

**Buffalo Urban Development Corporation**

143 Genesee Street  
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**Buffalo Urban Development Corporation  
MEETING NOTICE**

*Meeting of the BUDC Real Estate Committee Meeting  
is scheduled for:*

**Tuesday January 24, 2012  
at  
8:30 a.m.  
at the Offices of the  
BUDC/ECIDA  
143 Genesee Street**

Please confirm your attendance plans with Carrie Hocienec (362-8367) or e-mail:  
[chocieni@ecidany.com](mailto:chocieni@ecidany.com) as soon as possible.

• Hon. Byron W. Brown, Chairman of the Board • Dennis Penman, Vice Chairman • Peter M. Cammarata, President • David A. Stebbins, Vice President  
• Andrew Schoepich, Treasurer • Kevin J. Zanner, Secretary •

**Buffalo Urban Development Corporation is an affiliated organization of the Erie County Industrial Development Agency**

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## **Real Estate Committee Meeting**

**Tuesday, January 24, 2012; 8:30 am**  
**BUDC-ECIDA Offices**  
**143 Genesee Street, Buffalo, NY**

### **Agenda**

1. Approval of Minutes – 8/23, 9/19, 10/17, 11/17/2011 & 12/13/11 Meetings (*Action*)  
(*Most Recent Meeting Enclosed*)
2. Buffalo Building Re-Use Project Update (*Information*)
3. BUDC Insurance Coverage Update (*Information*)
4. Ship Canal Commons - Open Space Project Update (*Information*)
5. Ship Canal Commons – Maintenance / Association Update (*Information*)
6. South Buffalo BOA Grant Agreement Update (*Information*)
7. RiverBend - Master Plan Implementation Update (*Information*)
8. RiverBend – EPA RE-Powering America’s Land Initiative Update (*information*)
9. Buffalo Brownfield Opportunities (*information*)
10. BLCP Parcel 4-NYSDEC Update (*Information*)
11. BLCP – Internal Property Transfer Update (*Information*)
12. BLCP - Phase IV Road & Infrastructure Project Update (*Information*)
13. BLCP - Prospect Update (*Information*)
14. Riverkeeper Shoreline Restoration Project Update (*Information*)
15. East Side Brownfield Initiatives (*Discussion*)
16. BEREC Merger / Property Analysis Update (*Information*)

**Minutes of the Real Estate Committee Meeting**  
**Buffalo Urban Development Corporation**  
**143 Genesee Street**  
**Buffalo, New York**  
**December 13, 2011**  
**12:00 p.m.**

**Call to Order**

**Committee Members Present:**

Brendan R. Mehaffy  
Sundra L. Ryce  
Craig A. Slater (Committee Chair)

**Committee Members Absent:**

Darren E. Kempner  
Thomas A. Kucharski  
Kimberley A. Minkel  
Benjamin N. Oblatz  
Christina P. Orsi  
Dennis M. Penman

**Officers Present:**

Peter M. Cammarata, President  
David A. Stebbins, Vice President  
Andrew Schoeppich, Treasurer  
Kevin J. Zanner, Secretary

**Roll Call:** The roll of Committee members was called at 12:10 p.m. A quorum of the Committee was not present. The Chair requested that staff present all of the agenda items as information items.

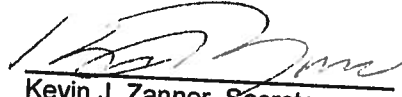
- 1.0 **Approval of Meeting Minutes** – Presentation of the minutes of the August 23, 2011, September 19, 2011, October 17, 2011 and November 17, 2011 meetings of the Real Estate Committee was deferred until the next meeting of the Real Estate Committee.
- 2.0 **New Partners for Community Revitalization Membership** – Mr. Cammarata reported that BUDC intends to become a member in New Partners for Community Revitalization (NPCR). NPCR is a 501(c)(3) not-for-profit organization that focuses on the redevelopment of brownfield sites and brownfield incentives, including the NYS Brownfield Opportunity Area program. The cost of an annual membership is \$250.00.
- 3.0 **South Buffalo BOA Grant Agreement Update** – Mr. Stebbins reported that little progress has been made with respect to the State approvals for the NYSDOS BOA grant. Staff recently learned that NYSDOS only commenced its review process within the past few weeks, even though staff submitted the grant documents to NYSDOS on August 1<sup>st</sup>. Staff is now working with NYSDOS to answer NYSDOS inquiries regarding workers compensation coverage and BUDC's compliance with Charities Bureau filing requirements. It may be another sixty to ninety days before BUDC receives the grant funds from NYSDOS. At the suggestion of the Finance & Audit Committee Chair, BUDC may retain a lobbyist or the assistance of an elected official to help move the grant through the approval process. Mr. Stebbins indicated that he will contact Senator Timothy Kennedy's office to assist with the grant approval process.

