

# Buffalo Urban Development Corporation

95 Perry Street

Suite 404

Buffalo, New York 14203

phone: 716-856-6525

fax: 716-856-6754

web: [buffalourbandevelopment.com](http://buffalourbandevelopment.com)



## Buffalo Urban Development Corporation Board of Directors Meeting

*Date: Tuesday, February 23, 2021*

*Time: Noon*

### Via Video Conference Call & Live Stream Audio

#### **1.0 CALL TO ORDER**

#### **2.0 READING OF THE MINUTES** *(Action) (Enclosure)*

#### **3.0 MONTHLY FINANCIAL REPORTS** *(Zoom Share)*

**3.1** 683 Northland Master Tenant, LLC Financial Statements *(Information)*

**3.2** BUDC Consolidated Financial Statements *(Action)*

#### **4.0 NEW BUSINESS**

**4.1** Northland Corridor – Solar & Microgrid Project - Empire State Development Grant Disbursement Agreement Approval *(Action) (Enclosure)*

**4.2** Northland Corridor – Project Update *(Information)*

**4.3** Buffalo Lakeside Commerce Park – 255 Ship Canal Parkway - Consent for Uniland to Participate in Brownfield Cleanup Program *(Action) (Enclosure)*

**4.4** Buffalo Lakeside Commerce Park – Project Update *(Information)*

**4.5** Ralph C. Wilson, Jr Centennial Park – Project Update *(Information)*

**4.6** BBRP / Race For Place – Project Update *(Information) (Enclosure)*

**4.7** 308 Crowley – Project Update *(Information)*

#### **5.0 LATE FILES**

#### **6.0 TABLED ITEMS**

#### **7.0 EXECUTIVE SESSION**

#### **8.0 ADJOURNMENT** *(Action)*

**Minutes of the Meeting  
of the  
Board of Directors  
Buffalo Urban Development Corporation  
Via Video Conference Call & Live Stream Audio**

**December 22, 2020  
12:00 p.m.**

**1.0 Call to Order**

Directors Present:

Hon. Byron W. Brown (Chair)  
Trina Burruss  
James W. Comerford  
Janique S. Curry  
Darby Fishkin  
Dottie Gallagher  
Thomas R. Hersey, Jr.  
Thomas A. Kucharski  
Amanda Mays  
Kimberley A. Minkel  
David J. Nasca  
Dennis M. Penman (Vice Chair)  
Darius G. Pridgen  
Craig A. Slater

Directors Absent:

Dennis W. Elsenbeck  
Michael J. Finn  
Thomas Halligan  
Brendan R. Mehaffy  
Maria R. Whyte

Officers Present:

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

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

**Roll Call** – The Secretary called the roll of directors and a quorum was determined to be present. Ms. Burruss joined the meeting during the presentation of the item 3.2.

The meeting was held via video/telephone conference in accordance with the provisions of Executive Order 202, 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.

**2.0 Presentation of the Minutes** – The minutes of the November 24, 2020 meeting of the Board of Directors were presented. Mr. Slater made a motion to approve the meeting minutes. The motion was seconded by Mr. Comerford and unanimously carried (13-0-0).

**3.0 Monthly Financial Reports** – Ms. Profic presented the financial statements for 683 Northland Master Tenant, LLC and the consolidated financial statements for BUDC and its affiliates, 683

Northland LLC and 683 WTC, LLC for the period ending November 30, 2020. Ms. Profic noted that the fourth installment of historic tax equity was received and the request for the fifth installment is pending. Mr. Nasca made a motion to accept the financial report. The motion was seconded by Mr. Slater and unanimously carried (14-0-0). Mayor Brown left the meeting following the vote on this item and re-joined the meeting during the discussion of item 4.3. Mr. Penman chaired the remainder of the meeting.

#### **4.0 New Business**

##### **4.1 Buffalo Lakeside Commerce Park – 255 Ship Canal Parkway – Land Sale to Uniland Development**

– Mr. Cammarata presented his December 22, 2020 memorandum regarding a proposed amendment to the Land Sale Agreement (LSA) with Uniland. He indicated that Uniland recently updated BUDC staff regarding the progress of its due diligence at the site. Due to site conditions, Uniland is now considering an alternate use for the site consisting of a five megawatt (5Mw) community solar project. Uniland is requesting 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. Mr. Cammarata noted that the Real Estate Committee reviewed the proposed amendment at its December 15, 2020 meeting and recommended the item be approved by the Board. Mr. Slater made a motion to (i) approve an amendment to the Land Sale Agreement to extend the due diligence period through February 28, 2021, (ii) modify the definition of the term "Project" in the agreement to include a solar project and (iii) authorize the President to execute the amendment and other such documents as may be necessary to implement these actions. The motion was seconded by Mr. Kucharski and unanimously carried (13-0-0).

