

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

901 City Hall
Buffalo, New York 14202
October 9, 2018
12:00 p.m.

Committee Members Present:

Dottie Gallagher
Brendan R. Mehaffy (Committee Chair)
Darius G. Pridgen
Steven J. Stepniak

Committee Members Absent:

James W. Comerford
Darby Fishkin
Thomas R. Hersey, Jr.

Officers Present:

Peter M. Cammarata, President
Mollie M. Profic, Treasurer
Kevin J. Zanner, Secretary
Atiqa Abidi, Assistant Treasurer

Guests Present: Rebecca Gandour, Mayor's Office of Strategic Planning.


Roll Call: The Secretary called the roll at 12:10 p.m. A quorum of the Committee was not present. All information items of the meeting agenda were presented in the absence of a quorum. Mr. Stepniak joined the meeting for the presentation and vote on items 1.0 and 2.0., for which a quorum of the Committee was present.

- 1.0 Approval of Minutes of the July 10, 2018 Meeting** – The minutes of the July 10, 2018 meeting of the Downtown Committee were presented. Ms. Gallagher made a motion to approve the meeting minutes. The motion was seconded by Mr. Stepniak and unanimously carried.
- 2.0 BBRP Loan Program – Consistency Determination(s)** – Ms. Merriweather presented her October 9, 2018 memorandum to the Committee regarding BBRP consistency determinations for the Heritage Point-Canalside project submitted by Sinatra & Company and the 469-471 Delaware Avenue/2 Virginia Place project submitted by LeoStrong, LLC. Ms. Merriweather reviewed the two projects, the descriptions of which are set forth in the October 9th memorandum. Both projects are seeking \$750,000 in BBRP loan program funding. The Committee reviewed the projects. Ms. Gallagher made a motion that the Committee determine that the Heritage Point-Canalside project submitted by Sinatra & Company and the 469-471 Delaware Avenue/2 Virginia Place project submitted by LeoStrong, LLC are each consistent with Buffalo Building Reuse Project goals and for both projects to proceed to the loan underwriting process. The motion was seconded by Mr. Stepniak and unanimously carried.
- 3.0 BBRP Outcomes and Opportunities** – Ms. Merriweather circulated and reviewed with the Committee a report entitled “Buffalo Building Reuse Project--Phase 2.0 Priority Focus Areas.” She explained that the report sets forth priorities/opportunities for consideration in developing a new BBRP strategy, with an overall focus on creating a sustainable downtown neighborhood. The five principal

areas covered by the report include: (1) Development of Tools and Incentives that Encourage Residential Growth and Infill; (2) Infrastructure and Public Realm Improvements; (3) Downtown Retail/First Floor Activation; (4) Downtown Marketing; and (5) Problem Properties. Ms. Merriweather noted that one potential tool under consideration involves utilizing the \$3M in City/BUDC matching funds in the BBRP loan program fund to acquire strategically important downtown property that will increase residential density, complement other investments and lead to critical mass. The Committee discussed the report. Ms. Gallagher commented that the \$3M matching funds are critical to the overall structure of the BBRP loan program fund, and that the participating lenders should be consulted. Loan program agreements would also need to be amended to implement any changes. Ms. Merriweather indicated that a joint meeting of the Loan Committee and Downtown Committee will be scheduled to discuss BBRP 2.0 strategy.

- 4.0 **Downtown Infrastructure – Project Updates** – Ms. Merriweather circulated and reviewed with the Committee the downtown infrastructure project report. She noted that the Chippewa Street, Court Street and Franklin Street improvement projects will be undertaken as a single project. Mike Finn coordinates these projects on behalf of DPW.
- 5.0 **Queen City Pop Up** – Ms. Merriweather presented an update regarding the Queen City Pop Up program. The holiday session of the program will operate from the Market Arcade building. BUDC has issued a request for proposals for Queen City Pop-up vendors, and a recent open house for prospective vendors was well attended. An announcement regarding the participating vendors will be made at a program kick-off event scheduled for November 14th.
- 6.0 **Downtown Committee Schedule** – Ms. Merriweather circulated the 2019 Downtown Committee meeting schedule. Quarterly meetings are scheduled for January, April, July and October.
- 7.0 **Buffalo Place Updates** – No update was presented for this item.
- 8.0 **Buffalo Niagara Medical Campus Updates** – No update was presented for this item.
- 9.0 **Adjournment** – There being no further business to come before the Downtown Committee, the October 9, 2018 meeting of the Downtown Committee was adjourned at 12:35 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary