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, January 19, 2021, Noon
Via Video Conference Call & Live Stream Audio

Agenda

1) Approval of Minutes – Meeting of December 15, 2020 *(Approval) (Enclosure)*

2) Northland Beltline Corridor *(All Information Items)*

   a) Northland Central – Bank on Buffalo Proposed Lease Update *(Enclosure)*
   b) Northland Central – Garwood Medical Build-out Update *(Enclosure)*
   c) Northland Central – Retech Systems Build-out Update *(Enclosure)*
   d) Northland Central – BNMA & NWTC Contract Manufacturing *(Enclosure)*
   e) Northland Central – NWTC / ESD / BUDC Memorandum of Understanding
   f) Northland Corridor – UB Graduate Student "Studio" Report *(Enclosure)*
   g) Northland Corridor – EDA Grant Application (631), BOA, and Misc. Updates
   h) Northland Corridor – Community Solar & Microgrid Project Update
   i) 537 East Delavan – Subdivision Update *(Enclosure)*
   j) COB / BUDC (NorDel II) Land Exchange Update *(Enclosure)*
   k) Plesh / BUDC Land Exchange Update

3) Buffalo Lakeside Commerce Park *(All Information Items)*

   a) 255 Ship Canal Parkway - Uniland Development Land Sale Agreement Update
   b) 283 Ship Canal Parkway – Sonwil Distribution Building Construction *(Enclosure)*
   c) 193 Ship Canal Parkway - LaBella RAAP & RAWP Update *(Enclosure)*
   d) Various Parcels - Zephyr Investors, LLC Land Sale Agreement Update
   e) NYSDOT Skyway Alternatives Study

4) 308 Crowley Project Update *(Information)*

5) 2020 Authority Budget Office Property Report (Draft) *(Information) (Enclosure)*

6) 2021 Property and Liability Insurance Renewals *(Information)*

7) Adjournment *(Approval)*

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

Via Video Conference Call & Live Stream Audio

December 15, 2020
12:00 p.m.

Committee Members Present:

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

Committee Members Absent:

Kimberley A. Minkel
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.; Arthur Hall, BUDC; Thomas Mancuso, Mancuso Business Development Group; and Paul Tronolone, Empire State Development.

Roll Call: The meeting was called to order at 12:20 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 November 17, 2020 – The minutes of the November 17, 2020 Real Estate Committee meeting were presented. Mr. Kucharski made a motion to approve the meeting minutes. The motion was seconded by Mr. Penman and unanimously carried (5-0-0).

2.0 Northland Beltline Corridor

(a) Northland Central – Garwood Medical Build-out Update – Mr. Cammarata updated the Committee regarding the Garwood Medical tenant improvements that are under construction and presented renderings of the office space. Garwood Medical is on track to complete the tenant improvements by the end of January 2021. Rent payments commenced as of December 1st.

(b) **Northland Central – Retech Systems Build-out Update** – Mr. Cammarata updated the Committee regarding the Retech Systems tenant improvements work. Gilbane continues to work on the buildout of the manufacturing space, including electrical work and installation of concrete pads for the delivery areas. While substantial progress has been made, Mr. Cammarata indicated that the work may not be complete by December 31, 2020.

(c) **Northland Central – NYSERDA Grant Update** – Mr. Cammarata updated the Committee regarding the LEED designation for Northland Central. He noted that BUDC staff completed the commissioning certification application that is required to obtain the LEED designation for the building. While it was anticipated that the building would receive bronze LEED designation only, the building may achieve a silver LEED designation. Mr. Mancuso indicated that a kick-off meeting is scheduled for December 17th with NYSERDA to discuss performance evaluation, sub-metering and energy efficiency matters.

(d) **Northland Central – Parking and Signage** – Mr. Mancuso updated the Committee regarding parking and signage matters. He noted that the updated monument sign shows all current tenants at 683 Northland. He reported on parking, noting that there are currently 390 spots on the campus with an additional 40 spaces of on-street parking. He commented on the difficulty of having designated spots for students, visitors and employees and noted that additional parking spaces will become available with the acquisition of the Plesh properties. He also stated that parking lots have been re-named and that Cooper Signs, a WBE company, assisted with the installation of new parking signage and modification of current signage.

(e) **Northland Central – Prospect Update** – Mr. Cammarata commented on the recent *Buffalo Business First* article regarding Bank on Buffalo's announcement of a new branch location at 683 Northland. Mr. Cammarata confirmed that there are ongoing lease discussions with Bank on Buffalo for approximately 1300 square feet of space at 683 Northland.

(f) **Northland Corridor – BOA, EDA Grant Application (631) & Misc. Updates** – Mr. Hall presented the Northland Corridor update. He noted that BUDC staff continues to make changes to the draft BOA and is working with the Buffalo Sewer Authority on mapping issues. He reported on a LISC grant that will be utilized to solicit feedback on placemaking in the corridor. Mr. Hall indicated that the UB Urban Planning and Real Estate Studio presented its final plan for the corridor, and that the final plan document is available for review. He also reported that banners have been hung along Northland and Schauf Avenues.

(g) **Northland Corridor – Community Solar & Microgrid Project Update** – Ms. Gandour reported that ESD is expected to consider at its December 17th Board meeting a $200,000 grant to BUDC for the campus energy microgrid and community solar project for the Northland corridor. She noted that BUDC will be working with Frey Electric once the funding is secured.

(h) **Plesh/BUDC Land Exchange Update** – Mr. Bussiere presented a brief report on the Plesh land exchange transaction. Title commitments have been circulated and draft closing documents are being prepared and reviewed.

(i) **COB/BUDC Land Exchange Update** – Mr. Bussiere presented a brief report regarding the City of Buffalo/NorDel II, LLC land exchange transaction, noting that Hurwitz and Fine received the executed documents from the City and will be recording the deeds this week to complete the land exchange transaction.

3.0 Buffalo Lakeside Commerce Park

(a) **Uniland Development Land Sale Agreement – Third Amendment** – Mr. Cammarata presented a proposed amendment to the Land Sale Agreement (LSA) with Uniland for the sale of 255 Ship Canal Parkway. He reported that Uniland has requested that BUDC extend the due diligence period through February 28, 2021 and amend the definition of the term "Project" in the LSA to include a solar project. Uniland also requested that BUDC consent to Uniland executing a NYS Brownfield Cleanup Program (BCP) application and related documentation and to conduct testing in furtherance of a BCP project at the site. Mr. Cammarata commented on the change of use request, noting that this would be the first solar power generation project located within the City of Buffalo. The Committee discussed the Uniland requests. Mr. Mehaffy noted that the limitations of the site are well known and that a solar project would align with the Mayor's Smart City initiatives. He also noted that the non-permanent nature of the solar project would not necessarily prohibit future development of the site. Mr. Kucharski commented on the impact of soil conditions on the feasibility of constructing buildings on the site. Mr. Slater expressed reservations regarding the Uniland request for consent to execute a NYS Brownfield Cleanup Program application, indicating that Uniland should first purchase the property then submit its own BCP application. At the end of the discussion, Mr. Penman made a motion to recommend that the Board of Directors approve an amendment to the Land Sale Agreement to extend the due diligence period through February 28, 2021 and to amend the definition of the term "Project" in the agreement to include a solar project. The motion was seconded by Ms. Curry and unanimously carried (5-0-0).

(b) **193 Ship Canal Parkway Prospect & LaBella SIWP Update** – Mr. Cammarata noted that the prospect is awaiting further information from NYSDEC regarding its investigation of the site, which is expected after January 1, 2021.

(c) **BLCP – Zephyr Investors, LLC Land Sale Agreement Update** – No update was presented for this item.

(d) **Parcel 3 – Arcadis FER/SMP Certification Project Update** – Mr. Cammarata reported that Arcadis submitted the final engineering report and soil management plan to NYSDEC. BUDC is waiting for a response, which is expected after January 1, 2021.

(e) **NYSDOT Skyway Alternatives Study** – Mr. Tronolone discussed the two traffic alternatives under consideration with respect to the Skyway project and the proposed traffic patterns that could be established if the Skyway were removed. He noted that the second alternative plan has been designated for approval and has been circulated to all cooperating agencies subject to a fifteen day comment period. He noted that the second alternative route would not affect the BLCP wetlands area of the land under contract with Zephyr.

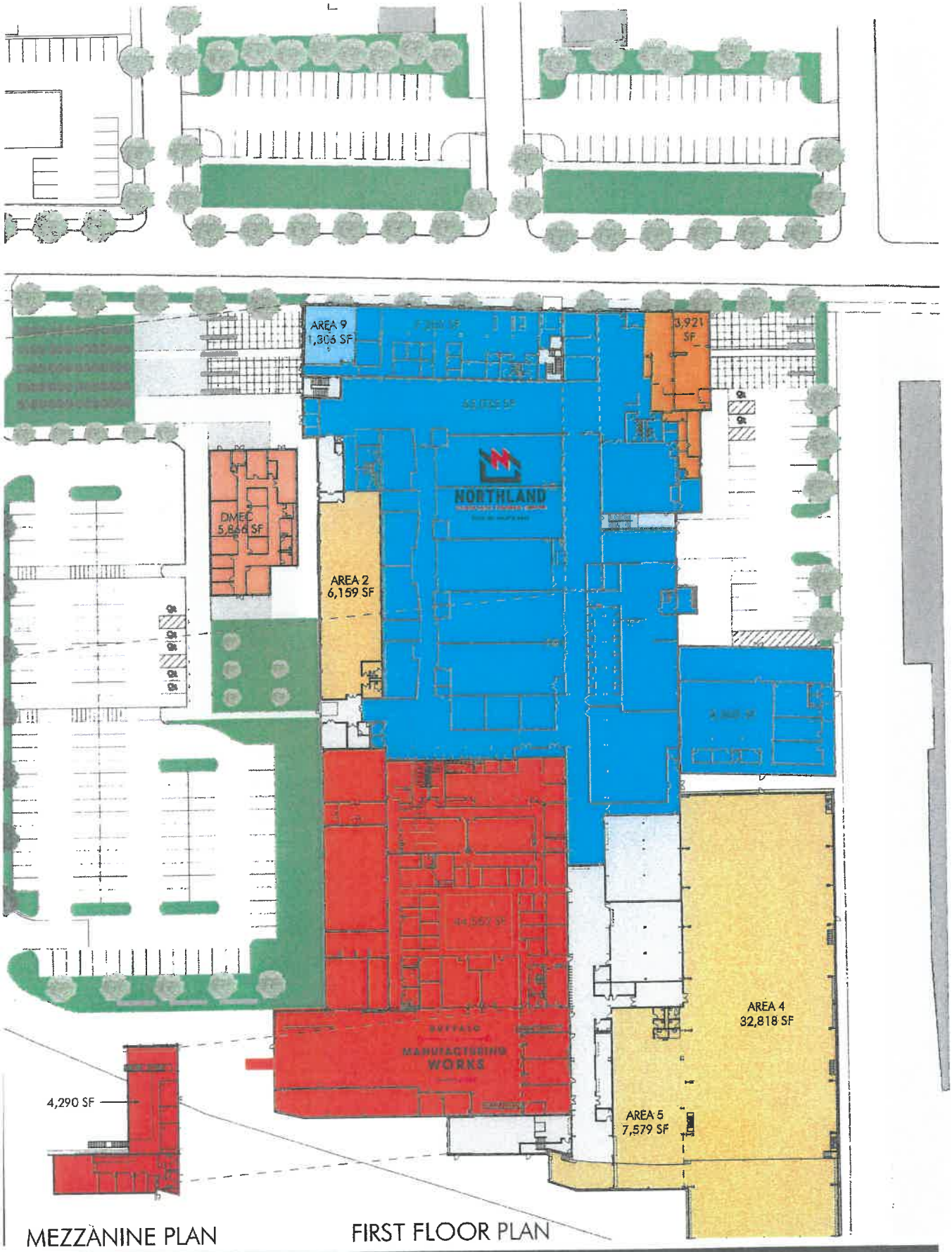
(f) **Snow Removal Service & Maintenance** – Mr. Cammarata shared images of the debris at the end of the canal resulting from the recent windstorm and commented on the collaborative efforts of BUDC and the City of Buffalo Department of Public Works to remove the debris.

4.0 **308 Crowley Update** – Mr. Cammarata updated the Committee regarding the Section 106 process and the select demolition negotiations with SHPO. A public meeting will be held soon with respect to the Section 106 process. Mr. Mehaffy noted that the Buffalo Municipal Housing Authority (BMHA) recently awarded redevelopment contract work for three BMHA properties, including Shaffer Village, which is located adjacent to the 308 Crowley site. Mr. Penman disclosed to the Committee that his firm, Penman Development Partners, was selected by BMHA to redevelop Shaffer Village and that given the proximity of Shaffer Village to the 308 Crowley site, he would abstain from discussion and voting on any matters pertaining to the 308 Crowley site.

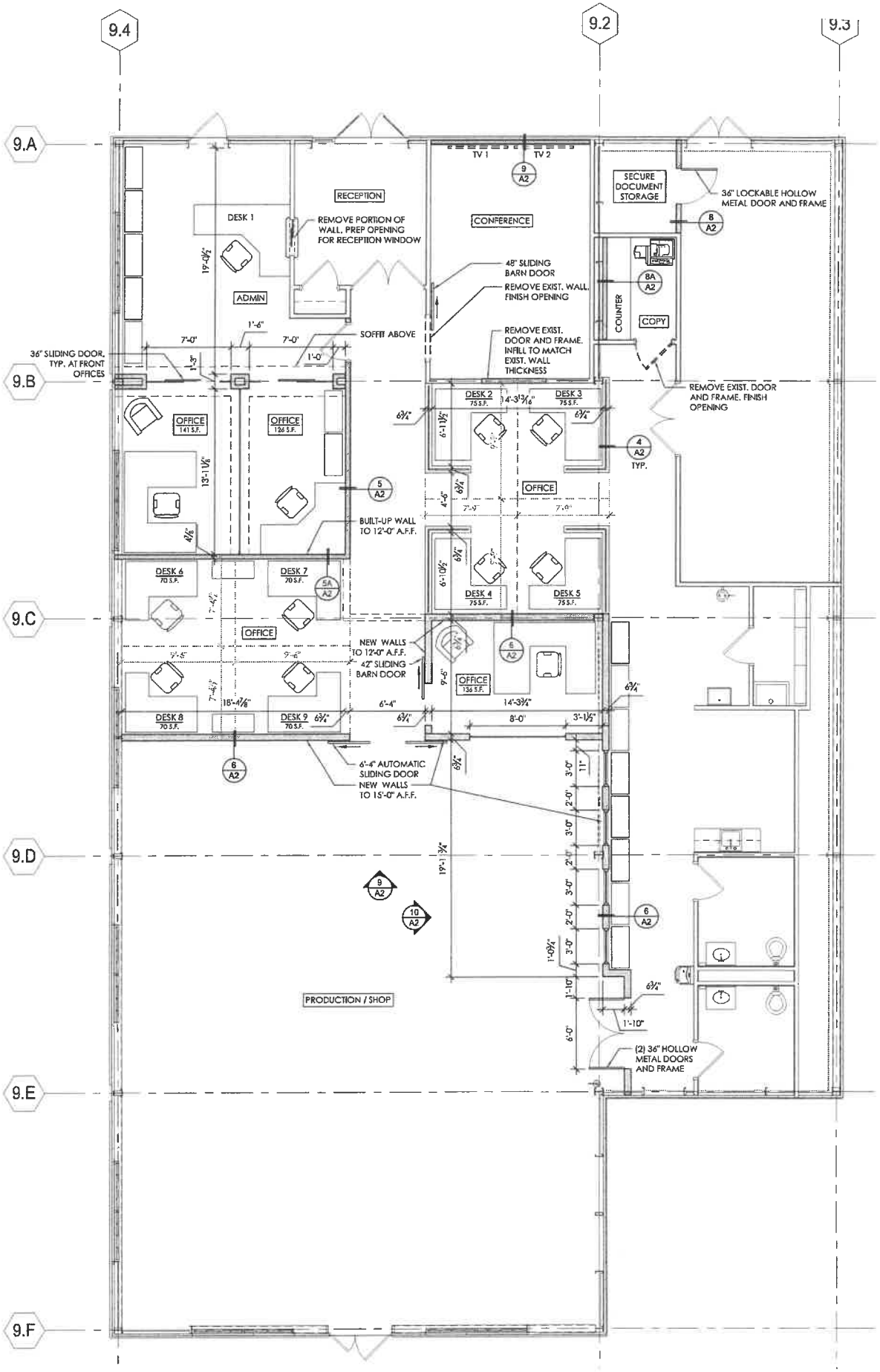
5.0 **Adjournment** – There being no further business to come before the Committee, upon motion made by Ms. Curry, seconded by Mr. Mehaffy and unanimously carried, the December 15, 2020 meeting of the Real Estate Committee was adjourned at 1:10 p.m.

Respectfully submitted,

Kevin J. Zanner
Secretary



NY Power Authority | NEW YORK STATE OF OPPORTUNITY. Empire State Development | Gilbane | WATTS ARCHITECTURE & ENGINEERING



PROPOSED PLAN

SCALE: 3/16" = 1'-0" (1 / A1)

ITEM 2c

Cammarata, Peter

From: BNMA <peterc@bnmalliance.com>
Sent: Monday, January 11, 2021 9:59 AM
To: pcammarata@buffalourbandevelopment.com
Subject: BNMA Pleased to Introduce Northland Manufacturing

[Message is from an external source]

NORTHLAND
WORKFORCE TRAINING CENTER
Train for what's next.

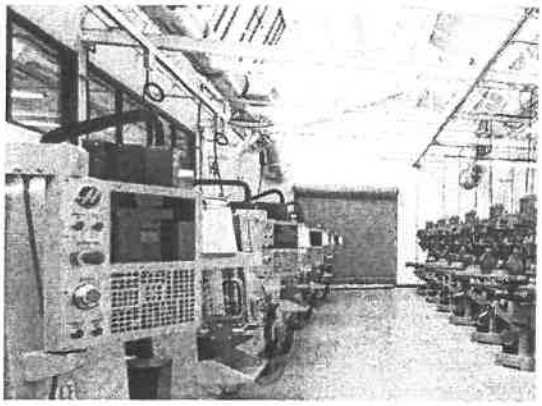
BNMA Proud to Introduce Northland Manufacturing

An Innovative Approach

Advanced Manufacturing is about innovation and this includes how we train for the future. Northland Manufacturing allows industry partners to support a job shop environment that creates a world-class training experience to better prepare students for success. This innovative approach provides local industry partners with supplemental capacity and a supply chain of qualified talent to meet their future needs.

What is Northland Manufacturing?

Northland Manufacturing is a machine shop within Northland Workforce Training Center (NWTC) offering business-to-business (B2B) contract manufacturing services, while providing students with real work experiences aligned with their education and training at NWTC. By partnering with Northland Manufacturing on machining projects, firms will be contributing to the development of the talent pipeline for the advanced manufacturing sector while in return receiving a quality fair-priced product. Revenue generated by Northland Manufacturing supports NWTC's organizational sustainability while contributing to the redevelopment of Buffalo's East Side and the overall economy of Western New York.



Why Northland Manufacturing?

Northland Manufacturing offers a non-competitive business-to-business (B2B) sourcing solution providing CNC Milling, Turning, light assembly and traditional job shop services for the manufacturing sector. Collaborating with Northland Manufacturing allows firms to create valuable capacity for new and/or growing projects while developing a potential pool of qualified applicants available to fill critical talent needs. Added benefits include;

- Reduced Production Costs
- Reallocate resources to focus on priority projects and customers
- Cost effective, non-competitive sourcing option for jobs that may be outside of your core competencies

---

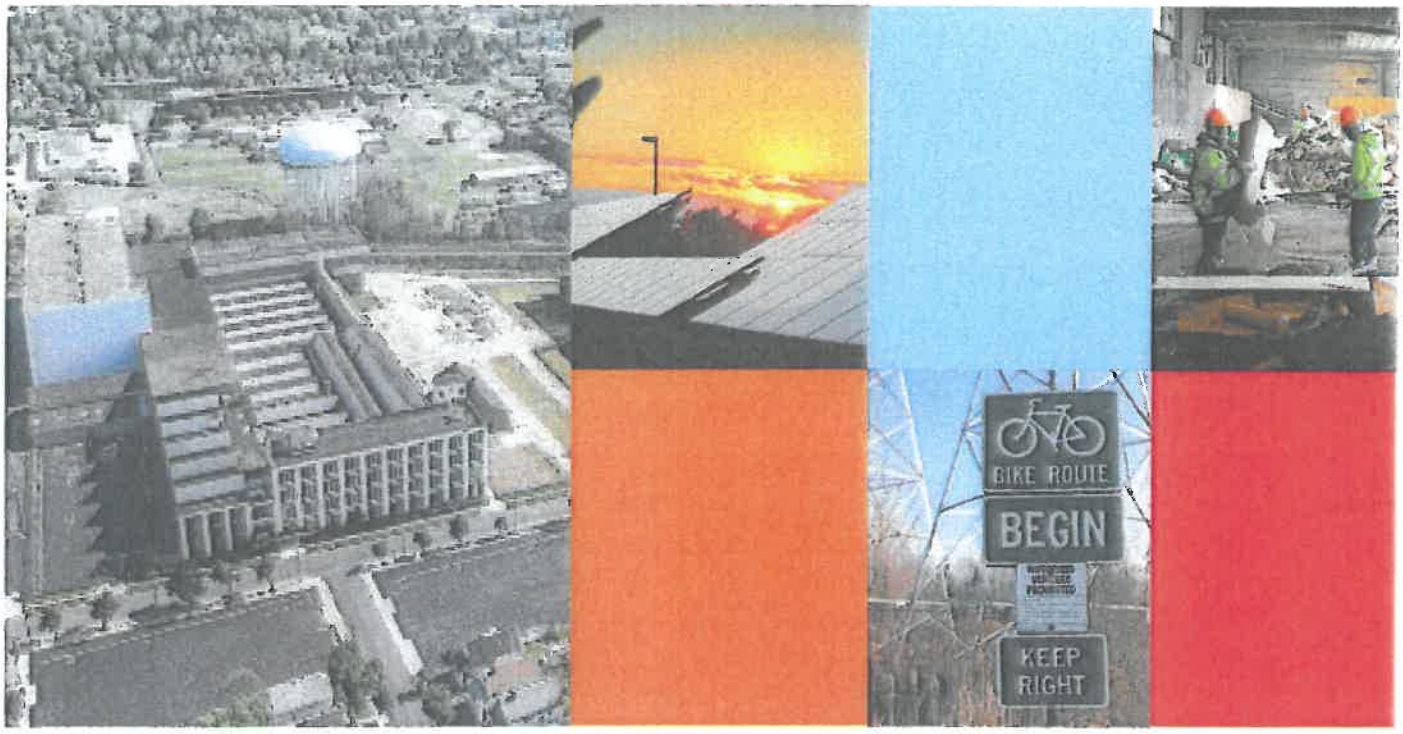
For more information reach out to Jon Sieminski, Northland Director of Contract Manufacturing

e-mail: jsieminski@northlandwtc.org

phone: 716-481-3575

NEAR-TERM STRATEGIES FOR THE NORTHLAND CAMPUS

Study Prepared for the Buffalo Urban Development Corporation (BUDC)



Produced by: Graduate Capstone, Program in Real Estate Development | Graduate Practicum, Department of Urban and Regional Planning

Fall 2020

School of Archtecture and Planning
Hayes Hall
University at Buffalo

ABOUT THE REPORT

The following report was undertaken in the Fall 2020 semester by graduate students from the School of Architecture and Planning at the University at Buffalo in a collaboration between the Master of Science in Real Estate program and the Master of Urban Planning program. We as students were responding to a request from the Buffalo Urban Development Corporation (BUDC) to consider options and visions for the next phases of development in the Northland Campus.

We would like to extend our gratitude for BUDC's invitation to our graduate practicum (also known as "studio" or "capstone)", as well as their advice and support as we conducted this exciting investigation into the future of the Northland Campus. The exploratory ideas expressed within are those of students, arrived at under the supervision of instructors V. Jeffrey LiPuma and Ernest Sternberg. As such, they do not necessarily reflect the views or policies of the BUDC.

We appreciate the opportunity to have studied the Northland Campus and Delavan Grider Neighborhood, with the hope that we have done so in a way that benefits the future of the area and the region. We share the same hope for a revitalized future, spurred by new kinds of industrial and environmental initiatives.

Students

Alison Liang
Angelo Rhodes
Camile Brown
Daniela Leon
David Kelly
Elise Cloutier
Eric Benz
Jasraj Sandhu
Joseph Crispus Karanja
Justyn Bellitto
Kennedy Alexis
Melanie Monroy
Michael Burton
Qais Alqaddah
Sean McGranaghan
Sydney Alford
Tanner Schmit

Graphic Design and Layout

Daniela Leon
Camile Brown

Instructors

Prof. Ernest Sternberg, PhD
Prof. V. Jeffrey LiPuma, MBA, CCIM, SIOR

2020

ACKNOWLEDGMENTS

Buffalo Urban Development Corporation

Arthur Hall
Dennis Elsenbeck
Peter M. Cammarata
Thomas Mancuso, SIOR

UB Regional Institute

Bart Roberts
Chiwuike Owunwanne

Organizations

African American Cultural Center
Buffalo Sewer Authority
Delavan Grider Community Center
Northland Beltline Taxpayers Assoc.
Northland Workforce Training Center
True Bethel Baptist Church

State University at Buffalo

Christina Orsi
Dean Robert Shibley
Prof. Hiro Hata
UB Arts Collaboratory

Real Estate Development Advisory Committee

Alan Dewart
David Stebbins
Mark Foerster

TABLE OF CONTENTS

1. Toward New Initiatives at the Northland Campus 1

2. Market Trends: Creating a Special Cluster on the Northland Campus 9

3. The Flex Strategy 23

- Part I Introduction 23
- Part II Tech Incubator | Transitional Space | Life Sciences Facility 28
- Part III Flex Industrial | Warehousing Facility 49
- Part IV Financial Analysis 51

4. Special Initiatives 55

- Commercial Condominiums 55
- Strategic Energy Plan 62
- Manufactured Housing Research and Development Facility 66

5. Creating Neighborhood Connections: The Greening Strategy 73

- Houdaille Place 75
- Trail and Green Infrastructure 79

6. Conclusion 87

References 90

Appendices 95

- Appendix A | 741 Northland ProForma 95
- Appendix B | 541 E. Delavan ProForma 97
- Appendix C | New Build ProForma 99
- Appendix D | 741 Northland Loan Amortization Schedule 101
- Appendix E | 541 E. Delavan Loan Amortization Schedule 103
- Appendix F | New Build Loan Amortization Schedule 105

Northland In Its Community

For decades, the area around Northland Avenue suffered from divestment and abandonment, especially as many of its former manufacturing anchors succumbed to outside economic forces. Due to the adjacent Belt Line railroad, the corridor had become a strategic industrial hub able to move both people and products en masse. Once home to manufacturers such as Houdaille Industries, Otis Elevator Company, Curtiss-Wright Corporation, Northland Rubber Company, and Niagara Machine & Tool Works (later Clearing Niagara), the products that left the loading docks went on to forge modern America. A blue-collar workforce, building aircraft engines, plunger elevators, and automobile parts, established residency near their employers starting in the turn of the century. Over time, this pattern of settlement formed the Delavan Grider neighborhood known today.[1]

As Buffalo entered into its post-industrial epoch, the once dynamic cluster of manufacturers slowly faded into history. This narrative of decline has manifested itself in both spatial and demographic changes within the surrounding neighborhood, as a once dense and walkable community is now less-conducive to pedestrian interaction and high in vacancy. Changes in the fortunes of Northland over the years have been borne onto nearby residents, with 35.6% of the surrounding Masten District community living below the poverty line.[2] As of August 2020, this same area had the highest unemployment rate in the city at 11.3%.[3] Overall, the housing profile indicates only 24.6% of homes are owner-occupied while 60.3% are rented.[4] The faces of these residents have also changed over the years, from a predominantly German and Eastern European population, to today's 82% Black/African American makeup.[5] Despite a popular perception of decay, the areas surrounding the Northland core (the Masten District) are still home to an aggregate of 27,671 people and an already existing vibrancy that cannot be ignored.[6]

The surrounding neighborhood has assets and stakeholders already active in shaping the future of the Northland Campus. Well-established community organizations, institutions, and places of worship serve as a nexus for opportunities to support social livelihood and economic sustainability. Examples of

actors providing capacity-building and direct service include: Delavan Grider Community Center (Metro CDC), Mt. Olive Church / Mt. Olive Development Corporation (MODC), True Bethel Church / True Community Development Corp (TCDC), Northland Beltline Taxpayers Association, and Erie County Medical Center (ECMC).

The Role of the Buffalo Urban Development Corporation

In 2014, bolstered by Governor Cuomo's Buffalo Billion and Empire State Development funding, the Buffalo Urban Development Corporation (BUDC) acquired over 35 acres of vacant land and roughly 700,000 square feet of underutilized industrial space on Buffalo's East Side.[7] This brownfield redevelopment project came with a vision to not only reactivate employment within the campus, but to also revitalize a neighborhood long suffering from neglect. As the City of Buffalo's not-for-profit development agency, BUDC's role at Northland represents a case study on the positive impact of public benefit corporations in developing urban areas ignored by private investors.

Since the inception of the Northland Campus, BUDC has spearheaded its economic development efforts, overcoming many obstacles during that time. Their principal roles include land acquisition, creation of shovel-ready sites, rehabilitation of formerly distressed properties, and attracting new business to the campus. The aim of BUDC is to create an urban industry cluster focused on advanced manufacturing and innovation, with an integrated workforce training component. With investment by New York State through Empire State Development, the agency has transformed the appearance and spirit of the Northland Campus.

In the summer of 2018, the Northland Workforce Training Center opened its doors after a $44 million investment, transforming the long dormant Northland Central building (Figure 1.1).[8] The successes continued in 2019 after Albright-Knox announced the opening of an exhibition space on Northland Avenue. Now open since January 2020, it marks a new chapter in cultivating a cultural identity for Northland's beyond solely manufacturing. The year 2019 also saw the completion of the first phase of streetscape and green infrastructure improvements, a step contributing to a larger strategy of placemaking within the campus.

Figure 1.1. Evidence of the Northland Transformation. Note: Northland Central in 2014 (left) to present day (right). Source: Google Earth (2014); New York State (2020); Justyn Bellito (2020).

Fast forward to the present day and 2020 has marked the start of a new juncture for the campus. Northland Central is leased nearly to full capacity in just a few short years, bringing in outside companies to call the area their new home. These businesses represent the advanced manufacturing, engineering, and life sciences clusters. Finally, recently completed BUDC land swaps and the Buffalo Planning Board's approval for the Houdaille property division equate to top new shovel-ready sites to expand upon the investment opportunities within the campus. The BUDC leadership team has requested our joint studios' involvement in creating visions for the campus that complement the successes already achieved.

The Northland Campus Today

The consolidation of properties under BUDC ownership gave birth to the area today referred to as the Northland Campus (Figure 1.2a). Bounded by Northland Avenue and to the south, East Delavan Avenue to the north, Grider Street to the east, and Fillmore Avenue to the west, the zone consists of a mixture of zoning permissions (Figure 1.2b). The updated Buffalo Green Code allows for flex-commercial, strip-retail, residential, and light industrial uses, making it a truly flexible environment. In our team's inventory of BUDC-owned structures at Northland, approximately 247,000 square feet is currently occupied by tenants, with an additional 191,800 remaining vacant (Figure 1.3).

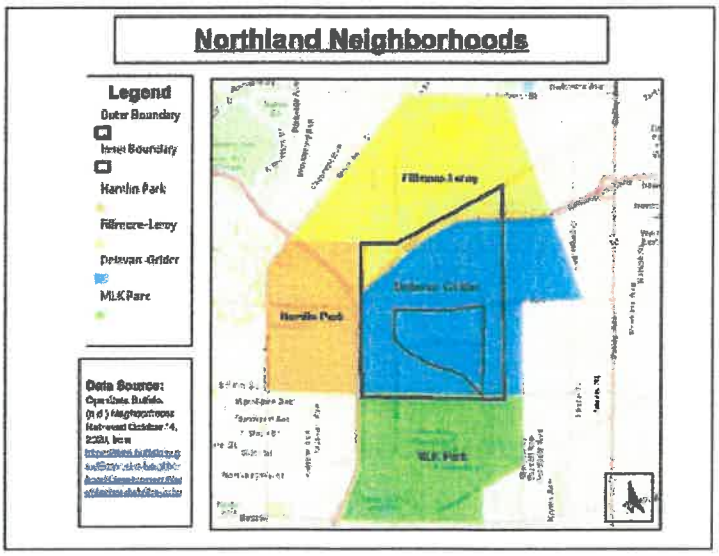


Figure 1.2.A. Definition of Northland Campus. Note: indicated in black lines, with inner and outer cores Source: Illustration created by Sydney Alford and Sean McGranaghan (2020).

683 Northland: Northland Central

The epicenter of development has emanated from the Northland Central Building at 683 Northland, the anchor point for the campus (Figure 1.4). With parts of the structure originally built in 1910, its 235,000 square feet were fully restored in 2019.[9,10] Formerly the headquarters of Niagara Machine & Tool Works (later Clearing Niagara), the four-story, mixed-use structure is now occupied by the Northland Workforce Training Center, Retech Systems, Buffalo Manufacturing Works, SparkCharge, Rodriguez Construction, and the Manna@Northland restaurant. Manufacturing tenants have access to high bays, loading docks, and the recent installation of a crane. Sitting on 7.3 acres of land, it is the building with the largest footprint on the entire campus.

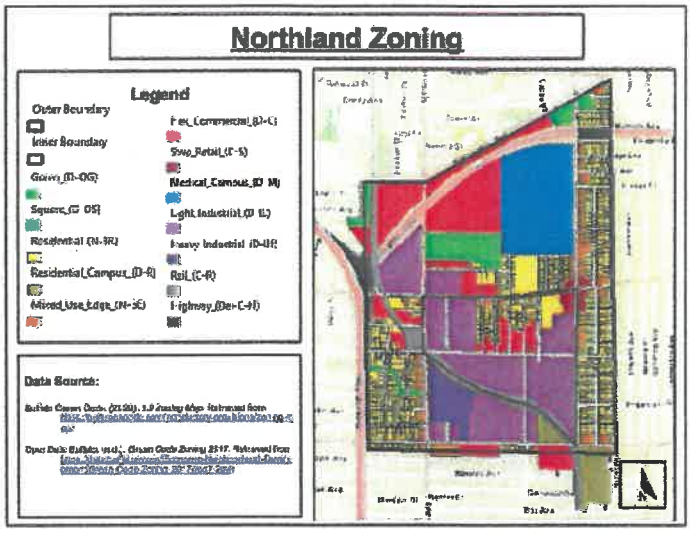


Figure 1.2.B Details of Northland Campus Zoning. Source: Illustration created by Sydney Alford and Sean McGranaghan (2020).

The "Red Shed" at 683 Northland

Situated adjacent to Northland Central is the recently renovated 6,000 square foot Red Shed building (Figure 1.5). Despite its modern shell completed in 2020, the single-story structure is one of the oldest remnants of the original Niagara Machine & Tool Works complex, dating back to 1913.[11] As of December 2020, the location is the home of Garwood Medical Devices, the first life sciences client to call Northland home.[12]

612 Northland: Albright Knox

Directly across the street sits the Albright-Knox Art Gallery satellite site. Opening in January 2020, the location has been able to host several exhibitions and community activities despite the limitations of a pandemic. The 6,000 square foot building it occupies was once part of the former Houdaille complex (Figure 1.6). The single-story structure, renovated in 2019-2020, is home to the gallery's collection while construction continues on its Elmwood Avenue flagship location.

Power Substation

As seen in Figure 1.7, sits directly across the street sits the Albright-Knox Art Gallery satellite site. Opening in January 2020, the location has been able to host several exhibitions and community activities despite the limitations of a pandemic. The 6,000 square foot building it occupies was once part of the former Houdaille complex. The single-story structure renovated in 2019-2020, is home to the gallery's collection while construction continues on its Elmwood Avenue flagship location.

537 East Delavan (Houdaille Complex)

Consisting of 11.1 acres of land, a large portion of the former Houdaille complex was demolished in 2017. All that remains today of the original structure are portions located on East Delavan Avenue. The single-story steel skeleton and brick facades that remain are in the process of rehabilitation. Still intact on the site is the prominent smoke stack marked with the Houdaille Manufacturing Company's signature. Saved for historic preservation purposes, the brick structure is a vital placemaking and community connections component of future Northland phases (Figure 1.8).

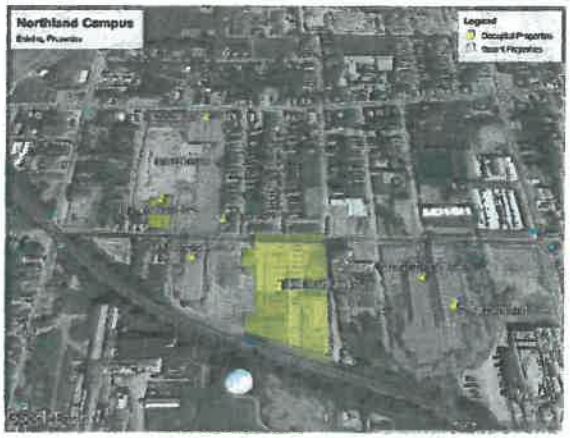


Figure 1.3. Satellite View of Northland Campus Building Inventory. Source: Google Earth (2020).

Figure 1.4. Northland Central. Note: Exterior of 683 Northland. Source: Justyn Bellitto (2020).

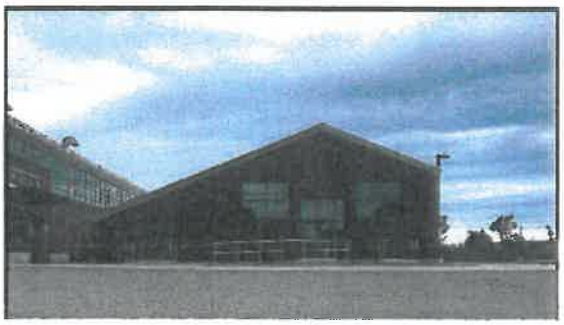


Figure 1.5. The "Red Shed" at Northland Central. Note: Rehab space now occupied by Garwood Medical Devices. Source: Justyn Bellitto (2020).

631 Northland

Of all the unoccupied buildings in the campus, this 40,800 square foot structure is perhaps the most capable of hosting a new tenant in the near-future. Formerly Clearing Niagara's Metal Fabricating Plant dating back to 1953, the structure appears multi-story from the exterior, but is in fact single-story (Figure 1.9).[13] Its high bays, loading docks and open interior equipped with a crane is ripe for rehabilitation for a future manufacturing occupant.

Figure 1.6. Albright-Knox at 612 Northland. Note: Albright-Knox at 612 Northland. Source: Justyn Bellitto (2020).

741 Northland

This vacant structure erected in 1943 sits on 4.9 acres along Northland Avenue that once housed an Otis Elevator Company manufacturing facility.[14] The interior contains 92,000 square feet of single-story space, including high bay, loading docks, and six cranes. Due to neglect and damage accumulated over the years, immediate stabilization and significant rehabilitation would be needed to restore structural integrity (Figure 1.10).

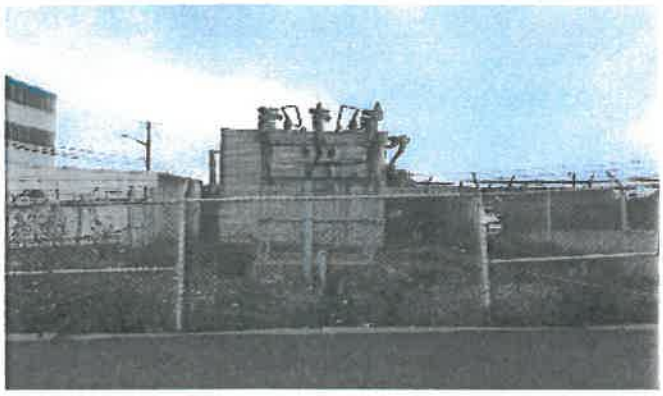


Figure 1.7. BUDC-owned Power Substation. Note: Located in the parking lot on Northland Avenue. Source: Justyn Bellitto (2020).

777 Northland

The final structure on this inventory, its origins date back to 1913 when it was home to the Otis Elevator Company's Foundry Department.[15] Later, it would be a Curtiss-Wright facility for the manufacture of aircraft components. Its 59,000 square foot single-story configuration contains high bays, a saw-tooth roof, and loading docks (Figure 1.11). Despite its historical significance, all but the Northland Avenue façade will require demolition. Future building construction will require the incorporation of the historic three-bay wall with Curtiss-Wright insignia into the final design.

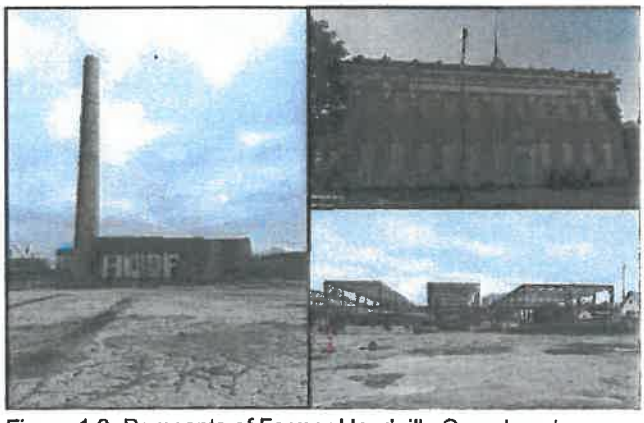


Figure 1.8. Remnants of Former Houdaille Complex at 537 East Delavan. Note: (Clockwise left to right) Houdaille chimney, Houdaille façade on E. Delavan facing south, remaining steel skeleton. Source: Google Earth (2014); Justyn Bellitto (2020).

Moving Forward

While this report seeks to capitalize off the successes and strengths of the Northland Campus, it is prudent to advance a proposal forward with a recognition of historic troubles and future challenges. Due to current economic uncertainty, funding flexibility and creativity will be required to advance future phases of development. Likewise, the campus faces competition not just from cities of similar market size, but also from other industrial reactivation corridors in the region. While we will advance proposals that we hope will foster wider neighborhood stability and vitality, systemic issues still persist, such as: food inaccessibility, crime, limited educational attainment, an aging housing stock, and lack of environmental sustainability. This report and the recommended actions herein seek to further anchor the Northland Campus as a community institution with a greater stake in the holistic social revitalization of the community.

Figure 1.9. 631 Northland. Note: 631 Northland appears in red on satellite imagery (left), street view facing southeast (right). Source: Google Maps (2020); Justyn Bellitto (2020).

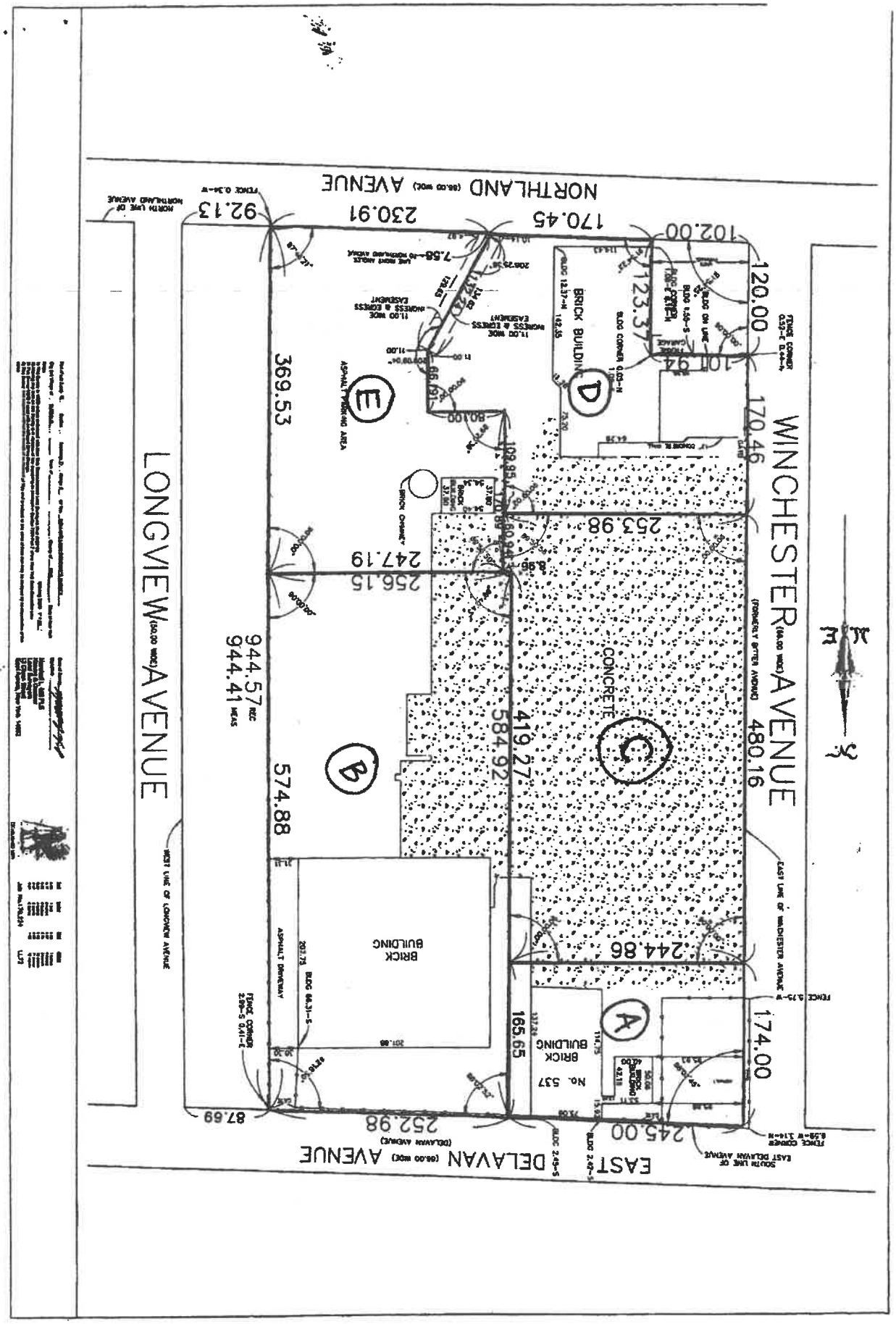
Figure 1.10. 741 Northland. Note: (Clockwise left to right) 741 Northland appears in red on satellite imagery, exterior facing south, exterior facing west. Source: Google Maps (2020); Justyn Bellitto (2020).

Figure 1.11. 777 Northland. Note: (Clockwise left to right) 777 Northland appears in red on satellite imagery; exterior of saw-tooth roof facing west; historic wall on Northland Avenue to be saved for future building. Source: Google Maps (2020); Justyn Bellitto (2020).

