

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

**Mayor's Office of Strategic Planning
901 City Hall
Buffalo, New York
March 8, 2016
12:00 p.m.**

Committee Members Present:

James W. Comerford
Thomas J. Dearing
Brendan R. Mehaffy (Committee Chair)
Benjamin N. Oblatz
Steven J. Stepniak
Rev. Darius G. Pridgen

Committee Members Absent:

Dottie Gallagher-Cohen

Officers Present:

Peter M. Cammarata, President
Brandye Merriweather, Vice President
Andrew Schoepfich, Treasurer
Kevin J. Zanner, Secretary
Mollie Profic, Assistant Treasurer

Guests Present: Debra Chernoff, Buffalo Place, Inc.; Michael Finn, City of Buffalo; Rebecca Gandour, City of Buffalo Office of Strategic Planning; and Daniel Leonard, Buffalo Niagara Partnership.

Roll Call: The Secretary called the roll at 12:05 p.m. and a quorum of the Committee was determined to be present. Rev. Pridgen joined the meeting during the presentation of item 2.0.

- 1.0 Approval of Minutes of the February 9, 2016 Meeting** –The minutes of the February 9, 2016 meeting of the Downtown Committee were presented. Mr. Oblatz made a motion to approve the meeting minutes. The motion was seconded by Mr. Stepniak and unanimously carried.

- 2.0 BBRP Loan Program – Loan Committee Appointees** – Ms. Merriweather presented her March 8, 2016 memorandum to the Committee regarding appointments to the BUDC Loan Committee. She noted that five members of the Loan Committee were selected by the participating lenders. She indicated that Mr. Mehaffy will serve as the OSP representative on the Loan Committee and that Mr. Mehaffy (as Chair of the Downtown Committee) has selected Adam Perry to serve as the representative from a development-related profession. The BUDC Board will select one member of the Board to serve on the Loan Committee, and the recommendation is to appoint Ms. Gallagher-Cohen. The Committee discussed the appointments. Rev. Pridgen commented on the lack of diversity among the bank appointees and requested that these appointments be revisited with the banks. At the conclusion of the discussion, Mr. Oblatz made a motion to recommend that the Board of Directors appoint Ms. Gallagher-Cohen to serve as a member of the BUDC Loan Committee. The motion was seconded by Mr. Stepniak and unanimously carried.

- 3.0 BBRP Loan Program – Program Updates** – Ms. Merriweather presented a brief update regarding the BBRP Loan Program, noting that the deadline for the current round of loan funding is March 31st. She also reported that the Phoenix Brewery project loan will close this month.
- 4.0 Downtown Infrastructure – Project Updates** – Mr. Finn presented an update regarding downtown infrastructure projects, including Cars on Main Street, the conversion of Pearl Street to two-way traffic, and the Genesee Gateway and Niagara Street road and infrastructure improvements projects. Mr. Cammarata updated the Committee regarding the Northland Avenue road and right-of-way infrastructure project. Mr. Mehaffy noted that the PILOT increment financing (PIF) program for Seneca Street has been approved.
- 5.0 Queen City Pop Up** – Ms. Merriweather reported that 517 Main Street is the next location for the Queen City Pop-up Program. BUDC recently issued a request for proposals for retailers to participate in the next session of the program. Rev. Pridgen complimented Ms. Merriweather for her work on the Queen City Pop-up program, particularly with respect to encouraging participation by minority and women-owned businesses in the program.
- 6.0 Downtown Development Guide** – Ms. Merriweather reported that the Downtown Development Guide continues to generate inquiries and requests for information. This spring, BUDC will undertake a new outreach effort to continue the momentum in downtown development.
- 7.0 Buffalo Place Updates** – Ms. Chernoff informed the Committee that Buffalo Place has received thirteen grant applications for the Main Street grant program. The aggregate amount requested by the applicants is more than double the \$300,000 that is currently available under the program. The Buffalo Place advisory committee will be tasked with deciding which applicants will receive funding for their projects. Ms. Chernoff indicated that once the \$300,000 is awarded, Buffalo Place apply for additional grant funding.
- 8.0 Buffalo Niagara Medical Campus Updates** – There was no update on this item.
- 9.0 Buffalo Green Code & Brownfield Opportunity Areas** – Mr. Mehaffy presented a brief update regarding the Green Code, noting that the public comment period ends on April 22, 2016.
- 10.0 Adjournment** – There being no further business to come before the Downtown Committee, upon motion made by Rev. Pridgen, seconded by Mr. Obletz and unanimously carried, the Downtown Committee meeting of March 8, 2016 was adjourned at 12:30 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary