

**Minutes of the Joint Meeting
of the
Downtown and Loan Committees
of
Buffalo Urban Development Corporation**

901 City Hall
Buffalo, New York 14203
January 8, 2019
12:00 p.m.

Downtown Committee Members Present:

Dottie Gallagher
James W. Comerford
Darby Fishkin
Thomas R. Hersey, Jr.
Brendan R. Mehaffy (Committee Chair)

Downtown Committee Members Absent:

Darius G. Pridgen
Steven J. Stepniak

Loan Committee Members Present:

Michael S. Anthony (*M&T Bank*)
Joseph Burden (*HSBC Bank*)
Dottie Gallagher
Russ Gentner (*KeyBank*)
Brendan R. Mehaffy, Committee Chair
James L. Rykowski (*Evans Bank*)

Loan Committee Members Absent:

Adam W. Perry

Officers Present:

Peter M. Cammarata, President
David A. Stebbins, Executive Vice President
Brandye Merriweather, Vice President
Mollie M. Profic, Treasurer
Kevin J. Zanner, Secretary

Guests Present: Debra Chernoff, Buffalo Place, Inc.; Jamie Hamann-Burney; Buffalo Niagara Medical Campus; Dan Leonard, Wendel Companies; and Michael T. Schmand, Buffalo Place, Inc.


Roll Call: The Secretary called the roll of the members of the Downtown Committee and the Loan Committee at 12:05 p.m. A quorum of the Downtown Committee and the Loan Committee were determined to be present. Mr. Anthony joined the meeting during the presentation of item 2.0.

- 1.0 Approval of Minutes of the October 9, 2018 Downtown Committee Meeting** – The minutes of the October 9, 2018 meeting of the Downtown Committee were presented to the Downtown Committee members. Ms. Gallagher made a motion to approve the meeting minutes. The motion was seconded by Mr. Comerford and unanimously carried.
- 2.0 BBRP Loan Program – Update** – Ms. Merriweather reported that BUDC received one proposal in response to the 4th quarter BBRP loan program request or proposals. Additional information is needed from the applicant before the application can be presented to the Downtown Committee. Ms.

Merriweather then circulated the January 8, 2019 BBRP Loan Status Report. She reviewed each of the eight projects that are identified in the report as potential loans in the pipeline. Ms. Profic then reported on the outstanding BBRP loans, noting that both loans are current. The Phoenix Brewery loan will mature on February 28th.

- 3.0 BBRP Opportunities and Focus Areas** – Ms. Merriweather began the discussion of this agenda item with an overview of one of the principal goals of “BBRP 2.0”—helping to develop neighborhoods in downtown, including better connectivity between the central business district, Canalside and the medical campus. She then introduced Dan Leonard, Project Development Manager with Wendel Companies. Mr. Leonard led the Committee members through an interactive process designed to identify specific nodes in downtown to focus on neighborhood building initiatives. Mr. Leonard circulated a questionnaire for each Committee member to identify a space, street or building along the Ellicott Street corridor that is great or has the potential to be great. There was an extended discussion of multiple locations in the corridor, with a number of Committee members commenting on the area around the Electric Tower as a potential focus. The discussion then turned to the development of appropriate tools to help stimulate downtown neighborhood development. Mr. Mehaffy commented that the stakeholders who assisted with the development of the initial BBRP would be involved in the process, and input would be solicited from current and potential downtown residents, including those in the millennial age group.
- 4.0 Downtown Infrastructure Update** – No update was presented for this item.
- 5.0 Queen City Pop Up Program** – Ms. Merriweather reported on the recently completed holiday session of the Queen City Pop Up program. The session was very successful for the participating vendors. Ms. Merriweather thanked BUDC’s partners, including Buffalo Place and Sinatra & Company, which provided the vendor space for the session at the Market Arcade building.
- 6.0 Buffalo Place Updates** – Mr. Schmand reported on a \$500,000 Main Street grant received by Buffalo Place. This grant funding may be utilized anywhere in the Buffalo Place district. He also reported on the issuance of the Buffalo Place parking access study, the expansion of the Buffalo Place Ranger program and Rotary Rink activities.
- 7.0 Buffalo Niagara Medical Campus Updates** – Mr. Hamann-Burney circulated and reviewed a five-page report titled “Advancing our Innovation District--2018 Impact Summary.” The report outlines the 2018 highlights and achievements of BNMC, including measurements relating to multiple organizational goals.
- 8.0 Adjournment** – There being no further business to come before the Downtown and Loan Committees, the January 8, 2019 joint meeting of the Downtown and Loan Committees was adjourned at 1:25 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary