

Buffalo Urban Development Corporation

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BUDC Downtown Committee Wednesday, March 16, 2022 Via Conference Call 12:00 Noon

Agenda

1. Approval of Minutes from February 16, 2022 *(Action)(Encl.)*
2. Ralph C. Wilson, Jr. Centennial Park – Project Update Presentation by Gardiner & Theobald *(Informational)*
3. Ralph C. Wilson, Jr. Centennial Park – MLB-MLBPA Youth Development Foundation Grant Agreement *(Recommendation)(Encl.)*
4. Ralph C. Wilson, Jr. Centennial Park – MVVA Master Service Agreement Amendment: ADA Accessible Kayak Launch *(Recommendation)(Encl.)*
5. Buffalo's Race of Place – General Update *(Informational)*
6. BBRP Loan Program – General Update *(Informational)*
7. Partner Updates *(Informational)*
8. Adjournment *(Action)*

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

Via Video Conference Call & Live Stream Audio

**February 16, 2022
12:00 p.m.**

Committee Members Present:

Trina Burruss
Daniel Castle
Michael Finn
Darby Fishkin
Kimberley Minkel

Committee Members Absent:

Dottie Gallagher
Brendan R. Mehaffy (Committee Chair)
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: Cristina Cordero, Gardiner & Theobald; Alexis Florczak, Hurwitz & Fine, P.C.; Laurie Hendrix, ECIDA Administrative Coordinator; Jamie Hamann-Burney, Buffalo Niagara Medical Campus; Lisa Hicks, Mayor's Office of Strategic Planning; Stephen Noone, Gardiner & Theobald; Antonio Parker, BUDC Project Manager; and JJ Tighe, Ralph C. Wilson, Jr. Foundation.

Roll Call: The meeting was called to order at 12:03 p.m. by Ms. Minkel, who served as chair of the meeting. A quorum of the Committee was present.

The meeting was held via Zoom in accordance with the provisions of Article 7 of the Public Officers Law, as amended effective January 14, 2022, which authorizes public bodies to conduct meetings and take such action authorized by law without permitting in public in-person access to meetings and to authorize such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.

- 1.0 Approval of Minutes of the January 19, 2022 Meeting** – The minutes of the January 19, 2022 meeting of the Downtown Committee were presented. Ms. Fishkin made a motion to approve the meeting minutes. The motion was seconded by Mr. Castle and unanimously carried (5-0-0).
- 2.0 Ralph C. Wilson, Jr. Centennial Park – Project Update Presentation by Gardiner & Theobald** – Ms. Gandour introduced representatives from Gardiner & Theobald to present the Ralph C. Wilson, Jr. Foundation Centennial Park project update. Ms. Cordero provided an overview of the project's milestones to date, noting that the request for qualifications (RFQ) to select a construction manager was released on February 4th. The request for proposals (RFP) process is anticipated to begin

in April and end in June. Ms. Cordero then provided a summary of the phase 1 and 1A construction projects and detailed the funding components and status of each funding source.

- 3.0 Ralph C. Wilson, Jr. Centennial Park – RCWJF Grant Agreement #5** – Mr. Parker presented his February 16, 2022 memorandum regarding Grant Agreement #5 between BUDC and the Ralph C. Wilson, Jr. Foundation for the redevelopment of Ralph C. Wilson, Jr. Centennial Park. Following the presentation, Ms. Fishkin made a motion to recommend that the Board of Directors accept the \$6,906,050.00 grant award from the Ralph C. Wilson, Jr. Foundation for Phase 1 core park construction. The motion was seconded by Mr. Finn and unanimously carried (5-0-0).
- 4.0 Ralph C. Wilson, Jr. Centennial Park – SJB Contract Amendment** – Mr. Parker presented his February 16, 2022 memorandum regarding a proposed amendment to the SJB Services agreement for additional environmental services for the Centennial Park project. The total cost of these services is \$40,000.00, which are being procured in accordance with the single source provisions of the BUDC procurement policy. Mr. Finn expressed support for moving forward with the additional services at this stage of the project. There being no further comments or discussion, Ms. Minkel made a motion to recommend that the Board of Directors approve an amendment to the SJB Services agreement in the amount of \$40,000.00 for the additional environmental scope of work described in the February 16, 2022 memorandum, the cost of which will be paid through a previously awarded grant from the Ralph C. Wilson, Jr. Foundation. The motion was seconded by Ms. Burruss and unanimously carried (5-0-0).
- 5.0 Buffalo’s Race for Place – General Update** – Ms. Merriweather presented an update regarding Buffalo’s Race for Place. Douglas Development was selected through an RFP process as the developer for the Mohawk Ramp site. The project will include mixed-income housing, a mobility hub, retail space, and additional parking. A PILOT increment financing (PIF) program is expected to be implemented for the project to help fund infrastructure improvements. The project will also incorporate the Simon Electric properties on Ellicott Street, and the overall project aligns well with the Ellicott Street Placemaking Strategy. The curbside management RFP was released. Stantec was selected as the consultant for the flexible smart street corridors work, which will further the recommendations contained in the Future of Mobility report. BUDC continues to work with the Arts Commission on the public art component for the entertainment district project.
- 6.0 BBRP Loan Program – General Update** – Ms. Merriweather presented an update regarding the BBRP loan program. The Loan Committee will meet on March 1st to discuss modifications to BUDC’s loan program.
- 7.0 Partner Updates** – Mr. Hamann-Burney reported on recent updates within the Buffalo-Niagara Medical Campus. BNMC’s public realm master plan is being implemented, which builds off BUDC’s downtown public realm master plan to enhance the pedestrian experience on campus and promote health, wellbeing and wayfinding. In Fall 2021, BNMC partnered with Albright Knox and GoBike Buffalo to implement artistic intersection improvements to improve safety and enhance artistic elements on the campus and hope to expand to additional intersections in 2022. BNMC is currently working on two transportation projects. One of these projects is to develop a “complete trip platform” to assist the most vulnerable users of public transportation with navigation. BNMC and local partners were selected to advance to the second phase of a NYSERDA grant opportunity that would award up to ten million dollars for equitable transportation services and enhancements. A comprehensive study was recently launched to examine safety improvements on Goodell Street.
- 8.0 Adjournment** – There being no further business to come before the Downtown Committee, upon motion made by Mr. Castle and seconded by Ms. Fishkin, the February 16, 2022 meeting of the Downtown Committee was adjourned at 12:36 p.m.

Respectfully submitted,

Kevin J. Zanner
Secretary

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Item 3

MEMORANDUM

TO: BUDC Downtown Committee

FROM: Antonio Parker, Project Manager

SUBJECT: Ralph C. Wilson, Jr. Centennial Park – MLB-MLBPA Youth Development Foundation Grant Agreement

DATE: March 16, 2022

In 2021, BUDC submitted a grant application to the Major League Baseball (MLB) Youth Development Foundation for the field renovation component of the Ralph C. Wilson, Jr. Foundation Centennial Park (“Centennial Park”) project. The MLB Youth Development Foundation approved BUDC’s grant application on March 8, 2022 for an award in the amount of \$960,000 (the “Grant Agreement”). This renovation project will include the installation of new lighting at the youth baseball and softball fields at Centennial Park. As a condition of receiving the grant funds, BUDC will be required to submit scheduled reports on the accounting and status of the field renovation, which project manager Gardiner & Theobald (G&T) will complete and provide to BUDC for submission. The Grant Agreement extends through November 30, 2025 unless extended by the MLB Youth Development Foundation in its discretion.

ACTION:

I am requesting that the BUDC Downtown Committee recommend that the BUDC Board of Directors: (i) accept the \$960,000 grant award from the MLB Youth Development Foundation; and (ii) authorize the BUDC President or Executive Vice President to execute the Grant Agreement and take such other actions as are necessary to implement this authorization.

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Item 4

MEMORANDUM

TO: BUDC Downtown Committee

FROM: Antonio Parker, Project Manager

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

DATE: March 16, 2022

In May 2019, the BUDC Board of Directors approved a Master Service Agreement (the “MVVA Agreement”) with Michael Van Valkenburgh Associates (“MVVA”) for Schematic Design and Design Development for Ralph C. Wilson, Jr. Centennial Park (“Centennial Park”). The MVVA Agreement has been subsequently amended to provide for additional Schematic Design costs, inclusion of the Pedestrian Bridge Schematic Design, additional Design Development, to incorporate provisions relating to Great Lakes Commission Grant Funding, and the preparation of Construction Documents.

At the October 26, 2021 BUDC Board meeting, the Board authorized MVVA to proceed with Construction Document Package Two and released the contingency described in the Fourth Amendment to the MVVA Agreement for Centennial Park.

The Centennial Park design team, led by Project Manager Gardiner & Theobald (“G&T”), recently identified the need for additional design work to incorporate an ADA Kayak Transfer Platform at the Blueway Site at Centennial Park. G&T is recommending an amendment to the MVVA Agreement for this additional work, which will be completed by MVVA subconsultant, Beech & Bonaparte.

The total cost of this work is \$41,814.16 and will be paid with existing grant awards from the Ralph C. Wilson, Jr. Foundation as follows:

Hon. Byron W. Brown, Chairman of the Board • Dennis Penman, Vice Chairman • Brandye Merriweather, President
Rebecca Gandour, Executive Vice President • Mollie Profic, Treasurer • Atiqa Abidi, Assistant Treasurer • Kevin J. Zanner, Secretary

- \$38,063 in unused funds from Wilson Grant #1
- \$3,751.16 in unused funds from Wilson Grant #2

ACTION:

I am requesting that the BUDC Downtown Committee recommend that the BUDC Board of Directors: (i) approve an amendment to the MVVA Master Service Agreement in the amount of \$41,814.16 for additional design work to include an ADA Accessible Kayak Transfer Platform at Centennial Park and (ii) authorize the BUDC President or Executive Vice President to execute the Grant Agreement and take such other actions as are necessary to implement this authorization.