

Buffalo Urban Development Corporation

95 Perry Street

Suite 404

Buffalo, New York 14203

phone: 716-856-6525

fax: 716-856-6754

web: buffalourbandevelopment.com



Buffalo Urban Development Corporation Real Estate Committee Meeting Tuesday, February 16, 2021, Noon Via Video Conference Call & Live Stream Audio

Agenda

- 1) Approval of Minutes – Meeting of January 19, 2021 (*Approval*) (*Enclosure*)
- 2) Northland Beltline Corridor
 - a) Northland Corridor – Solar & Microgrid Project ESD GDA (*Recommend*) (*Enclosure*)
 - b) Northland Corridor – N. Fuel Clean District Geothermal Demonstration Pilot (*Info.*)
 - c) Northland Corridor – Northland Brownfield Opportunity Area & Misc. Updates (*Info.*)
 - d) Northland Central – Bank on Buffalo Lease Proposal Update (*Information*)
 - e) Northland Central – Phase I Construction Additional HVAC Work Claim (*Information*)
 - f) Northland Central – Garwood Medical Build-out Update (*Information*)
 - g) Northland Central – Retech Systems Build-out Update (*Information*)
 - h) Northland Central – NWTC / ESD / BUDC Memorandum of Understanding (*Information*)
 - i) 1669 Fillmore – LaBella Proposal for UST Closure Services (*Information*) (*Enclosure*)
 - j) 631 Northland – EDA Grant Application (*Information*)
 - k) 537 East Delavan – Subdivision Update (*Information*)
 - l) Plesh / BUDC Land Exchange Update (*Information*)
- 3) Buffalo Lakeside Commerce Park (*All Information Items*)
 - a) 255 Ship Canal Parkway - Uniland Land Sale Agreement Update (*Enclosure*)
 - b) 193 Ship Canal Parkway - LaBella RAAP & RAWP Update
 - c) Various Parcels - Zephyr Investors, LLC Land Sale Agreement Update
 - d) NYSDOT Skyway Alternatives Study
- 4) 308 Crowley Project Update
- 5) 2020 Authority Budget Office Property Report (Draft) (*Enclosure*)
- 6) 2021 Property and Liability Insurance Renewals (*Enclosure*)
- 7) Adjournment (*Approval*)

**Minutes of the Meeting
of the
Real Estate Committee
of
Buffalo Urban Development Corporation**

Via Video Conference Call & Live Stream Audio

**January 19, 2021
12:00 p.m.**

Committee Members Present:

Janique S. Curry
Thomas A. Kucharski
Brendan R. Mehaffy
Kimberley A. Minkel
Dennis M. Penman
Craig A. Slater, Chair

Committee Members Absent:

Maria R. Whyte

Officers Present:

Peter M. Cammarata, President
Brandye Merriweather, Vice President, Downtown Development
Rebecca Gandour, Vice President, Finance & Development
Mollie Profic, Treasurer
Kevin J. Zanner, Secretary
Atiqa Abidi, Assistant Treasurer

Guests Present: Evan Y. Bussiere, Hurwitz & Fine, P.C. and Arthur Hall, BUDC.

Roll Call: The meeting was called to order at 12:05 p.m. A quorum of the Committee was present.

The meeting was held via video/telephone conference in accordance with the provisions of Executive Order 202.15, issued by Governor Andrew Cuomo on March 12, 2020, as amended. The meeting was also live-streamed to the general public and recorded. A transcript of the meeting will be made available at a later date.

1.0 Approval of Minutes – Meeting of December 15, 2020 – The minutes of the December 15, 2020 Real Estate Committee meeting were presented. Ms. Curry made a motion to approve the meeting minutes. The motion was seconded by Ms. Minkel and unanimously carried (6-0-0).

2.0 Northland Beltline Corridor

(a) Northland Central – Bank on Buffalo Proposed Lease Update – Mr. Cammarata reported that BUDC has submitted a proposed lease to Bank on Buffalo. He reviewed a map showing the location of the approximately 1300 square feet of space to be leased. The goal is to finalize the lease by March 1, 2021 and for the build-out to be completed by October 1, 2021. The lease terms will be presented to the Committee at the February meeting.

- (b) **Northland Central – Garwood Medical Build-out Update** – Mr. Cammarata updated the Committee regarding the Garwood Medical tenant improvements that are under construction. All improvements are being completed at the tenant's expense. Garwood Medical is on track to complete the tenant improvements by the end of February 2021. Rent payments commenced as of December 1st. Mr. Cammarata noted that the landlord installed dumpster pads for the tenant's use. He also noted that Garwood is working with Barbara Campagna to ensure that the proposed tenant signage complies with SHPO requirements.
- (c) **Northland Central – Retech Systems Build-out Update** – Mr. Cammarata updated the Committee regarding the Retech Systems tenant improvements work. He noted that Gilbane's construction management work has been completed and that Retech has moved into the office section of its leased space. He circulated images showing the fireproof powder room currently under construction, noting that the completion of this room is the last step necessary to obtain fire inspection department approval for the manufacturing portion of the leased space. The approval is expected by the end of January. Rent payments will begin as of February 1st.
- (d) **Northland Central – BNMA & NWTC Contract Manufacturing** – Mr. Cammarata reported that BNMA and NWTC collaborated on the conversion of laboratory space into space for contract manufacturing work that will allow students to become involved in that aspect of manufacturing. John Sieminski, Director of Manufacturing Operations at NWTC, will manage the contract manufacturing work.
- (e) **Northland Central – NWTC/ESD/BUDC Memorandum of Understanding** – Mr. Cammarata informed the Committee that discussions are underway among NWTC, ESD and BUDC regarding a memorandum of understanding (MOU) for ongoing operations at 683 Northland. The MOU, which is being developed at the request of ESD, will memorialize protocols for operations and ownership of equipment, among other matters.
- (f) **Northland Corridor – UB Graduate Student "Studio" Report** – Mr. Hall referred the Committee to the study document included in the meeting agenda packet entitled "*Near-Term Strategies for the Northland Campus*", which was prepared by graduate students from the UB School of Architecture and Planning in a collaboration between the Master of Science in Real Estate program and the Master of Urban Planning program. Mr. Hall provided a brief overview of the recommendations contained in the study.
- (g) **Northland Corridor – BOA, EDA Grant Application (631) & Misc. Updates** – Mr. Hall presented the Northland Corridor update. He stated that the ESD grant draft is complete and under review and will be submitted to ESD soon. He noted that BUDC staff continues to make changes to the draft BOA and is working with the Buffalo Sewer Authority on mapping issues which should be completed by early February. He reported that LISC has secured an additional grant through AARP in the amount of \$10,000 for public art and placemaking components for four sites in the Northland Corridor. He also reported on a collaboration with the Pride in Buffalo group.
- (h) **Northland Corridor – Community Solar & Microgrid Project Update** – Ms. Gandour reported that the ESD Board approved the \$200,000 grant to BUDC for the campus energy microgrid and community solar project for the Northland corridor. The next step is for ESD to issue a grant disbursement agreement to BUDC.
- (i) **537 East Delavan – Subdivision Update** – Mr. Cammarata circulated a handout showing the map of the parcel as subdivided and noted that the next step in the subdivision process is to obtain the individual SBL numbers for the sub-parcels.

- (j) **Plesh/BUDC Land Exchange Update** – Mr. Bussiere presented a brief update on the Plesh land exchange transaction. Title commitments have been circulated and draft closing documents are being prepared and reviewed by counsel.
- (k) **COB/BUDC Land Exchange Update** – Mr. Bussiere reported that land exchange transaction has been completed.

3.0 Buffalo Lakeside Commerce Park

- (a) **255 Ship Canal Parkway - Uniland Development Land Sale** – Mr. Cammarata noted that the amendment to the Land Sale Agreement (LSA) with Uniland for the sale of 255 Ship Canal Parkway has been executed. The due diligence period has been extended through February 28, 2021.
- (b) **283 Ship Canal Parkway – Sonwil Distribution Building Construction** – Mr. Cammarata reported that Sonwil is moving forward with the construction of an approximately 329,000 square foot building on the parcel that the company owns at BLCP. Sonwil anticipates completing the construction by the end of 2021.
- (c) **193 Ship Canal Parkway Prospect & LaBella SIWP Update** – Mr. Cammarata reported that BUDC received a copy of the remedial action work plan (RAWP) for the site. He reviewed with the Committee the alternatives for the remediation of the site as outlined in the RAWP, as well as pricing for each alternative. The RAWP has been shared with a prospect for the site.
- (d) **Various Parcels – Zephyr Investors, LLC Land Sale Agreement Update** – Mr. Cammarata commented on the Zephyr transaction and noted that NYS is considering legislation that would legalize recreational marijuana.
- (e) **NYS DOT Skyway Alternatives Study** – Mr. Tronolone commented briefly on the timing for completing the GEIS and noted that the preferred alternate is the parkway alternate, which would include a small portion of the BLCP wetlands.

4.0 308 Crowley Update – Mr. Cammarata updated the Committee regarding the Section 106 process and the select demolition negotiations with SHPO. A report from the last public meeting has been circulated. Work is ongoing with respect to the memorandum of understanding.

5.0 2020 Authority Budget Office Property Report (Draft) – Mr. Cammarata reviewed the draft property report with the Committee. The report includes the properties acquired through the recently completed land exchange transaction with the City of Buffalo. Properties that BUDC sold during the past year, including the parcels that were transferred to the City of Buffalo and the 71 Isabelle parcel sold to Enterprise Folding Box Company have been removed from the report. Once finalized, the report will be submitted as part of BUDC's PARIS report at the end of March.

6.0 2021 Property and Liability Insurance Renewals – Mr. Cammarata reported that all insurance renewals are in place. A report summarizing BUDC insurance coverages will be presented at the next Committee meeting.

7.0 Adjournment – There being no further business to come before the Committee, upon motion made by Mr. Penman, seconded by Ms. Curry and unanimously carried, the January 19, 2021 meeting of the Real Estate Committee was adjourned at 12:47 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'K. Zanner', is written over a horizontal line.

Kevin J. Zanner
Secretary

Buffalo Urban Development Corporation

95 Perry Street

Suite 404

Buffalo, New York 14203

phone: 716-856-6525

fax: 716-856-6754

web: buffalourbandevelopment.com



Item 2a

MEMORANDUM

TO: BUDC Real Estate Committee

FROM: Rebecca Gandour, Vice President – Finance & Development

**SUBJECT: Northland Corridor Community Solar and Microgrid
Empire State Development Grant Disbursement Agreement**

DATE: February 16, 2021

At the March 31, 2020 meeting, the BUDC Board of Directors approved an initial Pre-Development Contract with the Frey Electric Construction Company for the implementation of the Northland Community Solar, Microgrid and Workforce Renewable Energy Infrastructure project. The overall goal of the project is to plan, design, and implement the components of a microgrid system to benefit the neighboring Northland Corridor community.

Since then, Empire State Development (ESD) as part of the Buffalo Billion 2 East Side Initiative, has approved \$200,000 in initial funding to advance this portion of the project.

Peter and I, along with counsel, have reviewed the draft Grant Disbursement Agreement (GDA) from ESD and recommend acceptance of the funds.

ACTION

I am requesting that the BUDC Real Estate Committee make a recommendation to the BUDC Board of Directors to authorize acceptance of a \$200,000 grant from ESD for costs associated with the Pre-Development Planning and Analysis of the Northland Community Solar, Microgrid and Workforce Renewable Energy Infrastructure project; and to authorize the President or the Vice President – Finance & Development to take such actions as are necessary to implement this authorization.



January 29, 2021

Mr. Peter Cammarata
 President
 Buffalo Urban Development Corporation
 95 Perry Street, Suite 404
 Buffalo, New York 14203

Re: Proposal for Underground Storage Tank Closure Services – 1669 Fillmore Ave., Buffalo, NY
 LaBella Proposal No. P2100921 (Revised)

Dear Peter:

Thank you for the opportunity to provide the Buffalo Urban Development Corporation (BUDC) with this updated proposal to provide environmental services relative to the closure of one Underground Storage Tank (UST) at the above referenced property. LaBella Associates, D.P.C. and our licensed tank removal affiliate, LaBella Environmental, LLC, have developed this proposal based on the information provided with your March 15, 2017 e-mail message regarding the project site. The following sections describe our understanding of the project, our proposed scope of services and the corresponding fee.

PROJECT UNDERSTANDING

It is our understanding that a previous investigation of the project site identified the presence of a 500-gallon UST and associated petroleum impacts in the surrounding soil. The objectives of the services proposed herein are to close and remove the UST in accordance with City of Buffalo and New York State Department of Environmental Conservation (NYSDEC) requirements; excavate, transport and properly dispose of petroleum-impacted soil surrounding the tank cavity; and to backfill and restore the excavation.

SCOPE OF SERVICES

Task 1: Waste Stream Profiling & Disposal Application

LaBella will mobilize a geoprobe drill rig and operator to the project site to collect subsurface samples for disposal profiling purposes. Three borings will be advanced around the perimeter of the UST to facilitate the collection of continuous soil samples to an average depth of 12 feet. The soil samples will be screened for Total Organic Vapors (TOVs) using a photo-ionization detector and other evidence of impairment (i.e., visual staining, odor, etc.) and one composite sample will be submitted to a New York State Department of Health certified laboratory. The sample will be analyzed for pH, Ignitability, Total Petroleum Hydrocarbons, TCLP Lead and TCLP Benzene, with a 10-business day turn-around on analytical results.

LaBella will also complete a NYSDEC Application for Disposal of an Industrial Waste Stream for submittal to the selected disposal facility along with the results of the waste stream analyses. Review and approval of this paperwork is required by the disposal facility and the NYSDEC prior to waste stream acceptance.



Task 2: UST/Petroleum-Impacted Soil Removal

The services listed below will be provided by LaBella in connection with the closure of the 500-gallon UST. Remedial contractors and equipment will be provided by LaBella Environmental, LLC, while air monitoring, sample collection and project oversight will be performed by a qualified scientist or engineer from LaBella's Buffalo office. Primary work tasks will include the following:

1. Obtain permits for the proper closure of the UST from the City of Buffalo.
2. Submit notification of UST removal to NYSDEC Region 9.
3. Mobilize an excavator and OSHA HAZWOPER certified operator and crew to the project site.
4. Supply and erect 120' of temporary construction fencing around the work area.
5. Continually assess the conditions during UST closure activities for TOVs using a PID.
6. Saw-cut a hole in the top of the UST.
7. Monitor and vent the UST interior for non-explosive atmosphere.
8. Pump, flush, and purge contents of UST.
9. Transport and properly dispose of up to 600 gallons of fluids;
10. Properly clean UST and remove tank bottoms for proper off-site disposal.
11. Transport the UST to a licensed recycler as scrap metal.
12. Field oversight of excavation activities to verify extent of contaminated soil removal required.
13. Excavate, direct load and transport up to 495 tons of non-hazardous petroleum-impacted soil from the perimeter of the tank cavity to an appropriately permitted off-site disposal facility.
14. Purchase, place and compact clean, 2-inch crushed stone backfill in the excavation to bring the work area back to original grade and rough grade within the excavation limits with excavator bucket.
15. Collect 10 confirmatory soil samples from the excavation sidewalls and floor and submit to a NYSDOH-certified laboratory for chemical analysis for the volatile and semi-volatile organic compounds listed in Table 2 of NYSDEC Commissioner Policy (CP) 51 via United States Environmental Protection Agency (USEPA) Test Methods 8260 and 8270, respectively.

Task 3: Record Keeping and Reporting

LaBella will compile records documenting the UST closure and proper off-site disposal of all waste materials generated during the project, including waste manifests, gate receipts and bills of lading. Additionally, LaBella will assemble laboratory reports, chain of custody records, photographs of the work and daily field reports for the project file.

LaBella will prepare a UST Closure Report for submittal to the NYSDEC. The report will summarize the work performed and include figures, tables and photographs illustrating the work limits, confirmatory sample locations and analytical results relative to applicable soil cleanup objectives (SCOs). The type, quantity and final disposition of wastes generated because of the project will also be identified in the report and supported records will be appended.

LaBella will provide an electronic copy of the draft report in Portable Document Format (PDF) for review by BUDC and will revise the draft report to address any resulting comments prior to submitting the final report to NYSDEC. LaBella will submit one PDF copy and one hard copy of the final report to both BUDC and NYSDEC.










NOTES: 1. EQUIPMENT LOCATION TO BE FIELD VERIFIED
2. SITE COMPLIANCE WITH APPROPRIATE STATE AND LOCAL CODES TO BE VERIFIED BY AUTHORITY HAVING JURISDICTION

Sub-Transmission Line 34.5kV
GENERAL MILLS - RIDGE 611&612



1 SITE PLAN & EQUIPMENT LAYOUT
Scale: 1" = 200'

PV SYSTEM SUMMARY	
TOTAL STC DC SYSTEM SIZE	4961.6 kW
SOLAR MODULE MODEL	HANWHA Q.CELL DC
SOLAR MODULE STC DC RATING	400 W
SOLAR MODULE INFO	79.3" x 39.4" x 1.38", 51.8lbs
SOLAR MODULE COUNT	12,404
RACKING SYSTEM	GROUND MOUNT RACKING (RACKS TRIP)
PITCH OF ARRAY	20°
INVERTER MODEL	32 x CPS SCH125KTL-DO/US-600 INVERTER
ARRAY AZIMUTH	180°
PANEL CLEARANCE	3'
INTERCONNECTION VOLTAGE	34.5KV/3Φ

LEGEND	
	ARRAY 1 SOLAR MODULE
	ARRAY 2 SOLAR MODULE
	EQUIPMENT PAD
	TRANSFORMER PAD
	EXISTING POLE
	INTERCONNECTION RUN
	FENCE

General Notes

THE INSTALLATION OF PV SYSTEM SHALL BE IN ACCORDANCE WITH THE MOST RECENT NATIONAL ELECTRIC AND BUILDING CODES AND STANDARDS, AS AMENDED BY JURISDICTION

ELECTRICAL STAMP AREA

THIS INFORMATION IS CONFIDENTIAL AND PROPRIETARY TO SOLAR LIBERTY ENERGY SYSTEMS, INC. PLEASE DO NOT SHARE THIS WITH ANYONE UNLESS THERE IS A WRITTEN APPROVAL FROM SOLAR LIBERTY.

No.	Revision/Issue	Date
0	Original Site Plan	08/25/20

SOLARLIBERTY
THE FUTURE OF ENERGY INDEPENDENCE

6500 Sheridan Drive
Suite 120
Buffalo, NY 14221
866-80-RENEW

NABCEP
CERTIFIED
PV Installation Professional

Project Name and Address

255 Ship Canal Pkwy
Buffalo, NY 14218

Drawn By CR	Checked By
Date 08/25/2020	Date
Scale AS NOTED	Sheet PV-S1

2 PV SYSTEM OVERVIEW
Scale: N.T.S.



Buffalo Urban Development Corporation
Property Report
 Year Ended: December 31, 2020 (Draft)

Table 1. This is a listing of all real property owned by BUDC, or through its affiliates or subsidiaries, at December 31, 2020

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 not-current appraisals. Negotiated "final sale" value may vary.
Buffalo Lakeside Commerce Park 115.35 Acres Buffalo, New York Some Under Contract Others Being Marketed	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	9.59 acres of vacant land	\$ 335,650	
	200 Ship Canal Parkway	5.86 acres of vacant land	\$ 205,100	
	255 Ship Canal Parkway	20.37 acres of vacant land	\$ 509,000	
	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	4.32 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 37.03 Acres Buffalo, New York Some Being Marketed	537 East Delavan Avenue	10.52 acres of land (60K s.f. vacant, 19K s.f. occupied)	\$ 900,000
577 Northland Avenue		29,000 s.f. of greenspace	\$ 29,000	
531 Northland Avenue		2.63 acres of land w/ a 40,000 s.f. vacant building	\$ 400,000	
644 Northland Avenue		11,000 s.f. of land w/ a 4,000 s.f. building	\$ 32,000	
655 Northland Avenue		1.28 acres of parking and greenspace	\$ -	
664 Northland Avenue		12,000 s.f. of parking	\$ 50,000	
683 Northland Avenue		7.27 acres of land w/ 235,000 s.f. of occupied buildings	\$ 12,800,000	
698 Northland Avenue		12,000 s.f. of parking	\$ 50,000	
714 Northland Avenue		1.81 acres of land w/ an 18,000 s.f. occupied building	\$ 435,000	
741 Northland Avenue		4.94 acres of land w/ a 92,000 s.f. derelict building	\$ 600,000	
767 Northland Avenue		7.998 s.f. of vacant land	\$ 8,000	
777 Northland Avenue		4.14 acres of land w/ a 51,000 s.f. derelict building	\$ 50,000	
128 Dutton Avenue		16,600 s.f. of vacant land	\$ 15,000	
128 Dutton Avenue		12,480 s.f. of vacant land	\$ 12,000	
162 Winchester Street		3,940 s.f. of vacant land	\$ 4,000	
164 Winchester Street		3,940 s.f. of vacant land	\$ 4,000	
168 Winchester Street	3,940 s.f. of vacant land	\$ 4,000		
572 Northland Avenue	4,560 s.f. of vacant land	\$ 5,000		
574 Northland Avenue	7,260 s.f. of vacant land	\$ 7,000		
1689 Fillmore Avenue	6,144 s.f. of vacant land	\$ 6,000		
1675 Fillmore Avenue	7,680 s.f. of vacant land	\$ 8,000		
1679 Fillmore Avenue	9,457 s.f. of vacant land	\$ 2,800		
1681 Fillmore Avenue	25,564 s.f. of vacant land	\$ 29,000		
Other	1322 South Park Avenue	2,860 s.f. of vacant land	\$ 9,000	
Not Marketed, Buffalo	308 Crowley Avenue	6.24 acres of land w/ a 315,374 s.f. derelict building	\$ 178,000	

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 2020.

Address and Location of Property	Full Description of Property	Estimated FMV of Property	Name & Address of Purchaser	Date of Sale	1 Received by BUDC Revised Further Revised Further (Nichol II, LLC & King Crew, LLC)
690 Northland Avenue, Buffalo, NY	7,564 s.f. of vacant land	\$ 8,000	The City of Buffalo, 66 Niagara Square, Buffalo, NY 14202	11/24/20	\$ -
698 Northland Avenue, Buffalo, NY	2,976 s.f. of vacant land	\$ 3,000	"	"	"
A portion of 684 Northland Avenue, Buffalo, NY	8,030 s.f. of vacant land	\$ 8,000	"	"	"
A portion of 688 Northland Avenue, Buffalo, NY	50,000 s.f. of vacant land	\$ 50,000	"	"	"
A portion of 308 Crowley Avenue, Buffalo, NY	1 acre of vacant land	\$ 31,430	71 Inhabile, LLC, 71 Inhabile Street, Buffalo, NY	02/27/20	\$ -

Table 3. The following is a listing of all real property that was acquired during 2020.

Address and Location of Property	Full Description of Property	Estimated FMV of Property	Name & Address of Seller	Date of Purchase	\$ Paid by BUDC Related Entity (Month II, LLC)
162 Winchester Street, Buffalo, NY	3,940 s.f. of vacant land	\$ 4,000	The City of Buffalo, 66 Niagara Square, Buffalo, NY 14202	11/24/20	\$ -
164 Winchester Street, Buffalo, NY	3,940 s.f. of vacant land	\$ 4,000	"	"	"
168 Winchester Street, Buffalo, NY	3,940 s.f. of vacant land	\$ 4,000	"	"	"
572 Northland Avenue, Buffalo, NY	4,560 s.f. of vacant land	\$ 5,000	"	"	"
574 Northland Avenue, Buffalo, NY	7,260 s.f. of vacant land	\$ 7,000	"	"	"
1689 Fillmore Avenue, Buffalo, NY	6,144 s.f. of vacant land	\$ 6,000	"	"	"
1675 Fillmore Avenue, Buffalo, NY	7,680 s.f. of vacant land	\$ 8,000	"	"	"
1679 Fillmore Avenue, Buffalo, NY	9,457 s.f. of vacant land	\$ 2,800	"	"	"
1681 Fillmore Avenue, Buffalo, NY	25,564 s.f. of vacant land	\$ 29,000	"	"	"

BUDC INSURANCE COVERAGE

2021

BUDC – Buffalo Lakeside Commerce Park Property (115 acres of real estate development property)
 – *Ship Canal Commons (22 acres of public park)*
 – *BUDC 95 Perry St. Offices (957 sq. ft)*

Type	Insurance Co.	Expiry	Limits	Premium
Commercial Package (Property, Auto & Liability)	The Hartford	12/31/2021	Liability: \$1,000,000 /Occurrence \$2,000,000 Aggregate Auto: \$1,000,000	\$9,980
Umbrella	The Hartford	12/31/2021	\$10,000,000	\$7,684
Directors & Officers	Philadelphia	12/31/2021	\$3,000,000	\$22,821
Directors & Officers-Umbrella	Western World	12/31/2021	\$3,000,000	\$18,671
Crime Policy	Travelers	12/31/22	Three year policy	\$2,268

NorDel I – 537 East Delavan Property (3 areas of building post-demolition including “612 Northland” and “541 East Delavan”)

Type	Insurance Co.	Expiry	Limits	Premium
Liability	Evanston Ins - through RT Specialty - for vacant buildings	11/28/2021	\$1,000,000/Occurrence \$2,000,000 Aggregate	\$2,019
Umbrella	National Union Fire Ins- through RT Specialty – for vacant buildings	11/28/2021	\$3,000,000	\$3,030
Property/Liability	Acadia Insurance – 612 Northland Lessors risk	9/20/21	\$4,000,000/Occurrence incl umbrella \$1,200,000 building value	\$10,921
Liability (24 months)	541 East Delavan: Markel Insurance Company	7/1/21	\$2,000,000/Occurrence \$4,000,000 Aggregate	\$78,233.15
Umbrella (24 months)	541 East Delavan: First Mercury Insurance	7/1/21	\$3,000,000	\$104,020.00

King Crow LLC- 308 Crowley Ave

Type	Insurance Co.	Expiry	Limits	Premium
Liability	Evanston Ins - through RT Specialty - for vacant buildings	6/20/2021	\$1,000,000/Occurrence \$2,000,000 Aggregate	\$15,895
Umbrella	Scottsdale - for vacant buildings	6/20/2021	\$5,000,000	\$6,785

**NorDel II – 631+741+777 Northland Properties (3 vacant buildings)
577+644+664+688+690+767 Northland Properties + 126+128 Dutton Properties (5.46 acres land)**

Type	Insurance Co.	Expiry	Limits	Premium
Property	Illinois Union (631 & 741 Northland only)	4/6/2021	\$940,000 (631) \$1,056,000 (741)	\$20,550
Liability	Kinsale Insurance Co.	1/1/2021	\$1,000,000/Occurrence \$2,000,000 Aggregate	\$17,044
Umbrella	Kinsale via All Risks	1/1/2021	\$3,000,000	\$9,290

683 Northland Property – 683 Northland LLC, 683 WTC, LLC,

Type	Insurance Co.	Expiry	Limits	Premium
Liability	683 Northland Operations Travelers Ins.	9/10/21	\$1,000,000 /Occurrence \$2,000,000 Aggregate	\$111,121
Auto Liability	683 Northland Operations Travelers Ins	9/10/21	\$1,000,000 /Occurrence	\$490
Umbrella	683 Northland Operations Travelers Ins	9/10/21	\$5,000,000 /Occurrence \$5,000,000 Aggregate	\$7,985

714 Northland LLC

Type	Insurance Co.	Expiry	Limits	Premium
Property /Liability	Colony Insurance Company	2/28/21	\$2,600,000	\$13,480
Umbrella	Century Surety Insurance	2/28/21	\$3,000,000	\$3,591

Employee Health & Benefits

Type	Insurance Co.	Expiry	Premium
Health Insurance	BlueCross BlueShield (B)	12/31/2019	
Dental Insurance	Lincoln Financial Group (B)	12/31/2019	
Life Insurance / AD&D	Lincoln Financial Group (B)	12/31/2019	
LTD Insurance	Lincoln Financial Group (B)	12/31/2019	
Workers Compensation	The Hartford (L)	12/31/2021	\$2,069

B – Bene-Care brokers

L – Lawley brokers