- 4.0 **Ship Canal Commons Ladle Loan Agreement** – Mr. Stebbins circulated a copy of a proposed agreement that would permit BUDC to acquire on loan from the Senator John Heinz History Center a large industrial ladle for display at Buffalo Lakeside Commerce Park. BUDC would be responsible for the cost of transporting the ladle from Pennsylvania to Buffalo, along with the cost of insuring the ladle while it remains in BUDC's possession. The estimated transportation cost is expected to be between \$5000 and \$10,000. The proposed agreement will be presented to the BUDC Board at the December 20<sup>th</sup> meeting of the Board.
- 5.0 **Ship Canal Commons – Open Space Project Update** – Mr. Cammarata updated the Committee regarding the status of the Parcel 3 project. Two-thirds of the pedestrian bridge is now on site, with the remaining portion expected to be delivered next week. The contractor is required to prepare a bridge erection plan. It is anticipated that the bridge installation will take one week to complete.
- 6.0 **Ship Canal Commons – Native Tree Planting Project Update** – Mr. Stebbins reported that the fall planting portion of this project has been completed and that the second phase of the tree planting project will be completed in the spring of 2012.
- 7.0 **Ship Canal Commons – Maintenance/Association Update** – Mr. Cammarata reported that the snowplow contract for Ship Canal Commons has been executed. He also provided an update regarding the status of the revisions to the Declaration of Covenants for BLCP.
- 8.0 **RiverBend – Master Plan Implementation Update** – Mr. Stebbins reported that BUDC was not awarded grant funding under the consolidated funding application award that was recently announced. Staff is optimistic that the application for a consistency determination from the Niagara Greenway Commission will be approved. The Greenway Commission will act on the application at its January meeting. Mr. Stebbins also updated the Committee on public presentations regarding the RiverBend project.
- 9.0 **RiverBend – Generic Environmental Impact Statement (GEIS) Update** – Mr. Stebbins reported that staff intends to issue a request for proposals for the preparation of a generic environmental impact statement for RiverBend. The RFP is expected to be issued in the first quarter of 2012, but will not be issued until NYSDOS BOA grant funding is received.
- 10.0 **RiverBend – EPA Re-Powering America's Land Initiative Update** – Mr. Cammarata reported on the EPA Re-Powering America Initiative. The EPA award is for technical assistance in connection with a solar or wind energy project and does not include grant funding. Staff believes that it may be more appropriate to pursue a solar project for RiverBend as opposed to a wind project. A kickoff meeting is scheduled to take place in January 2012.
- 11.0 **BLCP – Internal Property Update** – Mr. Zanner updated the Committee on the status of the transfer of a small parcel of BLCP property from BUDC to its wholly-owned subsidiary, Buffalo Lakeside Commerce Park-I, LLC. McIntosh & McIntosh, P.C. is preparing the survey for the parcel and should complete its work this week.
- 12.0 **BLCP – Phase IV Road and Infrastructure Project Update** – Mr. Stebbins reported that National Grid will complete the Phase IV project electrical service installation by the end of this week. All outstanding change order issues have been resolved with the contractor. As a condition to receiving the ESDC Blueprint grant funding, independent auditors have been tasked to provide the required auditor's certification of the project to ESDC.

- 13.0 **BLCP – Spec Building Joint Venture Update** – Mr. Cammarata indicated that there was nothing new to report regarding the spec building joint venture. This item will be revisited after the first of the year.
- 14.0 **BLCP – Prospect Update** – Mr. Cammarata updated the Committee regarding prospects that have expressed interest in acquiring property at BLCP. One of the prospects, American Heritage Homes, was recently awarded \$2.5M in low cost financing through the consolidated funding application. This project is likely to move forward in 2013.
- 15.0 **BLCP – Billboard Design** – Mr. Cammarata indicated that current budgetary issues limit the ability of staff to move forward with a billboard design to market BLCP. This item will be revisited in 2012.
- 16.0 **Riverkeeper Shoreline Restoration Project Update** – Mr. Stebbins updated the Committee regarding the Riverkeeper shoreline restoration project. Riverkeeper's recent request for proposals for design-build services did not draw any responses. The RFP will be re-worked to include only the design portion of the project. Mr. Stebbins also reported that BUDC recently submitted its invoice for the consulting services provided to Riverkeeper.
- 17.0 **East Side Brownfield Initiatives** – Mr. Cammarata circulated to the Committee members copies of an August 26, 2011 memorandum to Mr. Mehaffy regarding potential brownfield opportunities on the east side of Buffalo. Mr. Mehaffy commented on the memorandum and noted that Mayor Brown is seeking more geographic balance with respect to the redevelopment of brownfield properties in the City of Buffalo. BUDC's primary focus has been on the South Buffalo properties at BLCP and RiverBend. There are a number of properties on the east side of Buffalo that present opportunities for brownfield redevelopment. Mr. Mehaffy then identified on a City map the historic "Belt Line" business corridors, including the Northland Street corridor which is a targeted site for brownfield redevelopment. He noted that the Northland site is already included as part of the East Delevan/Grider Street Brownfield Opportunity Area. The Committee members then discussed the Northland site, including the need to identify the parcels that are already controlled by the City of Buffalo, and the parcels that would be necessary to acquire to proceed with the redevelopment. There was also discussion regarding cost and how the project activities would be funded. It was noted that redevelopment of the Northland Street corridor was within the mission of BUDC. Mr. Mehaffy indicated that the next step is to bring the Northland site to the attention of the BUDC Board and begin pursuit of funding for the project.
- 18.0 **Buffalo Building Re-Use Project Update** – There was a general discussion among the Committee members present regarding the status of the Buffalo Building Re-use project. Mr. Cammarata noted that the Buffalo Niagara Partnership will be presenting the project report to its membership later this week and that Mayor Brown is scheduled to make a presentation to the project committee on December 22<sup>nd</sup>.
- 19.0 **BERC Merger/Property Analysis Update** – Mr. Cammarata reported that the next meeting of the merger transition team is scheduled for December 14<sup>th</sup>. Staff will move forward with an analysis of the BERC properties and a proposal to provide interim property management services prior to the completion of the merger.

**Adjournment:** There being no further business to come before the Committee, the December 13, 2011 meeting of the Real Estate Committee was adjourned at 1:00 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary