

**Minutes of the Meeting
of the
Board of Directors
of
Buffalo Urban Development Corporation**

***Center of Excellence in Bioinformatics & Life Sciences
701 Ellicott Street, 2nd Floor—The Event Space Conference Room B2-205
Buffalo, New York 14203***

**September 27, 2022
12:00 p.m.**

Directors Present:

Hon. Byron W. Brown (Chair)
Trina Burruss
Dan Castle
Janique S. Curry
Darby Fishkin
Dottie Gallagher
Thomas Halligan
Elizabeth A. Holden
Thomas A. Kucharski
Brendan R. Mehaffy
Kimberley A. Minkel
David J. Nasca
Dennis M. Penman (Vice Chair)
Darius G. Pridgen
Karen Utz

Directors Absent:

Catherine Amdur
Dennis W. Elsenbeck
Maria R. Whyte

Officers Present:

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

Guests Present: Cristina Cordero, Gardiner & Theobald (via conference call); Zachary Evans, Senior Economic Development Specialist, Erie County Executive's Office; Alexis M. Florczak, Hurwitz Fine P.C.; Francisco Guzman, Deputy Commissioner, City of Buffalo Department of Public Works; Soma Hawramee, ECIDA Compliance Officer; Laurie Hendrix, ECIDA Administrative Coordinator; Kelly Mahoney, Gilbane Building Company (via conference call); Antonio Parker, BUDC Project Manager; and Alexa Sass, BUDC Intern.

- 1.0** **Roll Call** – The meeting was called to order by the Vice Chair at 12:08 p.m. The Secretary called the roll and a quorum of the Board was determined to be present. Mr. Pridgen joined the meeting during the presentation of item 3.1. Mayor Brown and Ms. Curry joined the meeting during the presentation of item 4.1.

2.0 Reading of the Minutes – The minutes of the August 30, 2022 meeting of the Board of Directors were presented. Ms. Burruss made a motion to approve the meeting minutes. The motion was seconded by Ms. Gallagher and unanimously carried (12-0-0).

3.0 Monthly Financial Reports – Ms. Profic presented for information purposes the financial statements for 683 Northland Master Tenant, LLC for the period ending August 30, 2022. She then presented the consolidated financial statements for BUDC and its affiliates, 683 Northland LLC and 683 WTC, LLC for the period ending August 30, 2022. Mr. Castle made a motion to accept the BUDC consolidated financial statements. The motion was seconded by Mr. Nasca and unanimously carried (13-0-0).

4.0 New Business

4.1 Financial Assistance Award for Northland Corridor Redevelopment – Ms. Gandour presented her September 27, 2022 memorandum regarding the Economic Development Administration (EDA) Build Back Better Regional Challenge financial assistance award for redevelopment of the Northland Corridor. Following the presentation, Ms. Minkel made a motion to: (i) approve the acceptance by BUDC of an approximately \$14,400,000 grant from the Economic Development Administration to be used for the Northland Corridor Redevelopment Project; and (ii) authorize the President or Executive Vice President to execute the Financial Assistance Award document and any related grant documents and agreements, and to take such other actions as may be necessary or appropriate to implement this authorization. The motion was seconded by Mr. Mehaffy and (with Ms. Utz abstaining from the vote) carried with fourteen affirmative votes (14-0-1).

4.2 BUDC Grant Administration Policy – Ms. Merriweather presented her September 27, 2022 memorandum regarding the proposed BUDC Grant Administration Policy. Following the presentation, the Board asked questions relating to pre-application assessment of grants and reporting to the Board, and whether BUDC’s auditing firm has reviewed the policy. Ms. Merriweather indicated that prior to any grant application being submitted, BUDC staff will complete a pre-application assessment form that will identify how the funds align with BUDC’s mission and purpose, whether there is a matching funds requirement and other matters pertaining to the proposed grant. Ms. Profic added that the policy will be shared with BUDC’s auditors. Mr. Kucharski then made a motion to adopt the Grant Administration Policy in the form presented. The motion was seconded by Mr. Pridgen and unanimously carried (15-0-0).

4.3 Waterfront/RCWJ Centennial Park – Project Update – Mr. Parker introduced Cristina Cordero from Gardiner & Theobald and Kelly Mahoney from Gilbane to provide an update on the Centennial Park project. Ms. Cordero indicated that all design milestones have been completed, and G&T is working with Gilbane on pre-construction coordination, with cost estimates to be finalized and reconciled by November. A joint application for shoreline permitting is targeted for completion in October 2022, but discussions on Cofferdam may impact this timeline. Ms. Cordero then provided an overview of preliminary milestones for the project’s construction, noting that tree removal is anticipated to begin this upcoming winter, PLA negotiations are expected to be complete by the end of October 2022, and formal site mobilization will occur in March 2023. Informational signs will be installed on site with respect to the Phase 1 tree removal to inform the public regarding the tree removal process and the trees and planting to be added to the park. Phase 1 of construction is targeted to be complete by Labor Day 2024; a completion target date for Phase 2 is to be determined, but the playground is anticipated to be complete in Summer 2025. Following the presentation, Mr. Pridgen applauded the community outreach and engagement efforts that have taken place with respect to the project. In response to a question from Mr. Nasca regarding park maintenance after project completion. Ms. Merriweather noted that the Ralph Wilson Park Conservancy will fund park maintenance to ensure sustainability and that this issue has remained a focus in developing the Park.

4.4 BBRP/Buffalo’s Race for Place Project Update – Ms. Merriweather presented an update regarding BBRP and Buffalo’s Race for Place. BUDC received ten responses to the Inner Harbor and Waterfront Public Realm master plan request for proposals, from both local and out of town applicants. The proposals, which are being sought to develop a comprehensive streetscape and wayfinding strategy for the Inner Harbor and connectivity to Centennial Park, are now under review, and the work is expected to be awarded in October. BUDC continues work with the Project for Public Spaces, Wendel and GoBike Buffalo on the placemaking grant received for the Ellicott Node. Adjustments are being made to the lighting enhancement portion of the project as costs to complete this portion of the project were higher than anticipated. Ms. Merriweather also reported on a recent profile in Site Selection Magazine that included Race for Place, the Northland Workforce Training Center, Centennial Park, and the EDA grant for the Build Back Better Regional Challenge. Mr. Castle commented on the state and local focus on renewable energy and the importance of incorporating electric vehicle charging stations in infrastructure projects. Mr. Mehaffy noted that the Common Council recently approved a contract with Stantec, which, in coordination with the Inner Harbor study, will work to address multi-modal transportation as part of infrastructure improvement efforts throughout the City of Buffalo. Ms. Minkel commented that infrastructure improvements should be designed for the entire community, including those who are disabled.

4.5 Northland Beltline Corridor - Project Update – Ms. Gandour presented the Northland Beltline Corridor update. The Mancuso Group completed the quarterly report for 683 Northland which gathers information on job and hiring goals from project tenants. Buffalo Manufacturing Works and the Northland Workforce Training Center will be hosting a series of manufacturing days, consisting of six tours for Buffalo Public Schools students and Girl Scout troops to increase awareness of available career opportunities. The Mancuso Group is also receiving interest in space along the Northland Corridor due to BUDC’s receipt of EDA funding from the Build Back Better Regional Challenge.

4.6 Buffalo Lakeside Commerce Park – Project Update – Ms. Gandour presented an update regarding Buffalo Lakeside Commerce Park. The exclusivity agreement between BUDC and Savarino regarding 80, 134, 158 and 200 Ship Canal Parkway has been executed and BUDC has received its first payment under the agreement. With the Zephyr transaction now closed, BUDC is no longer the majority owner at BLCP. BUDC staff is working on a budget for the BLCP Property Owners Association which will be presented to the POA owners.

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 of Directors, the September 27, 2022 Board of Directors meeting was adjourned at 1:02 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary