

Minutes of the Real Estate Committee Meeting
Buffalo Urban Development Corporation
143 Genesee Street
Buffalo, New York
June 8, 2011
8:30 a.m.

Call to Order

Committee Members Present:

Darren E. Kempner
Thomas A. Kucharski
Brendan R. Mehaffy
Kimberley Minkel
Benjamin N. Oblatz
Craig A. Slater (Committee Chair)

Committee Members Absent:

Christina P. Orsi
Dennis M. Penman
Sundra L. Ryce

Officers Present:

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

ECIDA Staff Present: Dawn Boudreau, Compliance Officer

Guests Present: Willa Kuh and Alan Ward (Sasaki Associates).

Roll Call: The Secretary called the roll of Committee members at 8:36 a.m. and a quorum of the Committee was determined to be present. Mr. Mehaffy joined the meeting during the presentation of item 7.0.

- 1.0 Approval of Meeting Minutes** – The minutes of the May 10, 2011 meeting of the Real Estate Committee were presented. Upon motion made by Mr. Kempner, seconded by Mr. Oblatz and unanimously carried, it was resolved, that the minutes of the May 10, 2011 meeting of the Real Estate Committee are hereby approved.
- 2.0 BLCP Parcel 3 City-BUDC Maintenance Agreements** – Mr. Cammarata reported on discussions with Deputy Commissioner Andrew Rabb regarding maintenance responsibilities for the Parcel 3 park. The City of Buffalo has requested that BUDC (through the Property Owners Association) arrange for snow removal from two sidewalks that run adjacent to the park and a portion of the main parking lot. Mr. Stebbins estimated that the annual cost for this snow removal would be in the range of \$2000.00. Mr. Cammarata indicated that the City is prepared to sign the maintenance agreements if BUDC accepts the City's proposal. The Committee then discussed the City's proposal, including the additional cost for adding snow removal to the maintenance responsibilities of the Property Owners Association.

There being no further discussion, upon motion made by Mr. Kempner, seconded by Ms. Minkel and unanimously carried, it was resolved, that the Committee recommend that the Board of Directors approve park maintenance agreements with the City of Buffalo which will include the obligation of BUDC (through the Property Owners Association) to arrange for snow removal from two sidewalks that run adjacent to the park and a portion of the main parking lot.

- 3.0 RiverBend Master Plan Presentation** – Willa Kuh and Alan Ward of Sasaki Associates presented the final version of the RiverBend Master Plan to the Committee. Following the presentation, the Committee engaged in a lengthy discussion regarding the master plan. There were comments from Committee members regarding the current market for commercial space, and it was noted that the RiverBend master plan would provide unique commercial development opportunities that are not otherwise available in the City of Buffalo or regionally.

There being no further discussion, upon motion made by Mr. Kucharski, seconded by Mr. Kempner and unanimously carried, it was resolved, that the Committee recommend that the Board of Directors approve the proposed master plan for RiverBend in the form presented to the Committee.

- 4.0 South Buffalo BOA Grant Agreement Update** – Mr. Cammarata reported that a resolution in the form required by the New York State Department of State will be submitted for approval at the next meeting of the City of Buffalo Common Council.
- 5.0 255 Ship Canal Parkway LDA Update** – Mr. Cammarata reported that Sonwil remains interested in acquiring the 255 Ship Canal Parkway property. The company recently advised staff regarding certain geotechnical issues with the property, and has requested BUDC assistance in pursuing further geotechnical testing.
- 6.0 BLCP Parcel 3 Open Space Project Update** – Mr. Cammarata updated the Committee regarding progress on construction of the Parcel 3 project. Topsoil will be spread across the site this week. The contractor has begun working on the supplemental items that were recently bid out. Substantial completion of all work on the project, other than the supplemental work and the pedestrian bridge, is expected by the end of June.
- 7.0 BLCP Phase IV Road & Infrastructure Project Update** – Mr. Cammarata reported that the Phase IV road and infrastructure project is progressing on schedule and should be completed by the end of June.
- 8.0 Buffalo Building Re-Use Project Update** – Mr. Oblatz updated the Committee regarding the Buffalo Building Re-use project. He noted that the committee on which he serves has concluded that a new agency should not be created to focus on building re-uses in the downtown area. The focus instead is to utilize an existing agency, and BUDC is a prime candidate for the role. Mr. Oblatz noted that BUDC could become a “one-stop shop” but would also need to add staff and resources to handle additional responsibilities. Mr. Oblatz indicated that a final recommendation and report is expected to be released by late summer 2011.
- 9.0 BERC Merger Update** – Staff indicated that there was nothing new to report regarding the proposed merger with BERC.

Adjournment: There being no further business to come before the Committee, upon motion made by Mr. Kempner, seconded by Mr. Oblatz and unanimously carried, the June 8, 2011 meeting of the Real Estate Committee was adjourned at 9:45 a.m.

Respectfully submitted,



Kevin J. Zanner, Secretary