment District infrastructure project. BUDC is coordinating with Watts and the City of Buffalo Department of Public Works on the project. The review of responses to the request for proposals for the public art component of the project is underway. Mr. Castle offered comments on the County’s renovation of the convention center lobby and possible façade improvements to the building along Franklin Street.
- 7.0 BBRP Loan Program – General Update** – Ms. Merriweather informed the Committee that the Phoenix Brewery Apartments loan has been repaid in full. The second quarter request for proposals for BBRP loan program funding has been issued. BUDC is currently working with two prospects for BBRP loan funding.
- 8.0 Partner Updates** – Mr. Schmand presented an update on the potential expansion of the Buffalo Place business improvement district. He also reported that the Farmers Market will resume operations soon as well as the Thursday & Main concert series.

- 9.0 Adjournment** – There being no further business to come before the Downtown Committee, upon motion made by Mr. Comerford, seconded by Mr. Finn and unanimously carried, the April 21, 2021 meeting of the Downtown Committee was adjourned at 9:25 a.m.

Respectfully submitted,



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Kevin J. Zanner  
Secretary

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### Item 2

## MEMORANDUM

**TO:** BUDC Downtown Committee

**FROM:** Rebecca Gandour, BUDC Executive Vice President

**SUBJECT:** Ralph C. Wilson, Jr. Centennial Park – MVVA Master Service Agreement Amendment

**DATE:** May 19, 2021

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At the May 28, 2019 meeting, the BUDC Board of Directors approved a Master Service Agreement (the “Agreement”) with Michael Van Valkenburgh Associates (“MVVA”) for Schematic Design and Design Development for the transformation of LaSalle Park into Ralph C. Wilson, Jr. Centennial Park (“Centennial Park”). The Agreement was subsequently amended for additional Schematic Design costs, inclusion of the Pedestrian Bridge Schematic Design, additional Design Development and to incorporate required provisions relating to Great Lakes Commission grant funding. A change order was also approved by the Board for additional grant and design development.

The project has steadily progressed and is now ready to move forward with the preparation of construction documents. Project Manager and Cost Estimator, Gardiner & Theobald Inc. (“G&T”) is recommending two construction document packages for a total of \$5,438,428. Both packages contain core park and shoreline elements. The first package is estimated to cost \$4,509,042 and will be paid with funds from the fourth and fifth grant awards from the Ralph C. Wilson, Jr. Foundation. The second package is estimated to cost \$929,386. The fourth grant award from the Ralph C. Wilson Foundation can pay for a portion of package two. However, it can only be released when a minimum of \$10,000,000 in additional capital funding for the waterfront/seawall is secured. BUDC staff and the entire project team will continue to advance conversations with potential funders to leverage the Ralph C. Wilson Jr. Foundation’s commitment and satisfy the contingency.

BUDC staff is recommending approval of an amendment to the MVVA Master Service Agreement for the preparation of construction documents with a contingency that additional funds must be secured and approved by the BUDC Board of Directors prior to commencement of package two.

**ACTION**

I am requesting that the BUDC Downtown Committee recommend that the BUDC Board of Directors (i) approve an amendment to the Master Service Agreement with MVAA in the amount of \$5,438,428 for preparation of construction documents in support of the Ralph C. Wilson, Jr. Centennial Park project, with a contingency that additional funds must be secured and approved by the BUDC Board of Directors prior to commencement of package two, and (ii) authorize the BUDC President or BUDC Executive Vice President to take such actions as are necessary to implement this authorization.