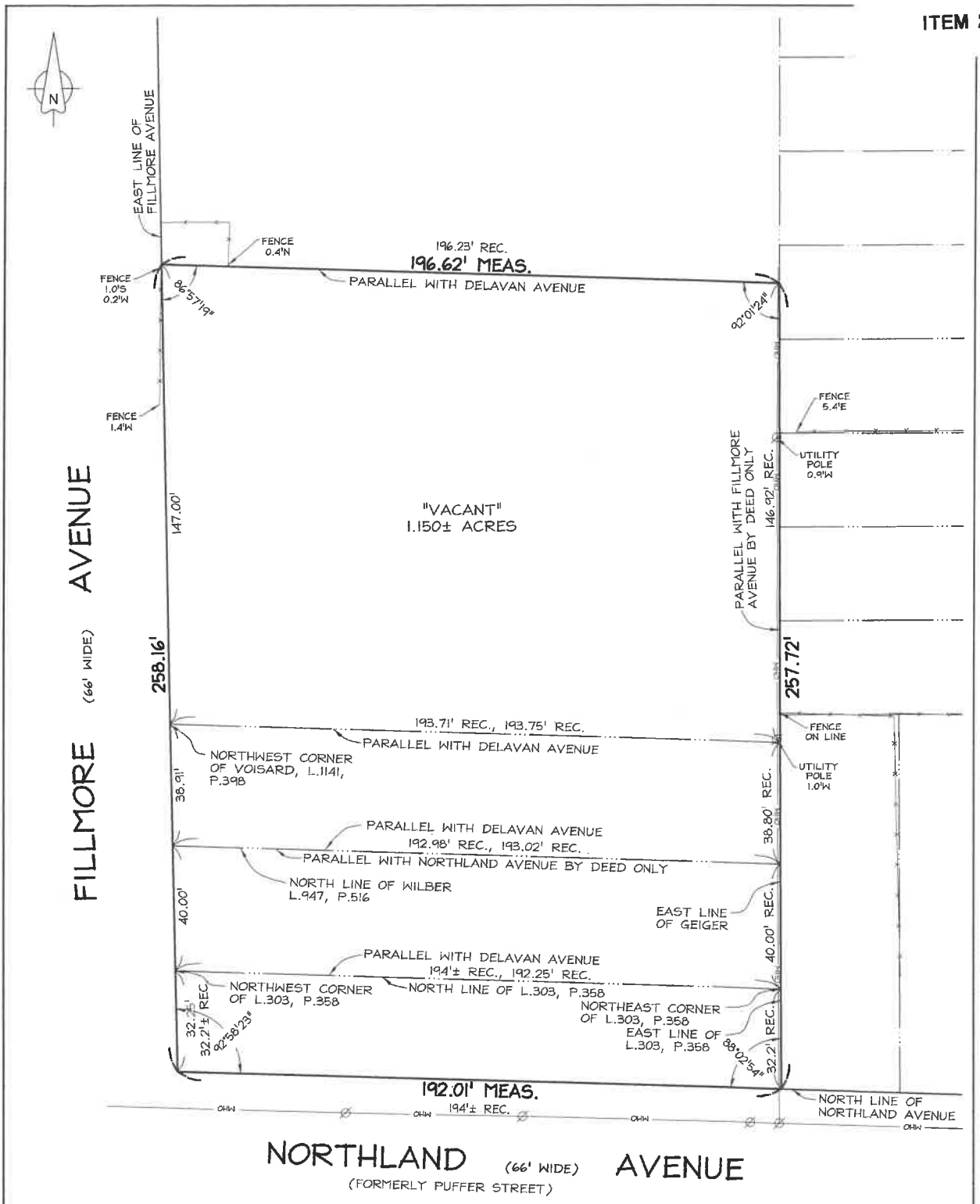
Recommendations to Come

Following a comprehensive investigation into the Northland Campus, and the confluence of the sociology, geography, history, economics, and precedent surrounding it, this report will outline the framework for the following recommendations:

- A Tech Incubator and/or a Life Science building, with two site options presented
- A Flex Industrial building and/or Warehousing, with two possible phases described
- Three special initiatives, including, a commercial condominium with four site options presented, a renewable energy initiative, and a manufactured housing research facility
- Improved community connections proposing a new Houdaille Place Event Space and significant investment in greenways and bikeways.



Book11367/Page4613



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

509 Main Street, P.O. Box 516, East Aurora, NY 14052
p (716) 655-1058 f (716) 655-1964 www.nussclarke.com

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

NUSSBAUMER & CLARKE, INC. EST. 1939 ENGINEERS AND SURVEYORS

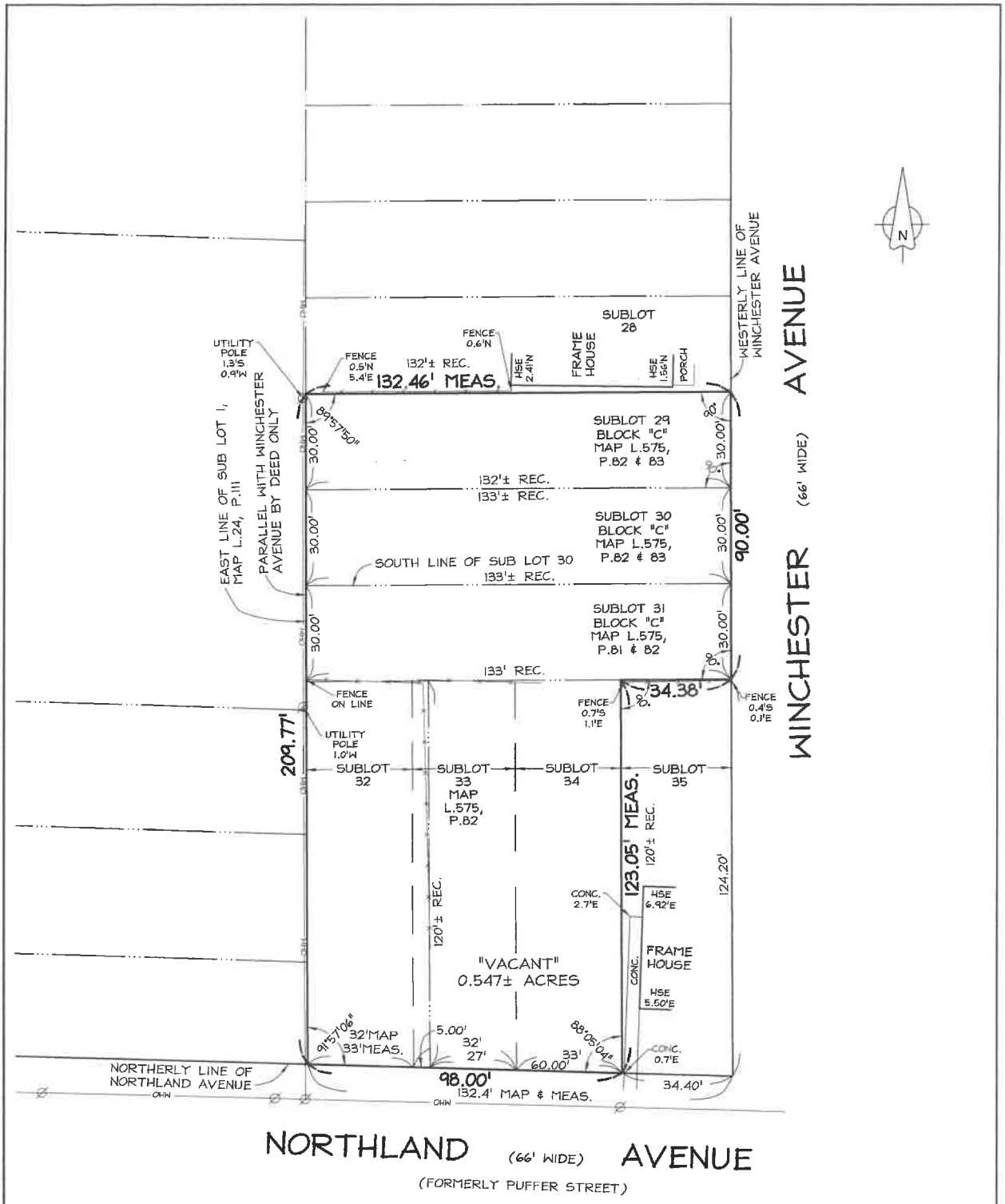
BOUNDARY SURVEY
1669-1681 FILLMORE AVENUE

Part of Lot 12, Township 11, Range 8
Holland Land Company's Survey
City of Buffalo
County of Erie, State of New York

Thornton A. Kenyon

Date of Survey: 1/29/19 Scale : 1" = 30' Project No. : 1933-0012

Successors to the records of Graf Land Surveyors Successors to the records of James L. Shisler, Land Surveyor



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

509 Main Street, P.O. Box 516, East Aurora, NY 14052
p (716) 655-1058 f (716) 655-1964 www.nussclarke.com

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

NUSSBAUMER & CLARKE, INC. ENGINEERS AND SURVEYORS EST. 1933

BOUNDARY SURVEY

572-574 NORTHLAND AVENUE &
162-168 WINCHESTER AVENUE
Part of Lot 12, Township 11, Range 8
Holland Land Company's Survey
City of Buffalo, County of Erie, State of New York

Thornton A. Kenyon

Date of Survey: 1/29/19 Scale : 1" = 30' Project No. : 19J3-0013

Successors to the records of Graf Land Surveyors Successors to the records of James L Shisler, Land Surveyor

Sonwil's new Buffalo warehouse heads to planning board

Jan 8, 2021, 5:05pm EST

More details have been released concerning Sonwil Distribution Co.'s planned Buffalo Lakeside Commerce Park warehouse.

JOED VIERA
The lobby stairs in Sonwil's new headquarters ar surrounded by two shipping containers.

The single story building set for 283 Ship Canal Parkway will be 329,405 square feet, with nearly 324,000 of it used as a warehouse/distribution center, according to documents filed with the Buffalo Planning Board by project manager Robert Molnar from the Krog Group LLC. The warehouse will have 30 truck docks and 12 rail freight car docks on the 21.3-acre parcel.

The planning board will begin its review Jan. 11. The project has already been backed by the Buffalo Urban Development Corp., which developed the commerce park around the former Union Ship Canal off Route 5 near the Buffalo/Lackawanna border.

Peter Wilson, Sonwil president and CEO, cited client confidentiality clauses and said he couldn't reveal the warehouse's anchor tenant.

The project carries a $15 million development cost and will serve as a companion to a similarly-sized warehouse operation Sonwil built at Buffalo Lakeside Commerce Park seven years ago. The two centers will neighbor each other.

Construction is expected to start this spring and the building should be completed by early spring 2022.

James Fink
Reporter
Buffalo Business First

The City of Buffalo Planning Board
Regular Planning Board Meeting
1/11/2021 4:00 PM
Webex Virtual Meeting

webex.com Buffalo, NY 14202

Downloads:

Agenda Journal
Summary Proceedings

I. Call to Order

Roll Call

12405 : Virtual Meeting Notice - https://buffalony.webex.com/buffalony/j.php?MTID=m583cfaae6e3b6f84dffb8441f9fa453c

Agenda Item Printout

a. Virtual Meeting Notice

II. Approval of Meeting Minutes

Minutes of Dec 14, 2020 4:00 PM

III. Public Hearings

1. 21-35 : 283 Ship Canal Parkway - Construct Storage/Distribution Facility including a Coastal Consistency Determination

Agenda Item Printout

a. 3 COB Sonwil Letter of Intent

b. 2 Sonwil Site Plan Application

c. 1 Sonwil Coastal Assessment Form

d. 4 Sonwil Site Plan C-100 11x17

e. 4 Sonwil COB Elevations 11x17

f. 6 Project Location Map

g. 7 Sonwil Landscaping Plan L-100

h. 9 Sonwill Lighting Plan LP-100

21-35 : 283 Ship Canal Parkway - Construct Storage/Distribution Facility including a Coastal Consistency Determination

Agenda Item Printout

2. 21-34 : 1984 Elmwood Avenue - Subdivision.

Agenda Item Printout

a. 1984 Elmwood.SubdivisionSubmittal.Letter.12.22.20

b. 1984 Elmwood.35 NorrisCurrent Survey

c. 1984 Elmwood.SubdivisionPlat

d. 20J2-1978 Legal Description.Subdivision parcel 'I'-6.942acres

e. 20J2-1979 Legal Description.Subdivision Parcel 'II'-4.450acres

21-34 : 1984 Elmwood Avenue - Subdivision.

Agenda Item Printout

THE CITY OF BUFFALO
The City of Buffalo Planning Board

Minutes • January 11, 2021

901 City Hall

Buffalo, NY 14202
http://www.city-buffalo.com
James Morrell

Regular Planning Board Meeting **Webex Virtual Meeting** **4:00 PM**
webex.com, Buffalo, NY 14202

I. Call to Order

The meeting was called to order at 4:04 PM by Chairman James Morrell

Attendee Name	Present	Absent	Late	Arrived
James Morrell	☑	☐	☐	
Cynthia Schwartz	☑	☐	☐	
Horace Gioia	☑	☐	☐	
Martha Lamparelli	☑	☐	☐	
Andrew Malcolm	☑	☐	☐	
Michael Rembis	☑	☐	☐	

Virtual Meeting Notice -
https://buffalony.webex.com/buffalony/j.php?MTID=m583cfaae6e3b6f84dffb8441f9fa453c

II. Approval of Meeting Minutes

Planning Board - Regular Planning Board Meeting - Dec 14, 2020 4:00 PM

III. Public Hearings

1. 283 Ship Canal Parkway - Construct Storage/Distribution Facility including a Coastal Consistency Determination

RESULT:	**CLOSED PUBLIC HEARING [UNANIMOUS]**
MOVER:	Horace Gioia
SECONDER:	Martha Lamparelli
AYES:	Morrell, Schwartz, Gioia, Lamparelli, Malcolm, Rembis

283 Ship Canal Parkway - Construct Storage/Distribution Facility including a Coastal Consistency Determination

Determined Project was Consistent with LWRP

RESULT:	**APPROVE SITE PLAN [UNANIMOUS]**
MOVER:	Cynthia Schwartz, Vice Chairman
SECONDER:	Horace Gioia
AYES:	Morrell, Schwartz, Gioia, Lamparelli, Malcolm, Rembis

2. 1984 Elmwood Avenue - Subdivision.

Reduction of Toxicity, Mobility, or Volume of Contamination with Treatment

Through removal of all impacted fill, this alternative would permanently and significantly reduce the toxicity, mobility, and volume of contamination within the Project Site. However, since this alternative transfers the fill material from one environment to another, an overall reduction of toxicity, mobility, and volume would not occur.

Short-Term Effectiveness

Short-term adverse impacts and risks to the community, workers, and environment during implementation of this alternative are possible due to the extensive disturbance of contaminated fill. Site workers would be required to wear personal protective equipment (PPE) during excavation to prevent direct contact with fill. Dust control methods would be required to limit the release of particulates during excavation activities and placement of the backfill soils. Physical hazards, primarily related to potential accidents from heavy truck traffic are also a concern, as the excavation work would require removal of a large number of truckloads of soil and import of a similar number of clean loads from the borrow source. Potential air quality and noise impacts to off-site receptors located along trucking routes due to the large amount of material transport required to implement the remedy are also a concern.

Implementability

Significant technical and administrative implementability issues would be encountered in construction of this unrestricted use alternative. These include, but are not limited to: the need for construction, maintenance, and operation of substantial dewatering facilities; the need to coordinate and secure disposal contracts with permitted off-site landfills; and difficulty locating local borrow sources for such a large volume of backfill.

Cost-Effectiveness

The estimated cost of this alternative is $49,846,399. Table 6 present a breakdown of the costs associated with Alternative 4.

Land Use

This alternative, although excessive for the anticipated future use of the Site, would not preclude commercial and industrial redevelopment.

8.0 COMPARATIVE EVALUATION OF ALTERNATIVES

This section of the report compares the remedial alternatives proposed for the contaminated fill material and presents the recommended action for each media group.

8.1 Contaminated Fill Material

Alternative 1: No Action

The No Action Alternative would not be protective of human health and the environment; would not be in compliance with SCGs; would not be an effective long-term remedy; and would not reduce the toxicity, mobility, and volume of contamination. The alternative would be consistent with the reasonably anticipated future use of the Project Site, but would not promote commercial and industrial redevelopment. There would be no implementability issues and no costs associated with this alternative.

Alternative 2: Placement of Soil Cover Prior to Redevelopment

This alternative would be protective of human health and the environment; would be an effective long-term remedy; and would be consistent with the future use of the Project Site. However, this alternative would increase short-term risks for the community and the workers while constructing the soil cover system and during redevelopment of the Project Site. Apparent implementability issues are associated with Alternative 2 including the placement of a large volume of clean soil from a borrow source (estimated 15,482 cubic yards) associated with the pre-redevelopment soil cover system. The majority of the soil cover system (assumed 80%) would be subsequently removed or covered during redevelopment of the Project Site. This alternative would be consistent with the anticipated future use of the Project Site. However, the placement of a soil cover over the Project Site would impact the ability and cost of redevelopment of the Project Site. Redevelopment would require the removal and displacement of most if not all of the soil cover during infrastructure and building construction.

Alternative 3: Project Site Cover System Implemented During Redevelopment

This alternative would be protective of human health and the environment; would be a long-term and permanent remedy; and would effectively reduce or eliminate potential exposure routes through the construction of a cover system, placement of an environmental easement, implementation of a SMP, and annual certifications. This alternative would not involve the implementability issues associated with Alternative 2 and would have a similar short-term risk. The cost of the remedy would be significantly lower than Alternative 2 and no additional impacts to the feasibility of redevelopment will be created. As a condition of occupancy, a Project Site developer would be required to cover all areas that exceed the Industrial Use SCOs and USEPA Office of Solid Waste and Emergency Response through the placement of asphalt, concrete, or clean soil cover. This alternative would meet the RAOs and is the most feasible remedy.

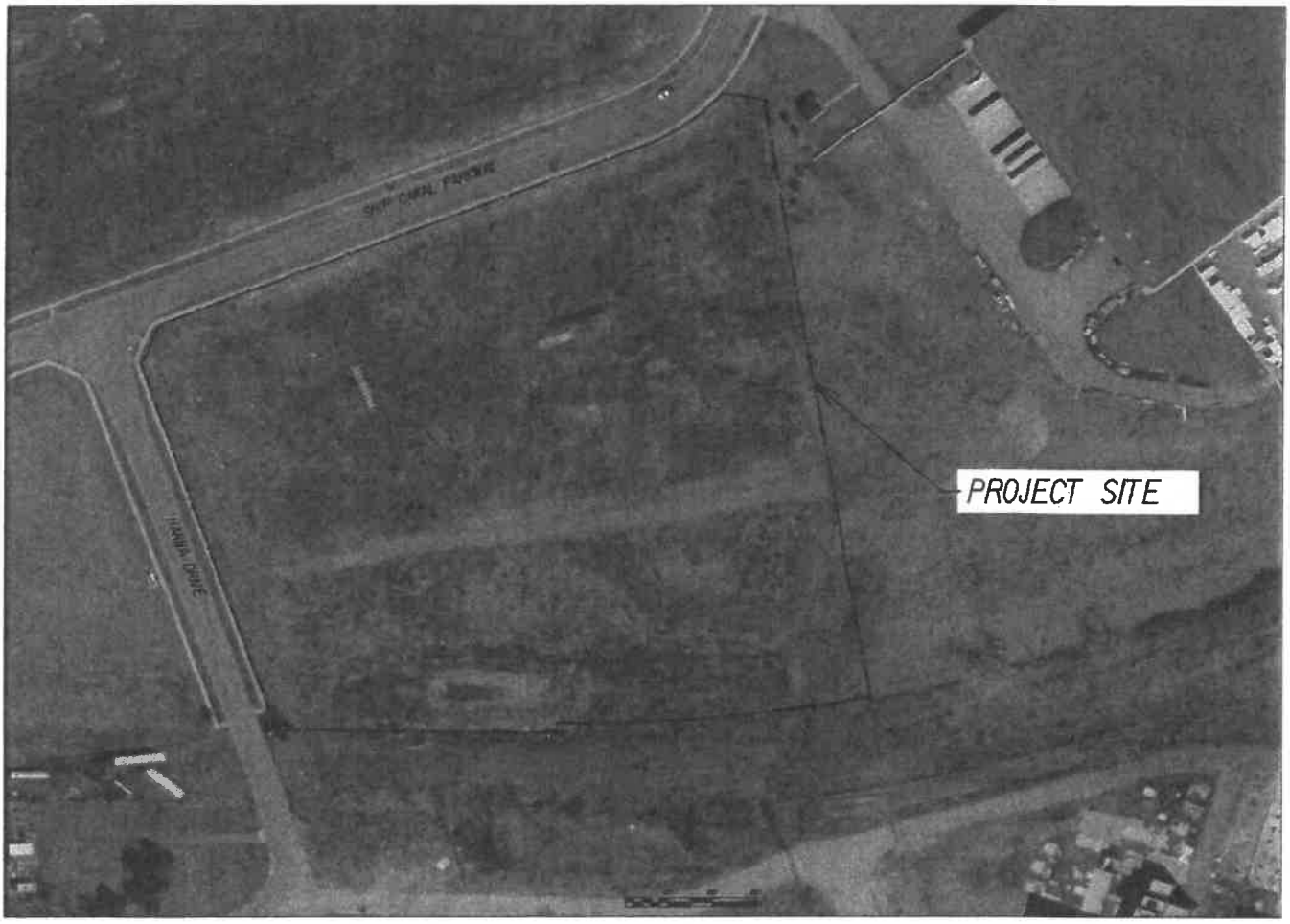
Alternative 4: Excavation of Impacted Fill to Unrestricted Use

This alternative would be protective of human health and the environment; would be a long-term and permanent remedy; and would reduce the toxicity, mobility, and volume of contaminants at the Project Site. The removal of 9.59 acres of fill to an estimated depth of eleven feet is impractical, and the high cost of this option makes this alternative infeasible.

Remedial Alternative Selection

The recommended remedial action to address the contaminated fill material at the Project Site is Alternative 3: Project Site Cover System Implementation During Redevelopment. This alternative includes:

- The implementation of a SMP
- The placement of an environmental easement on the property
- The construction of a cover system in conjunction with redevelopment of the Project Site
- The completion of annual certification of the engineering and institutional controls



LaBella
Powered by partnership

300 Pearl Street, Suite 350
Buffalo, NY 14202
716-551-5281
labellapc.com

BUFFALO URBAN DEVELOPMENT CORP.

Buffalo Urban Development Corporation
95 Perry Street, Suite 404
BUFFALO, NEW YORK 14203

193 Ship Canal Parkway BCP Project

193 Ship Canal Parkway
BUFFALO, NEW YORK 14218

PROJECT NO. 2202521

REVISIONS

NO.	BY	DESCRIPTION
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

DRAWN BY: AJB

APPROVED BY:

SHEET TITLE: FINAL SURVEY PLAT

DATE: DECEMBER 2020

DRAWING NAME:

PROJECT SITE
AERIAL MAP

SHEET NO.

FIGURE 2

TABLE 4
REMEDIAL COST ESTIMATE
PLACEMENT OF SOIL COVER PRIOR TO REDEVELOPMENT
193 Ship Canal Parkway, Buffalo, New York

Item	Estimated Quantity	Unit Cost	Estimated Total
Institutional Controls			
Placement of Environmental Easement	1 each	$15,000 /LS	$15,000
Preparation of Site Management Plan	1 each	$10,000 /LS	$10,000
		Institutional Controls Subtotal:	*$25,000*
Soil Cover System			
Clearing and Grubbing	9.59 acres	$5,000 /acre	$47,950
6" Part 375 Compliant Cover, Place & Compact (1)	7,741 CY	$25 /CY	$193,525
6" Imported Topsoil	7,741 CY	$35 /CY	$270,935
Establish Field Mix Turf	9.59 acres	$4,500 /acre	$43,155
Erosion Control	1 LS	$20,000 /LS	$20,000
Air Monitoring	1 LS	$10,000 /LS	$10,000
		Soil Cover System Subtotal:	$585,565
Environmental-Based Redevelopment Cost			
Clear/Remove Existing Cover Soil (2)	12,386 CY	$5 /CY	$61,930
Off-site Transportation and Staging Off-site	12,386 CY	$10 /CY	$123,860
Excavation for Building Footer and Utilities(3)	2,900 tons	$10 /ton	*$29,000*
Transport and Off-Site Disposal of Impacted Fill at MSWLF	1,920 tons	$60 /ton	*$115,200*
Transport and Off-Site Disposal of Radiological Impacted Fill	980 tons	$205 /ton	*$200,900*
Radiological Monitoring	20 days	$800 /day	$16,000
Air Monitoring	2 LS	$15,000 /LS	$30,000
		Environmental-Based Redevelopment Subtotal:	*$576,890*
Operation Maintenance & Monitoring (OM&M) Cost			
Site Maintenance and Mowing	2 Yrs	$7,000 /Yr	$14,000
Annual Certification	2 Yrs	$3,000 /Yr	$6,000
		OM&M Subtotal:	*$20,000*
		Subtotal:	**$1,207,455**
Taxes (8.75%)			$105,652
Contractor Mobilization/Demobilization (5%)			$58,123
Engineering Fees (10%)			$120,746
Contingency (20%)			$262,621
		Estimated Total Cost	**$1,754,597**

Notes/Assumptions:

1. Per 6NYCRR 375(d)(ii)(b)
2. Assumes 20% of vegetated cover remains in place
3. Assumes 30,000 square foot slab on grade building

TABLE 5
REMEDIAL COST ESTIMATE
PROJECT SITE COVER SYSTEM IMPLEMENTED DURING REDEVELOPMENT
193 Ship Canal Parkway, Buffalo, New York

Item	Estimated Quantity	Unit Cost	Estimated Total
Institutional Controls			
Placement of Environmental Easement	1 LS	$15,000 /LS	$15,000
Preparation of Site Management Plan	1 LS	$10,000 /LS	$10,000
Institutional Controls Subtotal:		*Institutional Controls Subtotal:*	*$25,000*
Soil Cover System (1)			
Clearing and Grubbing	9.59 acres	$5,000 /acre	$47,950
6" Part 375 Compliant Cover, Place & Compact (2)	3,096 CY	$25 /CY	$77,400
6" Imported Topsoil	3,096 CY	$35 /CY	$108,360
Establish Field Mix Turf	1.90 acres	$4,500 /acre	$8,550
Erosion Control	1 LS	$20,000 /LS	$20,000
		Soil Cover System Subtotal:	$262,260
Environmental-Based Redevelopment Cost			
Excavation for Building Footer and Utilities(3)	2,900 tons	$10 */ton*	*$29,000*
Transport and Off-Site Disposal of Impacted Fill	1,920 tons	$60 */ton*	*$115,200*
Transport and Off-Site Disposal of Radiological Impacted Slag Fill	980 tons	$205 */ton*	*$200,900*
Radiological Monitoring	20 days	$800 /day	$16,000
Air Monitoring	1 LS	$15,000 /LS	$15,000
		Environmental-Based Redevelopment Subtotal:	*$376,100*
Operation Maintenance & Monitoring (OM&M) Cost			
Annual Certification	2 Yrs	$3,000 /Yr	$6,000
		OM&M Subtotal:	*$6,000*
		Subtotal:	**$669,360**
Taxes (8.75%)			$58,569
Contractor Mobilization/Demobilization (5%)			$31,918
Engineering Fees (10%)			$66,936
Contingency (20%)			$145,586
		Estimated Total Cost	**$972,369**

Notes/Assumptions:

1. Assumed to cover 20% of the Project Site (remainder covered by building, pavement, etc.)
2. Per 6NYCRR 375(d)(ii)(b)
3. Assumes 30,000 square foot slab on grade building

TABLE 6
REMEDIAL COST ESTIMATE
EXCAVATION OF IMPACTED FILL TO UNRESTRICTED USE
193 Ship Canal Parkway, Buffalo, New York

Item	Estimated Quantity	Unit Cost	Estimated Total
Complete Fill Removal			
Clearing & Grubbing	9.59 acres	5,000 */acre*	$47,950
Excavation of Fill(1)	275,889 tons	$10 /ton	$2,758,892
Transport and Off-Site Disposal of Impacted Fill at MSWLF(2)	201,274 tons	$60 /ton	$12,076,440
Transport and Off-Site Disposal of Radiological Impacted Fill(3)	74,615 tons	$205 /ton	$15,296,075
Confirmation Testing	1 LS	$25,000 /LS	$25,000
Importation, Placement & Compaction Exc. Backfill	275,889 tons	$18 /ton	$4,966,006
Frac Tank Mobilization/Demob. & Cleaning	5 lump sum	$1,500 each	$7,500
Frac Tank Rental(4)	900 days	$50 /day	$45,000
Disposal of Water(5)	1,000,000 gallons	$0.10 /gallon	$100,000
Radiological Monitoring	100 days	$800 /day	$80,000
Air Monitoring	1 LS	$75,000 /LS	$75,000
		Fill Removal Subtotal:	*$35,477,864*
		Subtotal:	**$35,477,864**
Taxes (8.75%)			$3,104,313
Engineering Fees (10%)			$3,547,786
Contingency (20%)			$7,716,435
		Estimated Total Cost	**$49,846,399**

Notes/Assumptions:
1. Average fill depth is eleven feet across the Site
2. All fill is non-hazardous
3. Assumes Layer A, requiring out of state disposal, is an average of 3.5 feet thick across 85% of the Project Site
4. Use of 5 tanks for six months
5. Containerized water can be discharged to the public sewer system after treatment

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
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	20.36 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	4.92 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 37.03 Acres Buffalo, New York Some Being Marketed	537 East Delavan Avenue	10.52 acres of land (60K s.f. vacant, 15K s.f. occupied)	$ 900,000
	577 Northland Avenue	29,000 s.f. of greenspace	$ 29,000
	631 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/ 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
	688 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	$ 425,000
	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 81,000 s.f. derelict building	$ 50,000
	126 Dutton Avenue	15,600 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
	1669 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	28,564 s.f. of vacant land	$ 29,000
Other Not Marketed, Buffalo	1322 South Park Avenue	2,860 s.f. of vacant land	$ 9,000
	308 Crowley Avenue	6.24 acres of land w/ a 315,374 s.f. derelict building	$ 118,000

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.

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	$ Received by BUDC Related Entities (NorDell II, LLC & King Crow, LLC)
690 Northland Avenue, Buffalo, NY	7,564 s.f. of vacant land	$ 8,000	The City of Buffalo, 65 Niagara Square, Buffalo, NY 14202	11/24/20	$ 1
698 Northland Avenue, Buffalo, NY	2,976 s.f. of vacant land	$ 3,000	"	"	"
A portion of 664 Northland Avenue, Buffalo, NY	8,000 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 Isabelle, LLC, 71 Isabelle Street, Buffalo, NY	02/27/20	$ 31,430

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 (NorDell II, LLC)
162 Winchester Street, Buffalo, NY	3,940 s.f. of vacant land	$ 4,000	The City of Buffalo, 65 Niagara Square, Buffalo, NY 14207	11/24/20	$ 1
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	"	"	"
1669 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	28,564 s.f. of vacant land	$ 29,000	"	"	"