##### **4.2 RCWJ Centennial Park – Project Update**

– Ms. Gandour and Ms. Merriweather updated the Board regarding the Ralph C. Wilson, Jr. Centennial Park project. The project has achieved 100% design development. Construction is expected to begin by the end of 2021 or early 2022. Ms. Gandour also reported on the MVVA contract amendment relating to the Great Lakes Commission funding and noted that BUDC continues to seek additional funding sources for the project. Ms. Merriweather commented on achieving the 100% design development milestone and thanked the project team, Mayor Brown, the BUDC Board and staff and the Ralph C. Wilson, Jr. Foundation for their efforts on the project. Mr. Pridgen expressed his appreciation for the inclusiveness of the process with respect to the neighborhood and the general public.

##### **4.3 BBRP/Race for Place Project Update**

– Ms. Merriweather presented an update on the Race for Place project. She noted that the Future of Mobility report prepared by Stantec was released last week. She informed the Board of two requests for proposals issued by the City of Buffalo. One RFP is for the redevelopment of the Mohawk parking ramp. The second RFP seeks proposals for a mobility coordinator to manage City of Buffalo parking ramps and consider and support innovative mobility strategies for multiple modes of transportation, including micro-mobility options and transportation technologies. Ms. Merriweather also reported on the Buy Black Buffalo Week initiative, which ran from December 4<sup>th</sup> through December 11<sup>th</sup> and the downtown dollars sweepstakes program, which wraps up this week.

##### **4.4 Northland Corridor - Project Update**

– Mr. Hall presented the Northland Beltline Corridor Project update as follows:

683 Northland: BUDC is negotiating with Bank On Buffalo regarding a branch location at Northland Central. Garwood Medical has commenced its internal build-out of the Red Shed and anticipates being fully operational by March 1, 2021. Retech Systems continues with its tenant improvements, which are approximately 60% complete. Base rent payments will commence on February 1, 2021.

612 Northland: BUDC staff is working with the Albright Knox, LISC and other local partners to develop public art and place-making strategies throughout the corridor. BUDC, Albright Knox and

their local partners are discussing a series of spring movie nights and other community engagement events.

537/541 E. Delavan: The subdivision of the 537 East Delavan property has been completed and the City will be issuing separate SBL numbers for the new parcels. Mr. Hall noted that there has been early interest in the parcels. Phase 1C contractors at 541 East Delavan continue to be on hold.

Property Management: The snow removal contractor successfully performed its work in response to the recent snow event. Mancuso Management continues to coordinate the parking plan for the Northland Corridor. Additional signage has been installed for the parking lots.

Property Exchanges: BUDC counsel has completed the exchange of properties with the City of Buffalo and is nearing completion of the land exchange with Plesh.

Neighborhood Planning and Development: BUDC staff, with assistance from the Office of Strategic Planning, BURA and the Buffalo Sewer Authority, continue to update the BOA Nomination Document.

UB Studio: On December 9<sup>th</sup>, the UB Urban Planning and Real Estate Studio presented a series of recommendations for future development in the corridor.

Community Outreach: BUDC staff is working with LISC, the recipient of a grant from AARP to fund place-making concepts, for several sites in the corridor. The focus of the grant is to celebrate and reinvigorate Black and Brown culture, the sense of community and local pride in three Buffalo neighborhoods, including the Northland campus.

**4.5 308 Crowley Project Update** – Mr. Cammarata updated the Board regarding the 308 Crowley project. BUDC continues to coordinate with the City of Buffalo Department of Permits and Inspections regarding the proposed partial demolition. The demolition work is expected to be performed by the City in 2021 with federal CDBG funds. The ongoing Section 106 process is a requirement for the funding. Mr. Cammarata also updated the Board regarding a memorandum of understanding to be developed with SHPO in connection with the demolition work. He also noted that BUDC continues to work on the sale of the cinder block building to Enterprise Folding Box Company.

**4.6 Buffalo Lakeside Commerce Park – Project Update** - Mr. Cammarata thanked the City of Buffalo Department of Public Works for assisting BUDC with the removal of debris from the canal resulting from a recent windstorm. He also presented brief updates regarding the Zephyr land sale and the prospect that is interested in acquiring the 193 Ship Canal Parkway property.

**5.0 Late Files** – None.

**6.0 Tabled Items** – None.

**7.0 Executive Session** – None.

**8.0 Adjournment** – There being no further business to come before the Board, upon motion made by Mr. Comerford, seconded by Ms. Minkel and unanimously carried, the December 22, 2020 meeting of the Board of Directors was adjourned at 12:50 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kevin J. Zanner', written over a horizontal line.

Kevin J. Zanner, Secretary

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### Item 4.1

## MEMORANDUM

**TO: Buffalo Urban Development Corporation Board of Directors**

**FROM: Rebecca Gandour, Vice President – Finance & Development**

**SUBJECT: Northland Corridor - Solar and Microgrid Project - Empire State Development Grant Disbursement Agreement Approval**

**DATE: February 23, 2021**

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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. The item was also presented to the Real Estate Committee for review and comment on February 16, 2021 and the Committee is recommending approval.

### ACTION

I am requesting that the BUDC Board of Directors 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 execute the GDA and take such other actions as are necessary to implement this authorization.

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## Item 4.3

### MEMORANDUM

**TO: BUDC Board of Directors**

**FROM: Peter M. Cammarata, President**

**SUBJECT: Buffalo Lakeside Commerce Park – 255 Ship Canal Parkway - Consent for Uniland to Participate in Brownfield Cleanup Program**

**DATE: February 23, 2021**

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As the Board of Directors is aware, BUDC is under contract with Uniland Development to sell the approximately 20 acre site located at 255 Ship Canal Parkway at Buffalo Lakeside Commerce Park (the “Site”). The Board previously approved several amendments to the Land Sale Agreement, including extensions of the due diligence period (which will expire as of February 28, 2021) and the proposed use of the Site for the installation of a solar project.

Uniland has been exploring opportunities through the New York State Department of Environmental Conservation Brownfield Cleanup Program for the Site. Uniland has requested that BUDC, as the current landowner, consent to Uniland submitting an application to the Brownfield Cleanup Program. The terms of the attached resolution authorize Uniland to submit the BCP application and conduct testing on the Site in furtherance of the application. No remedial activities would be permitted until Uniland closes on the purchase of the Site. Uniland will also share all documents that it submits to the NYSDEC in connection with its participation in the Brownfield Cleanup Program.

This item was reviewed by the Real Estate Committee at its February 16<sup>th</sup> meeting, and the attached resolution incorporates the comments of the Committee.

#### ACTION

I am requesting that the BUDC Board of Directors adopt the attached resolution authorizing Uniland to proceed with a Brownfield Cleanup Program application for 255 Ship Canal Parkway in accordance with the terms of the resolution.

**RESOLUTIONS OF THE BOARD OF DIRECTORS OF  
BUFFALO URBAN DEVELOPMENT CORPORATION FOR  
UNILAND DEVELOPMENT CORPORATION TO  
PARTICIPATE IN THE NEW YORK STATE DEPARTMENT  
OF ENVIRONMENTAL CONSERVATION BROWNFIELD  
CLEANUP PROGRAM WITH RESPECT TO THE  
PROPERTY LOCATED AT 255 SHIP CANAL PARKWAY,  
BUFFALO, NEW YORK**

**RESOLVED**, that Uniland Development Corporation (“Uniland”), contract vendee for the purchase of 255 Ship Canal Parkway in Buffalo, New York (Tax parcel ID No. 132.20-1-16.1), is hereby authorized by BUDC to execute documentation for Uniland’s application to participate in the New York State Department of Environmental Conservation Brownfield Cleanup Program located at 255 Ship Canal Parkway for the land encompassing approximately 20.36 acres in Buffalo, NY (the “Site”); and it is further

**RESOLVED**, that Uniland is hereby authorized to execute documentation, have physical access to and permission to conduct necessary environmental testing at the Site in furtherance of the application for participation in the New York State Department of Environmental Conservation Brownfield Cleanup Program; and it is further

**RESOLVED**, that Uniland shall be required to, promptly and without cost or demand, provide to BUDC copies of all reports, documents, data and information (including the BCP application) submitted by Uniland to NYSDEC; and it is further

**RESOLVED**, that upon closing of the purchase of the Site, Uniland shall have full access and authority to commence remedial activities at the Site.

Dated: February \_\_\_\_, 2021



**FOR THE EXCLUSIVE USE OF**  
PCAMMARATA@BUFFALOURBANDEVELOPMENT.COM

From the Buffalo Business First:

<https://www.bizjournals.com/buffalo/news/2021/02/16/retech-move-to-buffalo-making-progress.html>

## Retech's move to Buffalo moving forward

Feb 16, 2021, 12:49pm EST

Retech Systems LLC's relocation of its headquarters and manufacturing operations from California to Buffalo is progressing.

The company, a subsidiary of SECO/Warwick group, produces high-tech, titanium-melting furnaces for contractors in the aerospace, defense and medical industries. Retech first announced plans in January 2020 to move from Ukiah, Calif., to a 50,000-square-foot portion of the Northland Beltline campus, parts of which are home to Northland Workforce Training Center and Buffalo Manufacturing Works.



JOED VIERA

Retech, a subsidiary of SECO/Warwick group, is relocating from California to Buffalo.

Retech, in a summary of 2020 released on Feb. 16, said the move had experienced delays because of the Covid-19 pandemic. The company is installing equipment and could hire 80 workers. It said the new location will provide a showplace for its North American operations from years to come.

"The change of location will allow us to continue developing and working on further innovative solutions, providing growth potential," said Earl Good, president and managing director. "The new location also reduces the distance between the American members of the Seco/Warwick group. Locating all the companies in one general region guarantees better cooperation, and provides

the opportunity to recognize the group's overall potential. This modern, new facility potentially provides the cornerstone in leading this effort."

Buffalo Business First previously reported that Retech's initial 10-year lease of the space will cost slightly more than \$3 million and gives it two renewal options for five-year periods that would total \$3.67 million over its second decade in Buffalo.

Retech said it had a strong year in 2020 and that it completed orders for large aviation and energy companies as it was a major supplier of furnaces that spanned several categories. Despite challenges during the pandemic, the company said it was able to wrap up all orders on or ahead of schedule.

The company also completed development of a tool that allowed for the first fully remote factory acceptance tests, an initiative it started prior to the pandemic.

**Patrick Connelly**

Reporter

*Buffalo Business First*



# MICROENTERPRISE GRANT PROGRAM



The primary objective of this program is to minimize long-term economic hardship brought on by the pandemic and to provide immediate financial assistance to very small businesses in the City of Buffalo that are eligible to receive funds (see criteria below).

This program will target businesses most heavily impacted by the pandemic. Eligible businesses may receive a maximum of \$10,000 and each business owner may apply for only one of their businesses. Assistance is available for those who need help submitting an application through [www.buffalomicrogrants.com](http://www.buffalomicrogrants.com)



## STAND UP BUFFALO

### DOCUMENTS NEEDED

- Documents evidencing annual income (e.g., wage statements, banking / interest statements, unemployment compensation statements) for the entire household
- Documents evidencing assets of the household, including savings/retirement accounts
- Most recent federal individual tax return of all the business's majority owners
- Most recent federal business tax return
- Business profit & loss, or, income statement, representing one quarter in 2020
- Completed Application (will be provided)
- ❖ Receipts for expenses must be submitted within 90 days of grant disbursement being received.

### CONTACT

PHONE: 716-393-4088

EMAIL: [cdolan@wedibuffalo.org](mailto:cdolan@wedibuffalo.org)

### APPLY ONLINE:

[www.wedibuffalo.org/standupbuffalo](http://www.wedibuffalo.org/standupbuffalo)

Application opens on February 8, 2021

If you need assistance with your application please contact us.

## ELIGIBILITY

- A minimum of 51% of owners of the business must fall in the Low-Income level (chart will be provided) and must also reside within the City of Buffalo
- The business must be a privately held for-profit business operating in a commercial facility in the City of Buffalo.
- The business must provide goods and services to multiple people or other businesses within the City of Buffalo.
- The business must have formed before September 1, 2020.
- The business must employ a maximum of five (5) individuals including owner(s).
- The business and all owners must be up to date on all payments and taxes owed to City of Buffalo.
- The business must not be in receivership or bankruptcy.

## INELIGIBLE EXPENSES

- Assets exceeding \$5,000
- General government expenses and political activities
- Religious Activities
- Purchase of construction equipment
- Purchase of equipment, fixtures, motor vehicles, furnishings, or other personal property that is not a permanent structural fixture
- Rent payments for businesses that are in an owner's primary residence are not eligible
- Utility payments for businesses that are in an owner's primary residence are not eligible.
- City of Buffalo real property taxes, fees, penalties, fines, charges, and other costs currently payable and/or delinquent are not eligible expenses.

# STAND UP BUFFALO

## HAS YOUR BUSINESS SUFFERED FROM THE COVID-19 PANDEMIC?

THROUGH THE "STAND UP BUFFALO" INITIATIVE, THE CITY OF BUFFALO URBAN RENEWAL AGENCY (BURA) IS HELPING FUND HEAVILY IMPACTED BUSINESSES WITH UP TO \$10,000 TO MINIMIZE LONG-TERM HARDSHIPS RESULTING FROM THE COVID-19 PANDEMIC.

- To qualify:
- At or below 80% of Area Median Income \*Low income is based on income and household size, i.e. under \$62,100 for a family of 4
  - The business must be a privately held for-profit business operating in a commercial facility in the City
  - The business must employ a maximum of five (5) individuals including owner(s)

**Call 3-1-1 for a referral or connect with our  
Community Partner to learn more and apply today!**



**Westminster Economic Development Initiative**  
436 Grant St., Buffalo, NY 14213  
716-393-4088  
[buffalomicrogrants.com](http://buffalomicrogrants.com)





# STAND UP BUFFALO

## HELPING RESIDENTS FIGHT ILLEGAL HOUSING DISCRIMINATION

THROUGH THE "STAND UP BUFFALO" INITIATIVE, THE CITY OF BUFFALO URBAN RENEWAL AGENCY (BURA) IS UTILIZING ADDITIONAL FUNDING TO OFFER LANDLORDS AND TENANTS FAIR HOUSING COUNSELING TO COMBAT AN ALREADY FRAGILE HOUSING SYSTEM DURING COVID-19. BURA'S FAIR HOUSING OFFICER IS WORKING WITH OUR PROGRAM PARTNERS TO ENSURE NEIGHBORS ARE AWARE OF THEIR RIGHTS, RESPONSIBILITIES, OPTIONS AND AVAILABLE RESOURCES TO GUARANTEE EQUITY IN HOUSING.

- To qualify participants must:
- Reside in the City of Buffalo
  - At or below 80% of Area Median Income
- \*Low income is based on income and household size, i.e. under \$62,100 for a family of 4

**Call 3-1-1 for a referral or connect with any of our  
Community Partners to learn more and apply today!**



**Housing Opportunities Made Equal**  
1542 Main St. Buffalo, NY 14209  
(716) 854-1400  
homeny.org



**Neighborhood Legal Services**  
237 Main St., Suite 400, Buffalo, NY 14203  
(716) 847-0650  
nls.org



## STAND UP BUFFALO

### MAKE YOUR HOME HEALTH & SAFETY A PRIORITY DURING AND AFTER COVID-19

THE COVID-19 PANDEMIC HAS WORSENERED THE PREDICAMENTS OF LOW-INCOME HOUSEHOLDS. THROUGH THE "STAND UP BUFFALO" INITIATIVE, THE CITY OF BUFFALO URBAN RENEWAL AGENCY (BURA) IS FUNDING BOTH HOMEOWNERS AND SMALL-SCALE LANDLORDS TO HELP REPAIR AND REMOVE HEALTH AND SAFETY HAZARDS FROM THEIR HOMES THAT HOUSE LOW-INCOME RESIDENTS. QUALITY AFFORDABLE HOUSING UNITS ARE ESPECIALLY CRUCIAL TO ACCOMMODATE SOCIAL DISTANCE-RELATED ACTIVITIES, TO TENANTS CONSIDERED AT HIGH-RISK OF CONTRACTING COVID-19.

At or below 80% of Area Median Income \*Low income is based on income and household size, i.e. under \$62,100 for a family of 4

**Call 3-1-1 for a referral or connect with any of  
our Community Partners to learn more and apply today!**

**Matt Urban Center**  
1081 Broadway  
Buffalo, NY 14212  
(716) 893-7222 x 214  
urbanctr.org

**Old First Ward  
Community Center  
Association**  
62 Republic St.  
Buffalo, NY 14204  
(716) 856-8613  
old1stward.com

**Heart of the City  
Neighborhoods**  
191 North St., #1  
Buffalo, NY 14201  
(716) 882-7661  
hocn.org

**University District  
Community  
Development  
Association**  
3242 Main St.  
Buffalo, NY 14214  
(716) 832-1010  
udcda.org

**Belmont Housing  
Resources for WNY**  
2393 Main St.  
Buffalo, NY 14214  
(716) 884-7791  
belmonthousingwny.org





## STAND UP BUFFALO

### HAS THE COVID-19 PANDEMIC IMPACTED YOUR ABILITY TO MAKE PAYMENTS TOWARD YOUR MORTGAGE?

THROUGH THE "STAND UP BUFFALO" INITIATIVE, THE CITY OF BUFFALO URBAN RENEWAL AGENCY (BURA) IS WORKING WITH OUR COMMUNITY PARTNERS TO HELP HOMEOWNERS MAINTAIN HOUSING STABILITY DURING AND AFTER THE COVID-19 PANDEMIC. QUALIFIED RESIDENTS WILL BE CONNECTED WITH HUD-CERTIFIED MORTGAGE COUNSELORS FOR ONE-ON-ONE SESSIONS TO ASSIST WITH LOAN MODIFICATIONS AND PROVIDE REFERRALS TO PREVENT POSSIBLE FORECLOSURE. UP TO \$3,500 IS AVAILABLE IN DIRECT ASSISTANCE FOR UP TO THREE CONSECUTIVE MONTHS OF MORTGAGE ASSISTANCE.

To qualify, applicants must:

- At or below 80% of Area Median Income \*Low income is based on income and household size, i.e. under \$62,100 for a family of 4
- Participate in financial counseling sessions
- Be City of Buffalo residents

**Call 2-1-1 to learn more and apply today!**



# STAND UP BUFFALO

## ARE YOU OR SOMEONE YOU KNOW AMONG THOUSANDS THAT FACE EVICTION OR UNABLE TO PAY RENT DUE TO THE PANDEMIC?

AS A PART OF THE "STAND UP BUFFALO" INITIATIVE, THE CITY OF BUFFALO URBAN RENEWAL AGENCY (BURA) IS EXPANDING ITS SUPPORTIVE SERVICES TO HOUSEHOLDS FACING EVICTION. **VIEW TARGETED EVICTION PREVENTION AREAS ON THE BACK.**

To qualify, applicants must provide:

- At or below 80% of Area Median Income \*Low income is based on income and household size, i.e. under \$62,100 for a family of 4
- Proof of Buffalo residency
- Proof of tenancy, i.e. lease or landlord month to month statement
- Proof of overdue rent payment for any month after March 2020

**Call 2-1-1 to learn more and apply today!**





# Targeted Eviction Prevention Areas

ALTHOUGH FUNDING FOR THIS PROGRAM  
WILL BE MADE AVAILABLE CITYWIDE, OUTREACH  
WITHIN THE 14 NEIGHBORHOODS EXPERIENCING  
THE GREATEST IMPACTS FROM COVID-19  
WILL BE PRIORITIZED.

## **EAST BUFFALO**

Delavan-Grider, Fillmore-Leroy, Genesee-Moselle, Hamlin Park  
Masten Park, Schiller Park, Fruit Belt

## **NORTH BUFFALO**

Black Rock, Grant-Amherst, Riverside, University Heights

## **WEST BUFFALO**

Lower West Side, Upper West Side, West Side



Part of the CBRE affiliate network

**MARKETVIEW**  
Q4 2020 REPORTS

## BUFFALO MARKETVIEW

FEBRUARY 18, 2021



Arrows indicate change from previous year.

### 2021 BUFFALO MARKETVIEW



**WATCH THE PRESENTATION**

- **Office Vacancy rate rises amid COVID-19 uncertainty**
  - Class A office product held steady in Buffalo's central business district
  - Many occupiers are seeking interim solutions regarding office space needs
  - Approximately 1 million square feet of new office construction proposed for 2021

[Download the Q4 2020 Buffalo Office MarketView](#)

- **Industrial Limited availability continues for WNY industrial sector**
  - 17th consecutive year the Buffalo market's industrial availability has been less than the national rate
  - The average sales price for industrial properties increased to \$46.37 year-over-year

[Download the Q4 2020 Buffalo Industrial MarketView](#)

- **Retail Vacancy increases slightly amid pandemic**
  - Trade areas with big box stores and enclosed malls continue to significantly impact the overall vacancy rate
  - Retail landlords continue to explore transformation of properties to uses beyond retail

**[Download the Q4 2020 Buffalo Retail MarketView](#)**

- **Multifamily Unit prices continue upward trajectory**
  - The average price per unit rose to \$64,928
  - A total of 129 arm's length transactions of sales of 4+ units in Erie and Niagara County

**[Download the Q4 2020 Buffalo Multifamily MarketView](#)**

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Address: 477 Main Street, Buffalo NY 14203

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