

BUFFALO URBAN DEVELOPMENT CORPORATION

BUFFALO BROWNFIELD RESTORATION CORP.

BBRC LAND COMPANY I LLC

RIVERBEND LLC

BUFFALO LAKESIDE COMMERCE PARK I LLC

NORDEL I LLC

NORDEL II LLC

683 WTC, LLC

683 NORTHLAND LLC

KING CROW, LLC

714 NORTHLAND LLC

2018 ANNUAL REPORT

(For purposes of Section 2800(2) of the Public Authorities Law)

Purpose of the Annual Report:

As a local development corporation established by the City of Buffalo, the Buffalo Urban Development Corporation (BUDC) is required to comply with New York State's Public Authorities Law. Under this Law, BUDC is required to submit a comprehensive annual report that includes information on:

1. Operations and accomplishments
2. Financial Reports
3. Mission Statement & Performance Measurements
4. Bonds and notes outstanding
5. Compensation (for those earning \$100,000 +)
6. Projects undertaken during the year
7. Property Report
8. Code of Ethics
9. An assessment of internal control structure and effectiveness
10. Legislation that forms the statutory basis of the authority
11. Board structure
12. By-Laws
13. Listing of material changes in operations and programs
14. Four-year Financial Plan
15. Board Performance Evaluations
16. Assets/Services brought or sold without competitive bidding
17. Description of material pending litigation

In compliance with the Public Authorities Law, the following required information is presented for the fiscal year ended December 31, 2018.

1. Operations & Accomplishments:

A report on the 2018 operations and accomplishments of the BUDC and its affiliates is posted on BUDC's website at <http://www.buffalourbandevelopment.com/budc-corporate-reports>.

2. Financial Reports:

i) Audited Financial Statements:

The audited financial statements for the BUDC will be posted on its website at <http://www.buffalourbandevelopment.com/budc-corporate-reports>. The financial statement certification is included on page 8.

The financial statements are audited on an annual basis, by BUDC's external auditors Freed Maxick CPAs, P.C. In their opinion, the financial statements present fairly, in all material respects, the financial position of BUDC as of December 31, 2018 and the changes in net assets and its cash flows for the years then ended in conformity with accounting principals generally accepted in the United States of America.

ii) Grants & Subsidy Programs:

BUDC and its affiliates are recipients of certain Federal, State, and Local grant programs that are utilized for land development projects. Details of the various grants are outlined in BUDC's Audited Financial Statements.

iii) Operating & Financial Risks:

The following outline some of the operating and financial risks that impact BUDC:

- Liquidity – A significant portion of BUDC's assets consist of land and buildings held for sale or lease which are not readily convertible to cash. Since BUDC relies upon land sales to fund operations, a reduction in the amount of cash derived from land sales could cause BUDC difficulty in funding operations.
- Recovery of Land held for sale – BUDC has capitalized a large proportion of its development costs as "Land and Improvements held for sale". If BUDC has difficulty selling the underlying parcels due to local economic conditions, it may not be able to recover the amount recorded on the financial statements.
- Environmental – Since BUDC and its affiliates may assume title to properties with environmental contamination, it is exposed to the related potential clean-up costs, litigation and other liabilities.
- Regulatory – BUDC is subject to various regulations including those imposed by the NYS Authority Budget Office. These regulations may increase the cost of compliance or impact the financial position of the Corporation. In 2017, BUDC also closed on tax credit financing for the Western New York Workforce Training Center involving New Markets and Historic Tax Credits. Changes to regulations governing these and Brownfield Tax Credits could impact the overall funding of the project.
- Funding – As a not-for-profit local development corporation, BUDC has limited sources of operating funds and relies heavily on grant funding from New York State for certain projects. BUDC management is always cognizant of the fact that a change in the legislative climate of the State could have a significant effect on future grant opportunities.

BUDC mitigates a portion of the above risks by prudent financial management, external legal guidance and comprehensive insurance coverage.

iv) Current bond ratings:

BUDC does not issue bonds on its own behalf and therefore is not rated by municipal bond rating agencies.

v) Long-term liabilities including leases and employee benefit plans:

BUDC has long-term liabilities related to a promissory note outstanding as described in Section 4.

3. Mission Statement & Performance Measurements:

BUDC's Mission Statement & Performance Measurements Report for 2018 is included in Attachment 1. This document was reviewed and approved by the Board at the March 26, 2019 Board meeting.

4. Schedule of Bonds and Notes Outstanding:

In 2006, the Corporation issued \$675,000 in promissory notes in connection with the expansion of its Buffalo Lakeside Commerce Park remediation and redevelopment. During 2007, \$150,000 of these notes were repaid while in 2008 an additional \$267,619 of these notes were repaid, leaving a balance of \$257,381 outstanding at December 31, 2018.

5. Compensation Schedule:

See Attachment 2 for a list of BUDC employees who had a salary exceeding \$100,000 during 2018. Attachment 2A is a summary of benefits provided to those staff per the New York State Public Authorities Reporting Information System (PARIS). Biographies for these individuals are posted on BUDC's website at <http://www.buffalourbandevelopment.com/budc-contact-us>. Salaries and benefit information for other BUDC staff are also reported under the PARIS system.

None of the directors of the Buffalo Urban Development Corporation or its affiliates receive any compensation for their services as directors. None of the officers of the Buffalo Urban Development Corporation or its affiliates receive any compensation for their services as officers beyond their compensation as employees.

6. Projects Undertaken by the Corporation during fiscal year 2018:

See above Operations and Accomplishments report posted at <http://www.buffalourbandevelopment.com/budc-corporate-reports> for a listing of various initiatives accomplished in 2018. Buffalo Urban Development Corporation does not provide project financing, therefore, no such project details are included in this section.

7. Listing of certain Property of the Corporation:

Attachment 3 provides information regarding the real property holdings of BUDC and its affiliates.

8. Code of Ethics:

The Corporation's Code of Ethics is posted on BUDC's website at <http://www.buffalourbandevelopment.com/budc-corporate-policies>.

9. Assessment of the Effectiveness of Internal Control Structure and Procedures:

BUDC's external auditors have conducted tests of the effectiveness of its internal controls over financial reporting and believes that they were effective during 2018.

10. Legislation that forms the Statutory Basis of the Authority:

BUDC

BUDC is a local development corporation which was formed and empowered to conduct certain projects pursuant to Not-For-Profit Corporation Law § 1411. Distinguished from IDAs (which exist as public benefit corporations), LDCs are established as charitable corporations that are empowered to construct, acquire, rehabilitate and improve for use by others, industrial or manufacturing plants in the territory in which its operations are principally to be conducted ("Benefited Territory") and to make loans. LDCs can provide financial assistance for the construction, acquisition, rehabilitation, improvement, and maintenance of facilities for others in its Benefited Territory. Specific LDC powers include the ability to: (i) disseminate information and furnish advice, technical assistance and liaison services to Federal, State and local authorities; (ii) to acquire by purchase, lease, gift, bequest, devise or otherwise, real or personal property; and (iii) to borrow money and to issue negotiable bonds, notes and other obligations. LDCs are empowered to sell, lease, mortgage or otherwise dispose of or encumber facilities or any real or personal property or any interest therein.

A copy of this specific legislation can be found at the following address:

[http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=\\$NPC1411\\$\\$@TXNPC01411+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=35134270+&TARGET=VIEW](http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=$NPC1411$$@TXNPC01411+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=35134270+&TARGET=VIEW)

Buffalo Brownfields Restoration Corporation (BBRC)

BBRC is a corporation as defined in subparagraph (a)(5) of Section 102 of the Not-for-Profit Corporation Law of the State of New York and is a Type B corporation as defined in Section 201 of the Not-for-Profit Corporation Law. A copy of this legislation can be found at the following address:

<http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=@LLNPC+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=35134270+&TARGET=VIEW>

11. Description of the Authority and its Board Structure:

i) Names of Committees and Committee Members:

Buffalo Urban Development Corporation operates a Real Estate Committee, Audit & Finance Committee, Governance Committee, Downtown Committee, and Loan Committee. A description of the committees and a listing of committee members is posted on the BUDC website at <http://www.buffalourbandevelopment.com/budc-board-committees>.

ii) Lists of Board Meetings & Attendance:

A list of the 2018 Board meetings and Board attendance is outlined on Attachment 4.

iii) Description of major authority units, subsidiaries:

BUDC's Corporate Chart is included in Attachment 5.

iv) Number of Employees:

BUDC had three full-time employees in 2018. It also utilized employees of the Erie County Industrial Development Agency (ECIDA) to provide financial, administrative, and property management services on a fee basis.

v) Organizational Chart:

BUDC's organizational chart is posted on BUDC's website at:

<http://www.buffalourbandevelopment.com/budc-contact-us>.

12. Bylaws:

The Bylaws for BUDC are posted on its website at

http://www.buffalourbandevelopment.com/documents/budc_corporate_policies/BUDCBY-Laws_Feb_2012.pdf.

13. Listing of Material Changes in Operations and Programs:

There were no major material changes in BUDC operations and programs in 2018, but as indicated in Section 1 (Operations & Accomplishments), BUDC continued to make significant strides in the Northland Beltline Corridor redevelopment area. More specifically, the Phase I renovation of 683 Northland (Northland Central) was completed in September 2018, allowing for the opening of the Northland Workforce Training Center (NWTC).

The Northland Central project is the complete rehabilitation of a vacant, 240,000 square foot industrial complex at 683 Northland Avenue in the City of Buffalo that will house the NWTC and Buffalo Manufacturing Works (BMW) as the major tenants.

The \$100 million Project is a signature initiative of Governor Andrew Cuomo's "Buffalo Billion" Investment Plan, and is part of a larger regional plan to promote smart growth, workforce development, and economic development goals. Through the efforts of Mayor Byron W. Brown, this site was identified long ago as an area that could ignite significant development on Buffalo's east side.

The NWTC is a planned, approximately 80,000 s.f. facility that houses administrative space, classrooms, and industrial shops/labs designed to train and graduate new highly-skilled members of the local workforce to meet the requirements of the 21st century advanced manufacturing and electric utility industries.

The NWTC was created through an adaptive reuse of a portion of the historic industrial structure at 683 Northland Avenue (the former Niagara Machine & Tool Works) and was financed through a partnership between Empire State Development (ESD), the New York Power Authority (NYPA), and the City of Buffalo (City).

With technical support by the University at Buffalo's Regional Institute, ESD developed a business plan for the NWTC which was targeted to best provide workforce training opportunities to the traditionally most under-represented groups in the City's workforce. The instructional staff/curricula components of the NWTC will be provided by two SUNY institutions (SUNY Erie and Alfred State College). ESD also selected Economic Development Group (EDG), (a not-for-profit consortium of Catholic Charities, Goodwill Industries, Buffalo Niagara Manufacturing Alliance, and the Buffalo Urban League) to operate the NWTC and to provide access for wrap-around services for the students.

The NWTC is the initial anchor for Northland Central and the Northland Beltline Corridor. The second major anchor at Northland Central will be Buffalo Manufacturing Works, which will relocate from their current location to a state-of-the-art 55,000 square foot space within the building, adjacent to the NWTC. Buffalo Manufacturing Works provides technical assistance and access to specialty equipment to assist local manufacturers in their efforts to innovate. BMW will be fully-operational at Northland Central by September of 2019.

BMW's move to Northland Central will also involve a co-location with Insyte Consulting and other potential partners, to create a holistic suite of service providers for the benefit of local manufacturers. BMW's already-established STEM education Additive Manufacturing Learning Lab will also be relocated and expanded in its new home at Northland Central, with a goal of ultimately training 200-300 students and teachers per year. These efforts will continue to complement efforts at the NWTC and other aligned efforts (e.g., Burgard High School's Advanced Manufacturing Program) on Buffalo's East Side to help create a pool of skilled talent to help drive the local manufacturing economy.

In addition to the NWTC and BMW, there will be approximately 80,000 additional s.f. of space available to advanced manufacturing and other companies wishing to locate to Northland Central. The majority of the available space features high-bay (40') light-industrial space and below-market electrical rates. The proximity to the NWTC and BMW will provide companies leasing space in the complex with access to specialist manufacturing equipment, technical assistance and a trained.

Northland Central is the anchor to the overall Northland Beltline Corridor redevelopment effort, which when fully built-out will include the, re-use of an additional 300,000 s.f. of industrial space, an entrepreneur center, construction of street and right-of-way improvements along Northland Avenue, public open space and public art. These investments in existing assets/infrastructure will increase development density in the City's core, encourage walkability and multi-modal transportation, connect disadvantaged communities with employment clusters, and attract private investment to further foster a vibrant, sustainable community in line with the Region's established smart growth principles. The Northland Beltline Corridor is continuing to evolve as an innovation hub focused on advanced manufacturing and utilities, with a focus on encouraging job training and employment for East Side residents.

The combined project at Northland Central will exceed \$100 million. In addition to the grant funding from ESD, NYPA and the City of Buffalo, additional financing is being provided by Citibank and Key Bank, through the use of Historic Preservation Tax Credits and New Market Tax Credits allocated through the National Trust Community

Investment Corporation and Building America Community Development Entity. Key Bank is providing bridge financing.

In two different cycles, BUDC has also been awarded Restore NY funding from ESD to enhance development in the Northland Beltline Corridor. These funds are being used to renovate 15,000 and 40,000 square foot buildings on the former Houde Manufacturing site, and to demolish other abandoned buildings for the creation of future development sites.

14. Four-Year Financial Plan:

A copy of the four-year financial plan is posted on BUDC's website at <http://www.buffalourbandevelopment.com/budc-corporate-reports>.

15. Board Performance Evaluations:

The BUDC Board of Directors conducted a Board Performance Evaluation for 2018 and forwarded the results to the Authority Budget Office. The results of the survey are not subject to disclosure under Article six of the Public Officers Law.

16. Assets/Services bought or sold without competitive bidding:

Attachment 6 is a Procurement Report that will be filed under the PARIS system. The report outlines the assets and services purchased through competitive and non-competitive bidding for those procurements in excess of \$5,000.

17. Description of material pending litigation:

The audited financial statements for BUDC outline any material pending litigation. The audited financial statements are posted on BUDC's website at <http://www.buffalourbandevelopment.com/budc-corporate-reports>.

Certification Pursuant to Section 2800(3) of the Public Authorities Law

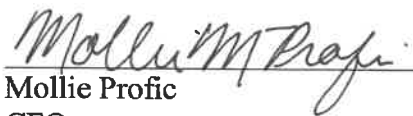
Pursuant to Section 2800 (3) of the Public Authorities Law, each of the undersigned officers of Buffalo Urban Development Corporation, does hereby certify with respect to the annual financial report of the Corporation (the "Annual Financial Report") posted on BUDC's website at <http://www.buffalourbandevelopment.com/budc-corporate-reports> that based on the officer's knowledge:

1. The information provided in the Annual Financial Report is accurate, correct and does not contain any untrue statement of material fact;
2. Does not omit any material fact which, if omitted, would cause the financial statements contained in the Annual Financial Report to be misleading in light of the circumstances under which such statements are made; and
3. Fairly presents in all material respects the financial condition and results of operations of the Corporation as of, and for, the periods presented in such financial statements.



Peter M. Cammarata
President

3/26/19
Date



Mollie Profic
CFO

3/26/19
Date

Buffalo Urban Development Corporation (BUDC)

2018 Mission Statement and Performance Measurements (w/ Results)

Date Approved: 3/27/2018

BUDC Mission Statement:

The mission of Buffalo Urban Development Corporation (BUDC) is to support the urban economic development efforts of the region through acquisition, remediation and management of distressed properties, and to engage in related real estate development activities for the purpose of attracting and/or retaining new and existing businesses to the City as part of the region. The mission of BUDC also includes supporting the revitalization of downtown Buffalo by serving as the lead management entity for Buffalo Building Reuse Project (BBRP) initiatives, working in collaboration with the City of Buffalo; including the coordination of financial assistance for downtown adaptive re-use projects and public right-of-way improvements.

BUDC Performance Measurements:

Goal: To reclaim abandoned and distressed land and buildings for future development.

Objective A: Continue to establish the Northland Beltline ("Northland") as the prime urban area for reclamation, by implementing the redevelopment strategy and continuing to engage in appropriate planning processes for future development.

Measurement: Assemble any additional properties that become available which are needed to enhance Northland.

Result: Acquired 714 Northland (180 Dutton). Working on a property swap with the City of Buffalo to acquire additional commercial properties and dispose of residential ones. Working on a property swap with Plesh Industries to acquire land for additional parking at 683 Northland.

Measurement: Obtain City of Buffalo Planning Board approval for various phases of Northland redevelopment as they occur.

Result: Planning Board Approval was not required for any 2018 project work.

Measurement: Obtain State Historic Preservation Office (SHPO) approval to maximize the preservation of structures that will contribute to the redevelopment of Northland and the select demolition of structures that are an impediment to the redevelopment.

Result: Continued to advance various projects under the jurisdiction of the Memo of Understanding (MOA) with SHPO. Reviewed replacement window installation plans for 612 Northland.

Measurement: Complete construction of the WNY Workforce Training Center and Phase I renovation of 683 Northland (“Northland Central”).

Result: Phase I renovation substantially completed with the opening of the Northland Workforce Training Center (NWTC) on 9/10/2018.

New Measurement: Manage all compliance and milestones related to the financing for Northland Central; including Historic Preservation Tax Credits, Brownfield Cleanup Program Tax Credits, New Market Tax Credits, and bridge loan financing.

Result: All financing reporting, compliance, and milestones managed.

New Measurement: Negotiate and execute any lease agreement amendments with the Economic Development Group for the Workforce Training Center.

Result: Negotiated and executed one lease amendment with EDG.

New Measurement: Execute State funding agreement for Phase II construction at Northland Central, and complete design.

Result: Phase II funding agreement executed and design completed.

New Measurement: Execute a lease with Buffalo Manufacturing Works as the second anchor tenant at Northland Central.

Result: Buffalo Manufacturing Works lease executed.

New Measurement: Execute an amendment to the Guaranteed Maximum Price agreement with Gilbane Building Company for Phase II at Northland Central, and begin construction.

Result: GMP amendment executed and Phase II construction commenced.

New Measurement: Secure SHPO and National Park Service Part 2 approval for Phase II work at Northland Central.

Result: SHPO and NPS Part 2 approval obtained for Phase II construction.

Measurement: Complete any further remedial investigation and complete the work outlined in the Remedial Work Plan for Northland Central, under the NYS Brownfield Cleanup Program.

Result: Phase I Final Engineering Report approved and BCP Certificate of Completion issued on 12/27/2018.

Measurement: Continue effective M/WBE Utilization and Workforce Participation programs for all Northland Central construction.

Result: For the Phase I project at 683 Northland, the projected M/WBE business utilization percentages are: MBE 30% (goal 25%), WBE 5% (goal 5%).

The workforce participation percentages are: Minorities 25% (goal 25%), Women 7% (goal 5%).

New Measurement: Secure at least three (3) additional leases for space within Northland Central.

Result: Secured lease with GiGi's Restaurant for Northland Central. Letter of Intent secured for two other spaces.

Measurement: Continue to implement the Restore NY IV Grant initiatives, including the completion of renovations at 612 Northland.

Result: Renovations at 612 Northland are 70% complete through 12/31/2018.

New Measurement: Secure Restore NY V Grant funding for the renovation of 541 E. Delavan.

Result: Restore NY V funding has been secured for 541 E. Delavan renovations.

New Measurement: Complete design and begin the construction of the first phase of renovations at 541 E. Delavan for Project Rainfall.

Result: Design of core and shell renovations for 541 E. Delavan has been completed. Construction to begin spring/summer 2019.

Measurement: Continue to coordinate with the City of Buffalo on all aspects of the Northland Avenue streets improvements project until completion.

Result: Coordinating with City of Buffalo for completion of street improvements in spring/summer 2019.

Measurement: Continue the implementation of the Historic Preservation Mitigation measures agreed to with the State Historic Preservation Office, according to the Memorandum of Agreement (MOA).

Result: All work continuing to be reviewed with SHPO according to the MOA.

Measurement: Complete expenditure of \$3.2M in City of Buffalo CDBG funds for the Northland Beltline.

Result: The CDBG funds for Northline Beltline have been expended.

New Measurement: Coordinate with the NYSDEC for the initiation of the Order on Consent, and the start of Superfund investigation and remediation at the 537 E. Delavan site.

Result: Superfund investigation has been initiated and communication with NYSDEC continues.

Measurement: If funding becomes available, begin renovations or other actions necessary to bring other space within Northland Beltline to a “ready-to-lease” condition.

Result: Additional funding has been secured from ESD for build-out of the east shed building at Northland Central for NWTC expansion.

Measurement: Continue the Community Outreach Program, with at least one additional Public Meeting and two additional Stakeholder Advisory Committee meetings, and additional community outreach, as appropriate such as newsletters, social media and individual outreach.

Result: Individual and social media outreach continues on an on-going basis. One newsletter was produced in 2018 to compliment a stakeholders meeting in January and a full public meeting in May.

Objective B: Prepare land and buildings for development through remediation, select demolition, infrastructure upgrades/construction, site improvements, and amenity construction.

Measurement: Number of acres remediated to shovel-ready condition.

Result: Approximately 1 acre of land at the 683 Northland site.

Measurement: Number of building square feet rehabilitated to leasable condition.

Result: Approximately 110,000 s.f. at Northland Central and 15,000 s.f. at 612 Northland.

Objective C: Secure funds to continue to advance the Northland Beltline projects.

Measurement: Draw-down all remaining funds related to the \$6.7M Grant Distribution Agreement (GDA) with Empire State Development (ESD).

Result: 90% of funds drawn down.

Measurement: Draw-down all remaining funds related to the \$10.3M GDA with ESD for Northland Central.

Result: 90% of funds drawn down,

New Measurement: Draw-down all funds related to the \$6M GDA with ESD for the WNY Workforce Training Center.

Result: 70% of funds drawn down.

New Measurement: Draw-down all remaining funds related to the \$15M grant from NYPA for the WNY Workforce Training Center and Northland Central.

Result: 100% of funds drawn down.

Measurement: Identify additional funding sources (i.e. grants and tax credits) and income opportunities for future phases of Northland Beltline projects.

Result: Working with LISC on a grant agreement for future Northland Beltline planning and project management efforts. Working with Board Member Dennis Elsenbeck on grant opportunities for future Northland Beltline energy related initiatives. Working with National Grid on additional grant opportunities related to their economic development initiative programs. Working with the City of Buffalo and ESD on additional funding related to east side initiatives.

Goal: To attract and/or retain new and existing businesses to the City and region.

Objective A: Market BUDC properties as an urban alternative for new construction of light manufacturing, distribution and office facilities.

Measurement: Assist in a minimum of four (4) prospects interested in purchasing land and/or buildings.

Result: Assisted at least one dozen prospects that were interested in land or buildings at BLCP and the Northland Beltline.

Measurement: A minimum of six (6) “earned” media appearances and five hundred (500) website page and social media views.

Result: Media coverage related to our sites was extensive, as were social media views. We had an average Facebook reach of 100/day (BUDC & Northland Beltline combined) and a total of 1,000 likes.

Measurement: Construct and maintain infrastructure amenities to enhance the marketability of the BLCP properties.

Result: Superfund cleanup completed at BLCP in 2018. No new amenity construction was undertaken, but all current amenities were properly maintained.

Objective B: Support the economic development efforts of the City of Buffalo Office of Strategic Planning (OSP) with the task of expanding or relocating businesses of a diverse nature in the City.

Measurement: Assist in identifying parcels of land in or added to marketable inventory.

Result: Parcels that were identified in 2018 include 308 Crowley, 714 Northland, Memorial Drive, city-owned land at Northland, and various rail-related properties.

Measurement: Number of businesses contacted, as directed by OSP.

Result: Approximately six businesses contacted through interaction with OSP.

Objective C: Support the economic development efforts of the City by maintaining procurement practices that encourage the participation of local (50%), minority (25%), and women-owned (5%) businesses.

Measurement: All informal bids, formal bids, request for proposals, and requests for qualifications will include the City's participation goals listed above.

Result: Ongoing. Highlights include a Community Benefit Agreement related to Northland Central Phase II and community benefit language included in the contract with the Zephyr cannabis campus project.

Goal: To support the revitalization of downtown Buffalo.

Objective A: Serve as lead management entity for BBRP initiatives.

Measurement: A minimum of twenty (20) companies contacted.

Result: Over 30 companies contacted.

Objective B: Coordinate financial assistance for adaptive re-use projects.

Measurement: A minimum of two (2) projects assisted.

Result: Three projects were assisted.

Objective C: Manage lending program as an incentive for adaptive re-use and new construction projects.

Measurement: A minimum of two (2) loans approved and closed.

Result: Three projects advanced to underwriting. These loans are expected to be approved and closed by Q3 of this year.

New Measurement: Establish a set of modifications to the BBRP Loan Program for Loan Result Committee review and approval, and NYBDC use.

Result: Presented a listing of draft modifications to the Loan and Downtown Committees. Discussions will continue at upcoming sessions.

Objective D: Assist coordination of public right-of-way and public space improvements.

Measurement: A minimum of two (2) city blocks and one (1) public space improved.

Result: Completed conceptual design of five (5) public spaces along the Erie Street Greenway. Construction of streetscape improvements to several blocks of the Entertainment District expected by the summer of 2020.

Objective E: Coordinate additional phases of Queen City Pop Up (QCPU).

Measurement: A minimum of six (6) temporary retailers and two (2) permanent retailers added to the downtown market area.

Result: Assisted four (4) temporary retailers and two (2) existing QCPU permanent retailers with downtown expansions.

New Measurement: Coordinate at least two (2) technical assistance training sessions for QCPU retailers.

Result: Three (3) trainings conducted for retailers. Topics included social media & marketing, store merchandising, access to capital, and website development.

New Measurement: Establish and maintain a webpage and directory for/of QCPU participants.

Result: BUDC is currently working with 360 PSG on developing content for a web directory for QCPU.

Objective F: Coordinate the publication, marketing, and distribution of an updated State of Downtown Report.

Measurement: A minimum of five hundred (500) copies distributed and two (2) “earned” media appearances.

Result: BUDC has secured approximately \$10,000 in funding to develop an updated State of Downtown report, set to be released in late 2019.

Objective G: Build awareness of BBRP programs, tools, and incentives.

Measurement: At least two (2) presentations to business associations and professional/community groups on BBRP.

Result: In 2018, BUDC presented the BBRP initiatives at the International Downtown Association Eastern District Conference, It Takes a Village, City of Buffalo Small Business Week, NYS MWBE Expo, Legacy Cities Panel, and the WUFO WNY @ Work Live Broadcast.

New Measurement: Develop a list of recommendations for additional BBRP tools and incentives, based on current market conditions.

Result: Developed a list of additional BBRP tools and resources which was presented to the Downtown Committee. Further discussions to follow.

Objective H: Promote the construction of additional units of downtown housing.

Measurement: The announcement of two hundred fifty (250) units to be constructed.

Result: An announcement of 257 units to be constructed.

Objective I: Coordinate the resolution or redevelopment of targeted problem properties within the BBRP boundaries.

Measurement: A minimum of three (3) problem properties addressed.

Result: Three (3) problem properties were addressed.

Objective J: Explore additional strategies and best practices for addressing problem properties.

Measurement: Finalize draft of the “white paper” entitled City of Buffalo Problem Property Strategy Report, for review by the City of Buffalo and final publication.

Result: Final draft currently being reviewed by City of Buffalo staff.

Goal: To effectively manage property, development projects and initiatives.

Objective A: Engage in all aspects of productive property management including marketing, leasing, maintenance, etc.

Measurement: Keep property related costs within budget.

Result: All property related cost were kept within budget.

Objective B: Support development projects by working with regional utility companies to include their grant programs in local initiatives. Package other economic development incentives to enhance the marketability of properties.

Measurement: A minimum of two (2) projects assisted.

Result: Referrals for Project Flora and Project Chardonnay were provided in 2018.

Measurement: A minimum of \$100,000 of utility grants obtained for local projects.

Result: A National Fuel grant of \$148,000 was approved in 2018 for the 683 Northland Phase I project.

Additional Questions:

- 1. Have the board members acknowledged that they have read and understood the mission of BUDC?**

The Board discussed and approved the BUDC's mission statement at the March 27, 2018 Board meeting.

- 2. Who has the power to appoint the management of BUDC?**

The Board of Directors appoints the management of BUDC to the positions of President, Executive Vice-President, Vice-President, Treasurer, Assistant Treasurer and Secretary.

- 3. If the Board appoints management, do you have a policy you follow when appointing the management of BUDC?**

The Board follows the BUDC By-Laws when appointing management.

- 4. Briefly describe the role of the Board and the role of management in the implementation of the mission.**

Management works closely with the Chair, Vice-Chair and Committee Chairs in formulating an on-going work plan for management to carry out the strategic goals related to the mission of the organization. Board members review and approve individual projects, initiatives and transactions to ensure that they are consistent with BUDC's mission. Board members also review and approve the annual budget to ensure resources are allocated appropriately to meet the BUDC's mission.

- 5. Has the Board acknowledged that they have read and understood the responses to each of these questions?**

Yes, these questions and responses were discussed and approved by the Board at the March 27, 2018 Board meeting.

Buffalo Urban Development Corporation
Compensation Schedule
Year Ended: December 31, 2018

The following employees had a salary greater than \$100,000 in 2018:

Name	Title	Salary	Performance Compensation	Payroll Taxes*	Benefits	Total
Peter Cammarata	President	\$ 132,679	-	10,072	23,001	\$ 165,752
David Stebbins	Executive Vice President	\$ 128,136	-	10,006	29,010	\$ 167,152

* Represents Employer's Share of FICA taxes (Social Security & Medicare) & NYS Unemployment Insurance taxes

Annual Report for Buffalo Urban Development Corporation
Fiscal Year Ending: 12/31/2018

Run Date: 03/21/2019
Status: UNSUBMITTED
Certified Date: N/A

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment
Kimberley Nasca, David	Directors	Board of Directors										
Penniman, Dennis	Board of Directors											
Pridgen, Darius	Board of Directors											
Slater, Craig	Board of Directors											
Stepniak, Steven	Board of Directors											
Whyte, Maria	Board of Directors											

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment
Cammarata, Peter	President											
Stebbins, David	Executive Vice President											

Buffalo Urban Development Corporation
Property Report
Year Ended: December 31, 2018

Table 1. This is a listing of all real property owned by BUDC, or through its affiliates or subsidiaries, at December 31, 2018

BUDC Facility	Address or SBL of Property	Full Description of Property	Estimated FMV of Property	Note: The FMV is estimated using an average per acre value based on a sampling of non-current appraisals. Negotiated "final sale" value may vary.
Buffalo Lakeside Commerce Park 115.35 Acres Most Being Marketed Buffalo, New York	80 Ship Canal Parkway	2.01 acres of vacant land	\$ 70,350	
	134 Ship Canal Parkway	2.15 acres of vacant land	\$ 75,250	
	158 Ship Canal Parkway	2.15 acres of vacant land	\$ 75,250	
	193 Ship Canal Parkway	9.69 acres of vacant land	\$ 335,650	
	200 Ship Canal Parkway	5.86 acres of vacant land	\$ 205,100	
	255 Ship Canal Parkway	20.36 acres of vacant land	\$ 712,600	
	280 Ship Canal Parkway	0.42 acre of vacant land	\$ 14,700	
	310 Ship Canal Parkway	10.84 acres of vacant land (5.33 Useable)	\$ 241,650	
	15 Laborer's Way	4.92 acres of vacant land	\$ 172,200	
	24 Laborer's Way	5.40 acres of vacant land	\$ 189,000	
	51 Laborer's Way	5.32 acres of vacant land	\$ 186,200	
	70 Laborer's Way	18.11 acres of vacant land (10.17 Useable)	\$ 435,350	
	87 Laborer's Way	4.67 acres of vacant land	\$ 163,450	
	125 Laborer's Way	5.47 acres of vacant land	\$ 191,450	
	126 Laborer's Way	18.08 acres of vacant land (6.00 Useable)	\$ 330,800	
Northland Corridor 35.22 Acres Some Being Marketed Buffalo, New York	537 East Delavan Avenue	10.52 acres of land w/ 75,000 s.f. of vacant buildings	\$ 150,000	
	577 Northland Avenue	0.68 acre of vacant land	\$ 22,600	
	631 Northland Avenue	2.63 acres of land w/ a 35,000 s.f. vacant building	\$ 590,000	
	644 Northland Avenue	0.25 acre of vacant land	\$ 3,800	
	655 Northland Avenue	1.28 acres of vacant land	\$ -	
	664 Northland Avenue	0.85 acre of vacant land	\$ 6,400	
	683 Northland Avenue	7.27 acres of land w/ 235,000 s.f. of vacant buildings	\$ 12,800,000	
	688 Northland Avenue	1.65 acres of vacant land	\$ 27,400	
	690 Northland Avenue	0.18 acre of vacant land	\$ 2,600	
	741 Northland Avenue	4.94 acres of land w/ a 92,000 s.f. vacant building	\$ 600,000	
	767 Northland Avenue	0.18 acre of vacant land	\$ 2,700	
	777 Northland Avenue	4.14 acres of land w/ a 81,000 s.f. vacant building	\$ 50,000	
Other	126 Dutton Avenue	0.36 acre of vacant land	\$ 5,500	
	128 Dutton Avenue	0.29 acre of vacant land	\$ 6,200	
Not Marketed, Buffalo	1322 South Park Avenue	0.06 acre of vacant land	\$ 2,100	
	308 Crowley Avenue	7.24 acres of land w/ a 315,374 s.f. derelict building	\$ 181,000	

Table 2. The following is a listing of personal property (with a fair market value ("FMV") in excess of \$5,000) and all real property that was disposed of during 2018.

Address and Location of Property	Full Description of Property	Estimated FMV of Property	Name & Address of Purchaser	Date of Sale	Price Received by BUDC Related Entity (BRC)

Table 3. The following is a listing of all real property that was acquired during 2018.

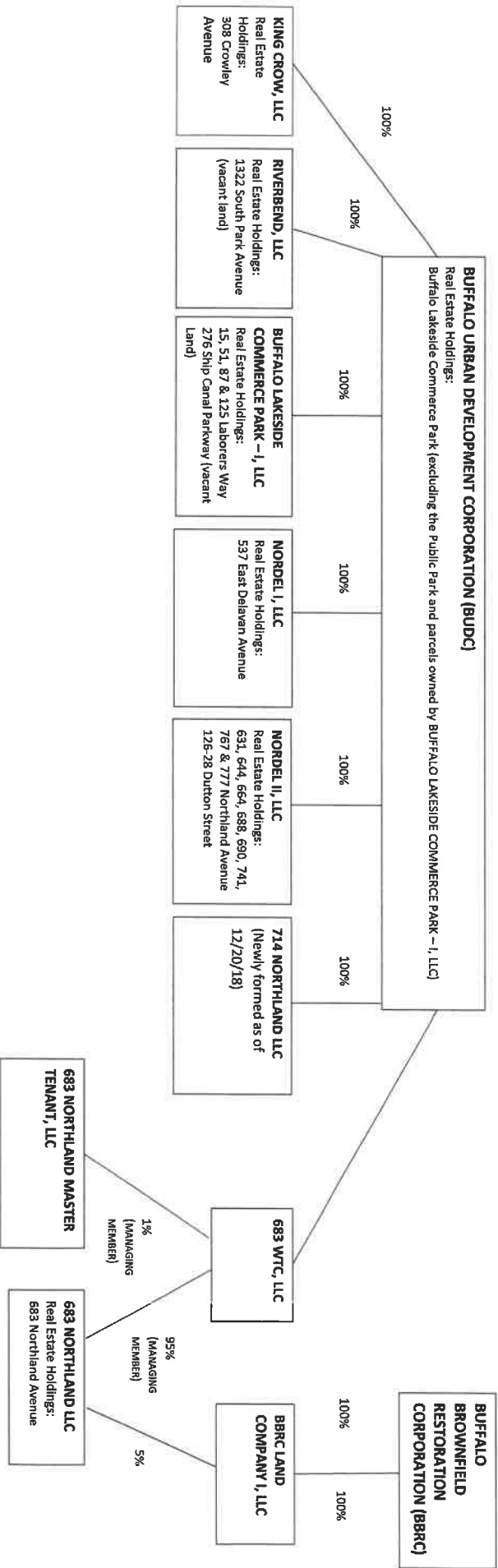
Address and Location of Property	Full Description of Property	Estimated FMV of Property	Name & Address of Seller	Date of Sale	Price Paid by BUDC
308 Crowley Avenue	7.24 acres of land w/ a 315,374 s.f. derelict building	\$ 181,000	James Lunge, 82 Clay St., Buff., NY 14207	06/21/18	\$ 50,000

2018 BUDC Board Meeting Attendance List
X = Attended

ATTACHMENT 4

Member	Jan	Feb	Mar	Apr	May (Special Meeting)	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
	1/30/18	2/27/18	3/27/18	No quorum	5/10/18	5/29/18	6/26/18	7/31/18	8/28/18	9/25/18	10/30/18	11/27/18	12/18/18	
Michael Ball		X	X		X	X								Term began 1/30/18 & ended 5/29/18
Thomas Beauford					X									Term ended 5/29/18
Hon. Byron Brown	X	X	X		X		X	X	X	X	X	X		
Trina Burruss								X	X	X		X	X	Term began 7/31/18
James Comerford	X	X	X			X		X	X	X	X	X	X	
Janique Curry	X	X	X		X	X			X	X	X	X	X	
Dennis Eisenbeck	X	X			X	X		X				X		
Darby Fishkin	X	X			X	X			X	X	X	X	X	
Dottie Gallagher	X		X		X	X	X		X			X	X	
Thomas Halligan								X	X	X	X		X	Term began 7/31/18
Thomas Hersey, Jr.	X	X	X		X	X			X	X	X	X	X	
Thomas Kucharski		X	X			X	X	X	X	X	X	X	X	
Amanda Mays														Term began 12/18/18
Brendan Mehafty	X	X			X	X	X	X	X		X	X	X	
Kimberley Minkel	X				X	X	X	X	X	X	X	X		
David Nasca	X		X			X	X		X			X		
Dennis Penman		X	X		X	X	X	X		X	X		X	
Rev. Darius Pridgen			X			X	X			X	X			
Craig Slater	X				X	X	X	X	X	X		X	X	
Steven Stepniak			X		X		X		X		X			Term ended 12/31/18
Maria Whyte		X	X			X	X	X	X		X	X	X	

BUFFALO URBAN DEVELOPMENT CORPORATION
 Corporate Structure Chart
 As of December 31, 2018



NOTES:

1. The BBRC Board of Directors is comprised of all of the members of BUDC's Real Estate Committee, along with two independent (non-BUDC affiliated) directors.
2. BUDC and BBRC are 501(c)(3) tax-exempt organizations.
3. BUFFALO LAKESIDE COMMERCE PARK (BLCP) PROPERTY OWNERS ASSOCIATION, INC. (the "Association") is an indirect affiliate of BUDC because BUDC's ownership of BLCP property entitles its designees to serve as Directors of the Association. The Association is a 501(c)(4) tax-exempt organization.



Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

Run Date: 03/21/2019
Status: UNSUBMITTED
Certified Date : N/A

Procurement Information:

Question	Response	URL (if Applicable)
1. Does the Authority have procurement guidelines?	Yes	http://www.buffalourbandevelopment.com/budc-corporate-policies
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	No	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	No	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

Run Date: 03/21/2019
Status: UNSUBMITTED
Certified Date : N/A

Procurement Transactions Listing:

1.	Vendor Name	360 PSG.COM	Address Line1	455 Commerce Drive
	Type of Procurement	Technology - Consulting/Development or Support	Address Line2	Suite 3
	Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
	Award Date	9/4/2018	State	NY
	End Date	6/30/2019	Postal Code	14228
	Fair Market Value	\$5,790.00	Plus 4	
	Amount	\$5,790.00	Province/Region	
	Amount Expended For Fiscal Year	\$5,670.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Website update.

2.	Vendor Name	All Risks, Ltd.	Address Line1	10150 York Road
	Type of Procurement	Other Professional Services	Address Line2	5th Floor
	Award Process	Authority Contract - Competitive Bid	City	HUNT VALLEY
	Award Date	4/6/2018	State	MD
	End Date	4/6/2019	Postal Code	21030
	Fair Market Value		Plus 4	
	Amount	\$18,537.39	Province/Region	
	Amount Expended For Fiscal Year	\$18,537.39	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Property insurance for the Nordel II properties.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

 Run Date: 03/21/2019
 Status: UNSUBMITTED
 Certified Date : N/A

3.	Vendor Name	BCDesigns Com, LLC	Address Line1	293 East Delevan Avenue
	Type of Procurement	Commodities/Supplies	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	4/23/2018	State	NY
	End Date	9/30/2018	Postal Code	14208
	Fair Market Value		Plus 4	
	Amount	\$22,525.00	Province/Region	
	Amount Expended For Fiscal Year	\$22,525.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Furniture for the Northland Workforce Training Center.

4.	Vendor Name	Berkley Regional Specialty Insurance	Address Line1	14902 N. 73rd Street
	Type of Procurement	Other Professional Services	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	SCOTTSDALE
	Award Date	11/28/2018	State	AZ
	End Date	11/28/2019	Postal Code	85260
	Fair Market Value		Plus 4	
	Amount	\$8,890.25	Province/Region	
	Amount Expended For Fiscal Year	\$8,890.25	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Commercial insurance package and commercial umbrella insurance policy for NorDel I.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

 Run Date: 03/21/2019
 Status: UNSUBMITTED
 Certified Date : N/A

5.	Vendor Name	Blue Cross Blue Shield	Address Line1	Payment Process Center
	Type of Procurement	Other Professional Services	Address Line2	PO Box 644366
	Award Process	Authority Contract - Competitive Bid	City	PITTSBURGH
	Award Date	12/1/2017	State	PA
	End Date	11/30/2018	Postal Code	15264
	Fair Market Value		Plus 4	
	Amount	\$18,423.06	Province/Region	
	Amount Expended For Fiscal Year	\$18,423.06	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Health insurance policies for BUDC staff.

6.	Vendor Name	Buffalo Business First	Address Line1	14016 Collections Center Drive
	Type of Procurement	Other	Address Line2	
	Award Process	Non Contract Procurement/Purchase Order	City	CHICAGO
	Award Date		State	IL
	End Date		Postal Code	60693
	Fair Market Value		Plus 4	
	Amount		Province/Region	
	Amount Expended For Fiscal Year	\$12,490.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Targeted ad campaigns in Business First, a local weekly business publication.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

Run Date: 03/21/2019
Status: UNSUBMITTED
Certified Date : N/A

7.	Vendor Name	Bynum Brothers, LLC	Address Line1	324 Glenwood Avenue
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	10/2/2017	State	NY
	End Date	6/30/2019	Postal Code	14208
	Fair Market Value		Plus 4	
	Amount	\$231,307.00	Province/Region	
	Amount Expended For	\$73,444.90	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Roof installation and repairs at 612 Northland.

8.	Vendor Name	Citizens Alliance, Inc.	Address Line1	836 East Delavan Avenue
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	4/17/2018	State	NY
	End Date	11/30/2018	Postal Code	14215
	Fair Market Value		Plus 4	
	Amount	\$14,000.00	Province/Region	
	Amount Expended For	\$13,075.00	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Landscaping services for Northland properties.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

Run Date: 03/21/2019
Status: UNSUBMITTED
Certified Date : N/A

9.	Vendor Name	Cogent Communications, Inc.	Address Line1	P.O. Box 791087
	Type of Procurement	Telecommunication Equipment or Services	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BALTIMORE
	Award Date	9/1/2018	State	MD
	End Date	8/31/2021	Postal Code	21279
	Fair Market Value		Plus 4	
	Amount	\$77,076.00	Province/Region	
	Amount Expended For	\$5,994.80	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Internet service for 683 Northland.

10.	Vendor Name	Dauphin	Address Line1	100 Fulton Street
	Type of Procurement	Commodities/Supplies	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BOONTON
	Award Date	4/23/2018	State	NJ
	End Date	9/30/2018	Postal Code	07005
	Fair Market Value		Plus 4	
	Amount	\$12,492.87	Province/Region	
	Amount Expended For	\$12,492.87	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Chairs for Northland Workforce Training Center.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

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11. Vendor Name	Dellx Electric, Inc.	Address Line1	220 Elk Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	6/1/2018	State	NY
End Date	6/30/2019	Postal Code	14210
Fair Market Value		Plus 4	
Amount	\$55,585.00	Province/Region	
Amount Expended For Fiscal Year	\$27,792.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Restore electrical service to 612 Northland.

12. Vendor Name	Eaton Office Supply	Address Line1	180 John Glen Drive
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	4/23/2018	State	NY
End Date	9/30/2018	Postal Code	14228
Fair Market Value		Plus 4	
Amount	\$76,875.75	Province/Region	
Amount Expended For Fiscal Year	\$76,875.75	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Furniture for the Northland Workforce Training Center.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

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Status: UNSUBMITTED
Certified Date : N/A

13.	Vendor Name	Empire State Legacy Builders, LLC (new name of WNY Mortgage Field Services)	Address Line1	50 Fountain Plaza
	Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 1400
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	8/28/2018	State	NY
	End Date	6/30/2019	Postal Code	14202
	Fair Market Value		Plus 4	
	Amount	\$9,500.00	Province/Region	
	Amount Expended For Fiscal Year	\$6,050.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Additional site work at 612 Northland as a change order to the WNY Mortgage Field Services contract.

14.	Vendor Name	Erie County Industrial Development Agency	Address Line1	95 Perry Street
	Type of Procurement	Staffing Services	Address Line2	Suite 403
	Award Process	Non Contract Procurement/Purchase Order	City	BUFFALO
	Award Date		State	NY
	End Date		Postal Code	14203
	Fair Market Value		Plus 4	
	Amount		Province/Region	
	Amount Expended For Fiscal Year	\$387,533.35	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Management fees for Erie County IDA staff and rent for office space.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

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 Status: UNSUBMITTED
 Certified Date : N/A

15.	Vendor Name	Erie County Tax	Address Line1	95 Franklin Street
	Type of Procurement	Other	Address Line2	Room 100
	Award Process	Non Contract Procurement/Purchase Order	City	BUFFALO
	Award Date		State	NY
	End Date		Postal Code	14202
	Fair Market Value		Plus 4	
	Amount		Province/Region	
	Amount Expended For Fiscal Year	\$6,976.57	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Payment of back taxes in connection with the purchase of 308 Crowley.

16.	Vendor Name	Evanston Insurance Company	Address Line1	10 Parkway North
	Type of Procurement	Other Professional Services	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	DEERFIELD
	Award Date	6/20/2018	State	IL
	End Date	6/20/2019	Postal Code	60015
	Fair Market Value		Plus 4	
	Amount	\$16,058.13	Province/Region	
	Amount Expended For Fiscal Year	\$16,058.13	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	General liability insurance for King Crow (308 Crowley).

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

 Run Date: 03/21/2019
 Status: UNSUBMITTED
 Certified Date : N/A

17.	Vendor Name	Evanston Insurance Company	Address Line1	10 Parkway North
	Type of Procurement	Other Professional Services	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	DEERFIELD
	Award Date	6/1/2018	State	IL
	End Date	6/1/2019	Postal Code	60015
	Fair Market Value		Plus 4	
	Amount	\$8,831.23	Province/Region	
	Amount Expended For	\$8,831.23	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	General and excess liability insurance for 683 Northland, LLC.

18.	Vendor Name	Ferguson Electric Service Company, Inc.	Address Line1	321 Ellicott Street
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
	Award Date	12/7/2016	State	NY
	End Date	12/31/2019	Postal Code	14203
	Fair Market Value	\$2,985.00	Plus 4	
	Amount	\$5,546.89	Province/Region	
	Amount Expended For	\$5,546.89	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount	Amount expended includes annual maintenance cost plus repairs needed thereafter.	Procurement Description	Annual substation maintenance contract, and related repairs.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

Run Date: 03/21/2019
Status: UNSUBMITTED
Certified Date : N/A

19.	Vendor Name	Fox Fence, Inc.	Address Line1	2637 Lockport Road
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	NIAGARA FALLS
	Award Date	2/20/2018	State	NY
	End Date	10/1/2018	Postal Code	14305
	Fair Market Value		Plus 4	
	Amount	\$12,559.22	Province/Region	
	Amount Expended For	\$12,559.22	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	(1) New fence installation along the south boundary of 537 East Delevan to accommodate Northland's road and removal of the old fence; (2) Additional Phase I fencing on the north side of 644 Northland behind the electrical substation.

20.	Vendor Name	Freed Maxick CPAs, P.C.	Address Line1	P.O. Box 8000
	Type of Procurement	Financial Services	Address Line2	Dept. 644
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	10/31/2017	State	NY
	End Date	3/31/2018	Postal Code	14267
	Fair Market Value		Plus 4	
	Amount	\$47,250.00	Province/Region	
	Amount Expended For	\$47,250.00	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Audit and tax consulting services for BUDC and 683 Northland, LLC.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

Run Date: 03/21/2019
Status: UNSUBMITTED
Certified Date : N/A

21.	Vendor Name	Gilbane Building Company	Address Line1	1021 Main Street
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	1/13/2017	State	NY
	End Date	12/31/2019	Postal Code	14203
	Fair Market Value		Plus 4	
	Amount	\$79,619,128.00	Province/Region	
	Amount Expended For	\$44,587,658.56	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Construction management services for Phases I and II for 683 Northland.

22.	Vendor Name	Global Industries, Inc.	Address Line1	P.O. Box 970
	Type of Procurement	Commodities/Supplies	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	MARLTON
	Award Date	4/23/2018	State	NJ
	End Date	9/30/2018	Postal Code	08053
	Fair Market Value		Plus 4	
	Amount	\$49,958.88	Province/Region	
	Amount Expended For	\$49,958.88	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Furniture for the Northland Workforce Training Center.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

Run Date: 03/21/2019
Status: UNSUBMITTED
Certified Date : N/A

23. Vendor Name	HLM Landscaping & Snow Removal	Address Line1	29 Shoshone Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	10/30/2018	State	NY
End Date	10/30/2019	Postal Code	14214
Fair Market Value		Plus 4	
Amount	\$75,000.00	Province/Region	
Amount Expended For Fiscal Year	\$36,598.63	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Snow removal for the Northland bellline campus.

24. Vendor Name	Hurwitz & Fine, P.C.	Address Line1	1300 Liberty Building
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	1/3/2005	State	NY
End Date		Postal Code	14202
Fair Market Value		Plus 4	
Amount	\$169,238.33	Province/Region	
Amount Expended For Fiscal Year	\$169,238.33	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal services for BUDC and 683 Northland, LLC.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

Run Date: 03/21/2019
Status: UNSUBMITTED
Certified Date : N/A

25.	Vendor Name	Invest Buffalo Niagara	Address Line1	257 West Genesee
	Type of Procurement	Other Professional Services	Address Line2	Suite 600
	Award Process	Non Contract Procurement/Purchase Order	City	BUFFALO
	Award Date		State	NY
	End Date		Postal Code	14202
	Fair Market Value		Plus 4	
	Amount		Province/Region	
	Amount Expended For Fiscal Year	\$20,000.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Annual contribution resulting in in-kind marketing services.

26.	Vendor Name	JSJ Furniture Corporation	Address Line1	P.O. Box 771930
	Type of Procurement	Commodities/Supplies	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	DETROIT
	Award Date	4/23/2018	State	MI
	End Date	9/30/2018	Postal Code	48277
	Fair Market Value		Plus 4	
	Amount	\$6,939.58	Province/Region	
	Amount Expended For Fiscal Year	\$6,939.58	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Chairs for Northland Workforce Training Center.

