

Buffalo Urban Development Corporation

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**Buffalo Urban Development Corporation
Real Estate Committee Meeting**

**Tuesday, October 18, 2022 at 12:00 p.m.
95 Perry Street, 4th Floor Vista Room**

Agenda

- 1) Approval of Minutes – Meeting of August 23, 2022 (*Approval*) (*Enclosure*).
- 2) Northland Beltline Corridor
 - a) Northland Central – Phase I Construction Additional HVAC Work Claim Update (*Information*)
 - b) Northland Corridor – Tenant & Property Management Updates (*Information*)
 - c) Northland Corridor – Build Back Better Challenge Grant (*Information*)
- 3) Buffalo Lakeside Commerce Park
 - a) 193 Ship Canal Parkway Update (*Information*)
 - b) 80, 134, 158 and 200 Ship Canal Parkway Update (*Information*)
 - c) Buffalo Lakeside Commerce Park Property Owners Association (*Information*)
- 4) Executive Session
- 5) Adjournment (*Approval*)

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

Via Video Conference Call & Live Stream Audio

**August 23, 2022
12:00 p.m.**

Committee Members Present:

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

Committee Members Absent:

Maria R. Whyte

Officers Present:

Brandye Merriweather, President
Rebecca Gandour, Executive Vice President
Kevin J. Zanner, Secretary
Atiqah Abidi, Assistant Treasurer

Guests Present: Zaque Evans, Senior Economic Development Specialist, Erie County Executive's Office; Alexis M. Florczak, Hurwitz Fine P.C.; Ellen Grant, Deputy Mayor, City of Buffalo; Soma Hawramee, ECIDA Compliance Officer; Laurie Hendrix, ECIDA Administrative Coordinator; Thomas Mancuso, Mancuso Business Development Group; Antonio Parker, BUDC Project Manager; Alexa Sass, BUDC Intern; and Paul Tronolone, Empire State Development.

Roll Call: The meeting was called to order at 12:03 p.m. A quorum was not present. Agenda items 3(a) through (e) were presented first for informational purposes only. Ms. Curry and Ms. Holden joined the meeting during the presentation of item 3(e). At 12:10 p.m., the Secretary called the roll and a quorum of the Committee was determined to be present. Mr. Mehaffy joined the meeting during executive session.

The meeting was held via Zoom in accordance with the provisions of Article 7 of the Public Officers Law, as amended effective January 14, 2022, which authorizes public bodies to conduct meetings and take such action authorized by law without permitting in public in-person access to meetings and to authorize such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.

1.0 Approval of Minutes – Meeting of July 21, 2022 – The minutes of the July 21, 2022 Real Estate Committee meeting were presented. Mr. Penman made a motion to approve the meeting minutes. The motion was seconded by Ms. Curry and unanimously carried (5-0-0).

(d) 80, 134, 158 and 200 Ship Canal Parkway – Mr. Kucharski made a motion for the Committee to enter into executive session to discuss: (i) the proposed sale of real property at of the parcels at 80, 134, 158 and 200 Ship Canal Parkway and the proposed lease of 612 Northland on the basis that public discussion of the proposed transactions would substantially affect the value of the properties. The motion was seconded by Ms. Holden and unanimously carried (5-0-0). At the conclusion of the executive session, Mr. Penman made a motion to exit executive session, which was seconded by Mr. Mehaffy and unanimously carried (6-0-0). Mr. Kucharski then made a motion to recommend that the BUDC Board of Directors approve BUDC entering into an exclusivity agreement with Savarino Companies regarding 80, 134, 158 and 200 Ship Canal Parkway. The motion was seconded by Mr. Mehaffy and unanimously carried (6-0-0).

5.0 Executive Session – Yes, see item 4(d).

6.0 Adjournment – There being no further business to come before the Committee, the August 23, 2022 meeting of the Real Estate Committee was adjourned at 1:21 p.m.

Respectfully submitted,

Kevin J. Zanner
Secretary