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27. Vendor Name	Jasper Group	Address Line1	226 Clay Street
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	JASPER
Award Date	4/23/2018	State	IN
End Date	9/30/2018	Postal Code	47546
Fair Market Value		Plus 4	
Amount	\$33,387.84	Province/Region	
Amount Expended For Fiscal Year	\$33,387.84	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Furniture for the Northland Workforce Training Center

28. Vendor Name	Kathleen M. Kinan, Architect	Address Line1	289 Lexington Avenue
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	5/31/2017	State	NY
End Date	12/31/2019	Postal Code	14222
Fair Market Value	\$27,470.88	Plus 4	
Amount	\$27,470.88	Province/Region	
Amount Expended For Fiscal Year	\$27,470.88	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Project management services for 612 Northland.

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29.	Vendor Name	Kinsale Insurance Company	Address Line1	2221 Edward Holland Drive
	Type of Procurement	Other Professional Services	Address Line2	Suite 600
	Award Process	Authority Contract - Competitive Bid	City	RICHMOND
	Award Date	1/1/2018	State	VA
	End Date	1/1/2019	Postal Code	23230
	Fair Market Value		Plus 4	
	Amount	\$20,008.76	Province/Region	
	Amount Expended For	\$20,008.76	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	General liability and umbrella insurance policies for NorDel II.

30.	Vendor Name	Krueger International, Inc.	Address Line1	P.O. Box 8100
	Type of Procurement	Commodities/Supplies	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	GREEN BAY
	Award Date	4/23/2018	State	WI
	End Date	9/30/2018	Postal Code	54308
	Fair Market Value		Plus 4	
	Amount	\$87,063.96	Province/Region	
	Amount Expended For	\$87,063.96	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Office furniture for the Northland Workforce Training Center.

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31.	Vendor Name	LaunchTECH, LLC	Address Line1	640 Ellicott Street
	Type of Procurement	Technology - Hardware	Address Line2	Box 41
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	10/1/2018	State	NY
	End Date	11/30/2018	Postal Code	14203
	Fair Market Value		Plus 4	
	Amount	\$19,749.25	Province/Region	
	Amount Expended For	\$19,749.25	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Computers for the Northland Workforce Training Center.

32.	Vendor Name	Lincoln Life & Annuity Company of NY	Address Line1	P.O. Box 7247-0347
	Type of Procurement	Other	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	PHILADELPHIA
	Award Date	1/1/2018	State	PA
	End Date	12/31/2018	Postal Code	19170
	Fair Market Value		Plus 4	
	Amount	\$6,868.81	Province/Region	
	Amount Expended For	\$5,135.06	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Dental, long-term disability, and life insurance policies for BUDC employees.

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33.	Vendor Name	Liro Engineers, Inc.	Address Line1	690 Delaware Avenue
	Type of Procurement	Consulting Services	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	6/17/2017	State	NY
	End Date	12/31/2018	Postal Code	14209
	Fair Market Value		Plus 4	
	Amount	\$384,122.25	Province/Region	
	Amount Expended For Fiscal Year	\$384,122.25	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Contracts for: (1) 683 Northland Phase I environmental consulting \$381,772.25; (2) 308 Crowley Phase I environmental site assessment \$1,200; (3) 714 Northland Phase I environmental site assessment \$1,150.

34.	Vendor Name	MSC Industrial Supply Company	Address Line1	P.O. Box 953635
	Type of Procurement	Commodities/Supplies	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	SAINT LOUIS
	Award Date	9/1/2018	State	MO
	End Date	4/30/2019	Postal Code	63195
	Fair Market Value		Plus 4	
	Amount	\$66,011.66	Province/Region	
	Amount Expended For Fiscal Year	\$63,606.58	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Lab equipment for the Northland Workforce Training Center.

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35.	Vendor Name	Mancuso Management, Inc.	Address Line1	56 Harvester Avenue
	Type of Procurement	Other Professional Services	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BATAVIA
	Award Date	8/1/2015	State	NY
	End Date	7/31/2019	Postal Code	14020
	Fair Market Value		Plus 4	
	Amount	\$109,400.00	Province/Region	
	Amount Expended For	\$82,308.36	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Contractual property management services plus reimbursement of direct costs associated with Northland property.

36.	Vendor Name	Maxum Specialty Insurance Group	Address Line1	3655 North Point Parkway
	Type of Procurement	Other Professional Services	Address Line2	Suite 500
	Award Process	Authority Contract - Competitive Bid	City	ALPHARETTA
	Award Date	6/1/2018	State	GA
	End Date	6/1/2020	Postal Code	30005
	Fair Market Value		Plus 4	
	Amount	\$103,885.20	Province/Region	
	Amount Expended For	\$103,885.20	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Insurance policies for general liability, excess liability, and additional insureds on general liability for the 683 Northland LLC properties.

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37.	Vendor Name	National Fuel	Address Line1	P.O. Box 371835
	Type of Procurement	Other	Address Line2	
	Award Process	Non Contract Procurement/Purchase Order	City	PITTSBURGH
	Award Date		State	PA
	End Date		Postal Code	15250
	Fair Market Value		Plus 4	
	Amount		Province/Region	
	Amount Expended For	\$83,423.54	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Natural gas service for 683 Northland properties.

38.	Vendor Name	National Grid	Address Line1	PO Box 11742
	Type of Procurement	Other	Address Line2	
	Award Process	Non Contract Procurement/Purchase Order	City	NEWARK
	Award Date		State	NJ
	End Date		Postal Code	07101
	Fair Market Value		Plus 4	
	Amount		Province/Region	
	Amount Expended For	\$68,651.21	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Electrical utility service for Northland Corridor and Buffalo Lakeside Commerce Park.

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39.	Vendor Name	Niagara Construction Co., Inc.	Address Line1	126 East Niagara Street
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	TONAWANDA
	Award Date	2/26/2018	State	NY
	End Date	6/30/2019	Postal Code	14150
	Fair Market Value		Plus 4	
	Amount	\$172,284.00	Province/Region	
	Amount Expended For Fiscal Year	\$56,547.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	General construction work at 612 Northland.

40.	Vendor Name	Northland Workforce Training Center	Address Line1	683 Northland Avenue
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	10/1/2018	State	NY
	End Date	11/30/2018	Postal Code	14214
	Fair Market Value		Plus 4	
	Amount	\$41,580.00	Province/Region	
	Amount Expended For Fiscal Year	\$41,580.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Floor finish for the Northland Workforce Training Center.

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41.	Vendor Name	Oneida Sales & Service, Inc.	Address Line1	155 Commerce Drive
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	7/21/2017	State	NY
	End Date	12/31/2018	Postal Code	14218
	Fair Market Value		Plus 4	
	Amount	\$109,475.00	Province/Region	
	Amount Expended For Fiscal Year	\$72,282.50	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Asbestos abatement and temporary enclosure of window openings at 612 Northland.

42.	Vendor Name	Pepe Construction Services, LLC	Address Line1	4085 Seneca Street
	Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 1
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	2/19/2018	State	NY
	End Date	12/31/2018	Postal Code	14224
	Fair Market Value		Plus 4	
	Amount	\$83,606.09	Province/Region	
	Amount Expended For Fiscal Year	\$72,336.22	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Masonry repair services for 612 Northland.

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43.	Vendor Name	Philadelphia Insurance Company	Address Line1	PO Box 70251
	Type of Procurement	Other Professional Services	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	PHILADELPHIA
	Award Date	1/1/2018	State	PA
	End Date	12/31/2018	Postal Code	19176
	Fair Market Value		Plus 4	
	Amount	\$12,023.00	Province/Region	
	Amount Expended For	\$12,023.00	Country	United States
	Fiscal Year		Procurement Description	Insurance policy for BUDC directors and officers.
	Explain why the Fair Market Value is Less than the Amount			

44.	Vendor Name	R-T Specialty, LLC	Address Line1	180 N. Stetson Avenue
	Type of Procurement	Other Professional Services	Address Line2	Suite 4600
	Award Process	Authority Contract - Competitive Bid	City	CHICAGO
	Award Date	9/20/2018	State	IL
	End Date	3/20/2019	Postal Code	60601
	Fair Market Value		Plus 4	
	Amount	\$23,562.15	Province/Region	
	Amount Expended For	\$22,562.15	Country	United States
	Fiscal Year		Procurement Description	Builders risk, umbrella coverage, and general liability extension insurance policies for the NorDel I properties.
	Explain why the Fair Market Value is Less than the Amount			

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45.	Vendor Name	RSUI Indemnity Co.	Address Line1	945 E. Paces Ferry Road NE
	Type of Procurement	Other Professional Services	Address Line2	Suite 1800
	Award Process	Authority Contract - Competitive Bid	City	ATLANTA
	Award Date	1/1/2018	State	GA
	End Date	12/31/2018	Postal Code	30326
	Fair Market Value		Plus 4	
	Amount	\$8,200.00	Province/Region	
	Amount Expended For	\$8,200.00	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Director and officers umbrella insurance policy.

46.	Vendor Name	Rosecroft Property Management, LLC	Address Line1	427 Shirley Avenue
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	11/1/2017	State	NY
	End Date	4/30/2018	Postal Code	14215
	Fair Market Value		Plus 4	
	Amount	\$13,104.00	Province/Region	
	Amount Expended For	\$5,616.00	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Northland beltline campus snowplowing services for the second half of the 2017-2018 contract.

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47.	Vendor Name	SJB Services, Inc.	Address Line1	5167 South Park Avenue
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	HAMBURG
	Award Date	9/28/2017	State	NY
	End Date	12/31/2018	Postal Code	14075
	Fair Market Value		Plus 4	
	Amount	\$65,000.00	Province/Region	
	Amount Expended For Fiscal Year	\$59,945.50	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Construction testing for Phase I at 683 Northland.

48.	Vendor Name	Sandra White/Mustard Seed World Consulting Group	Address Line1	334 East Utica Street
	Type of Procurement	Consulting Services	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	3/1/2015	State	NY
	End Date	12/31/2018	Postal Code	14208
	Fair Market Value		Plus 4	
	Amount	\$14,960.00	Province/Region	
	Amount Expended For Fiscal Year	\$14,960.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Marketing services for Northland Corridor project.

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49.	Vendor Name	Spec Furniture, Inc.	Address Line1	165 City View Drive
	Type of Procurement	Commodities/Supplies	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	Toronto
	Award Date	4/23/2018	State	
	End Date	9/30/2018	Postal Code	M9W 5B1
	Fair Market Value		Plus 4	
	Amount	\$51,090.93	Province/Region	Ontario
	Amount Expended For	\$51,090.93	Country	Other
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Furniture for the Northland Workforce Training Center.

50.	Vendor Name	Steelcase, Inc.	Address Line1	62087 Collection Center Drive
	Type of Procurement	Commodities/Supplies	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	CHICAGO
	Award Date	4/23/2018	State	IL
	End Date	9/30/2018	Postal Code	60693
	Fair Market Value		Plus 4	
	Amount	\$211,039.97	Province/Region	
	Amount Expended For	\$211,039.97	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Office furniture for the Northland Workforce Training Center.

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51.	Vendor Name	T&R Seasonal Services, Inc.	Address Line1	6413 W. Quaker Road
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	ORCHARD PARK
	Award Date	11/2/2017	State	NY
	End Date	10/31/2020	Postal Code	14127
	Fair Market Value		Plus 4	
	Amount	\$142,770.00	Province/Region	
	Amount Expended For	\$47,589.96	Country	United States
	Fiscal Year		Procurement Description	Landscaping and snowplowing services at Buffalo Lakeside Commerce Park.
	Explain why the Fair Market Value is Less than the Amount			

52.	Vendor Name	The HON Company, LLC	Address Line1	P.O. Box 404422
	Type of Procurement	Commodities/Supplies	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	ATLANTA
	Award Date	4/23/2018	State	GA
	End Date	9/30/2018	Postal Code	30384
	Fair Market Value		Plus 4	
	Amount	\$72,483.82	Province/Region	
	Amount Expended For	\$72,483.82	Country	United States
	Fiscal Year		Procurement Description	Office furniture for the Northland Workforce Training Center.
	Explain why the Fair Market Value is Less than the Amount			

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53.	Vendor Name	The Hartford Insurance	Address Line1	P.O. Box 660916
	Type of Procurement	Other Professional Services	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	DALLAS
	Award Date	1/1/2018	State	TX
	End Date	12/31/2018	Postal Code	75266
	Fair Market Value		Plus 4	
	Amount	\$16,912.56	Province/Region	
	Amount Expended For	\$16,912.56	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Property, auto, liability, and umbrella insurance policies for Buffalo Lakeside Commerce Park, Ship Canal Commons, and BUDC offices.

54.	Vendor Name	The Prentice Group of NY, Inc.	Address Line1	472 Franklin Street
	Type of Procurement	Commodities/Supplies	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	4/23/2018	State	NY
	End Date	9/30/2018	Postal Code	14202
	Fair Market Value		Plus 4	
	Amount	\$41,862.79	Province/Region	
	Amount Expended For	\$33,862.79	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Furniture for the Northland Workforce Training Center

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55.	Vendor Name	Travelers Insurance	Address Line1	Travelers CL Remittance Center
	Type of Procurement	Other Professional Services	Address Line2	P.O. Box 660317
	Award Process	Authority Contract - Competitive Bid	City	DALLAS
	Award Date	6/1/2018	State	TX
	End Date	6/1/2020	Postal Code	75266
	Fair Market Value		Plus 4	
	Amount	\$75,050.00	Province/Region	
	Amount Expended For Fiscal Year	\$75,050.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Builders risk insurance for 683 Northland LLC.

56.	Vendor Name	W&W Paint & Glass	Address Line1	19 Hecla Street
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	8/1/2018	State	NY
	End Date	12/31/2019	Postal Code	14216
	Fair Market Value		Plus 4	
	Amount	\$517,568.00	Province/Region	
	Amount Expended For Fiscal Year	\$188,979.40	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	612 Northland window and masonry work.

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57.	Vendor Name	WNY Mortgage Field Services	Address Line1	1 Otis Place
	Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 2
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	6/2/2017	State	NY
	End Date	12/31/2018	Postal Code	14209
	Fair Market Value		Plus 4	
	Amount	\$28,605.00	Province/Region	
	Amount Expended For Fiscal Year	\$15,296.62	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Debris removal and demolition contract for 612 Northland.

58.	Vendor Name	Washington Computer Services	Address Line1	225 West 35th Street
	Type of Procurement	Telecommunication Equipment or Services	Address Line2	17th Floor
	Award Process	Authority Contract - Competitive Bid	City	NEW YORK
	Award Date	4/1/2018	State	NY
	End Date	8/31/2018	Postal Code	10001
	Fair Market Value		Plus 4	
	Amount	\$15,050.65	Province/Region	
	Amount Expended For Fiscal Year	\$15,050.65	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Security camera installation on 663 Northland roof.

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59.	Vendor Name	Watts Architecture & Engineering	Address Line1	95 Perry Street
	Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 300
	Award Process	Non Contract Procurement/Purchase Order	City	BUFFALO
	Award Date		State	NY
	End Date		Postal Code	14203
	Fair Market Value		Plus 4	
	Amount		Province/Region	
	Amount Expended For	\$6,262.41	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Closed circuit TV inspection of sewer at 541 E. Delavan.

60.	Vendor Name	Watts Architecture & Engineering	Address Line1	95 Perry Street
	Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 300
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	4/19/2016	State	NY
	End Date		Postal Code	14203
	Fair Market Value		Plus 4	
	Amount	\$2,479,805.68	Province/Region	
	Amount Expended For	\$2,479,805.68	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Design and engineering services for various Northland corridor projects.

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61.	Vendor Name	Webhouse, Inc.	Address Line1	226 7th Street
	Type of Procurement	Technology - Hardware	Address Line2	Suite 203
	Award Process	Authority Contract - Competitive Bid	City	GARDEN CITY
	Award Date	9/1/2018	State	NY
	End Date	10/30/2018	Postal Code	11530
	Fair Market Value		Plus 4	
	Amount	\$84,082.12	Province/Region	
	Amount Expended For	\$84,082.12	Country	United States
	Fiscal Year		Procurement Description	Computers for the Northland Workforce Training Center.
	Explain why the Fair Market Value is Less than the Amount			

62.	Vendor Name	Wright Line LLC	Address Line1	28204 Network Place
	Type of Procurement	Commodities/Supplies	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	CHICAGO
	Award Date	4/23/2018	State	IL
	End Date	9/30/2018	Postal Code	60673
	Fair Market Value		Plus 4	
	Amount	\$14,403.75	Province/Region	
	Amount Expended For	\$14,403.75	Country	United States
	Fiscal Year		Procurement Description	Lab furniture for the Northland Workforce Training Center.
	Explain why the Fair Market Value is Less than the Amount			

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63.	Vendor Name	Zirpoll Plumbing LLC	Address Line1	99 Mariemont
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	BUFFALO
	Award Date	7/1/2018	State	NY
	End Date	6/30/2019	Postal Code	14220
	Fair Market Value		Plus 4	
	Amount	\$49,150.00	Province/Region	
	Amount Expended For	\$21,330.00	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	(1) Plumbing work for 612 Northland; (2) Drainage for the completed roof; (3) Installation of a water supply line to B Building and investigation of an existing drain.

64.	Vendor Name	Zurich American Corporation	Address Line1	P.O. Box 4664
	Type of Procurement	Other	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	CAROL STREAM
	Award Date	9/1/2018	State	IL
	End Date	9/1/2019	Postal Code	60197
	Fair Market Value		Plus 4	
	Amount	\$85,915.82	Province/Region	
	Amount Expended For	\$85,915.82	Country	United States
	Fiscal Year			
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Umbrella, property, general liability, and automotive insurance.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending: 12/31/2018

Run Date: 03/21/2019
Status: UNSUBMITTED
Certified Date : N/A

Additional Comments