

Buffalo Urban Development Corporation
Report of Officers
June 2009 – May 2010

Accomplishments

The Buffalo Urban Development Corporation accomplishments for the past year are presented in bulleted format, in four significant categories (General Corporate, Buffalo Lakeside Commerce Park, RiverBend Commerce Park, and Miscellaneous Projects and Initiatives):

General Corporate:

- maintained compliance with Public Authorities Law requirements, including the new Public Authorities Reform Act legislation
 - the following policies and charter documents were revised for presentation and approval of the Board:
 - Procurement Policy
 - Statement of Board Member Duties and Responsibilities
 - Property Disposition Guidelines
 - Charters of the Governance and Audit & Finance Committees
 - arranged for timely execution and submission to ABO of Board member fiduciary duties acknowledgement forms
 - approved the Investment and Deposit Policy
 - completed all required budgetary, property, investment and annual report submissions
- continued active participation of Board Committees in corporate/operational matters
- worked with Audit & Finance Committee to prepare comprehensive budget
- earned “clean” audit and management report for Fiscal Year 2009
- prepared comprehensive Orientation Manuals for new Board Members
- participated in RFQ solicitation and evaluation process for insurance brokerage services

Buffalo Lakeside Commerce Park (BLCP)

- completed Phase III construction of the road and infrastructure, opening up access to Tiff St., at a cost of approximately \$3.2 million, with funding from the Dormitory Authority of the State of New York
- managed the design and construction of landscaping enhancements at the gateway entrances
- secured a Project Management Agreement with the City for the \$8.4M “Parcel 3” Open Space Project (Ship Canal Commons)
- bid and awarded the construction contract for Parcel 3 project and commenced construction in March

- obtained additional funding from NYSDOS and NYPA – Niagara Greenway Commission for Parcel 3 project
- arranged and completed transfer of Beneficial Use Determination material from Erie County Water Authority for Parcel 3 project
- secured \$2.4M in ESD “Blueprint” funding for Phase IV of the road and infrastructure
- solicited and contracted for design services for Phase IV
- coordinated with National Grid for the relocation and demolition of \$1.2M worth of electrical infrastructure that had previously inhibited proper development of BLCP and the Outer Harbor.
- updated the BLCP marketing brochure in conjunction with Buffalo Niagara Enterprise
- managed the maturity of Buffalo Brownfield Redevelopment Fund, including the new payments by Sonwil Distribution
- worked with the New York State Department of Environmental Conservation (NYSDEC) to arrive at a Record of Decision (ROD) for Parcel 4
- completed the design of upgrades to the Commerce Dr. Pump Station (Sanitary Sewer)
- worked with numerous prospects for potential land purchases
- partnered with NYSDEC on the development of a new pre-approval policy for their Brownfield Cleanup Program related to Brownfield Opportunity Areas

RiverBend Commerce Park

- continued participation in the City’s South Buffalo Brownfield Opportunity Area (BOA) planning process as largest land owner within the boundaries
- secured grant funds through the City/NYSDOS for BOA implementation for Master Plan
- continued work with consultant (TurnKey Environmental) to manage all operations, monitoring and maintenance (O,M & M) at the site
- negotiated an insurance settlement with Modern Recycling regarding the fire loss at the former Feine Steel building
- prepared and issued a Request for Qualifications for design teams to prepare a detailed site and development plan
- reviewed and selected a short-list of six teams from the qualification statements to prepare and submit a full proposal for the RiverBend Site Development Plan
- participated with Buffalo Niagara RiverKeeper for a Great Lakes Restoration Initiative grant application for restoration of the Buffalo River shoreline along the RiverBend site; the grant application was successful
- undertook multiple efforts to market the site as a temporary storage and staging site for wind turbine projects, including the NYPA Off-shore Wind Project

Miscellaneous Projects and Initiatives

- secured grant extension from ESDC for Buffalo Harbor WiFi installation and helped manage installation contract
- arranged for and participated in ten (10) business visits by Mayor Brown
- advanced negotiations for acquisition of additional brownfield properties including Buffalo Forge, 612 Fourth Street and former Hydroponics property
- provided assistance to multiple companies and strategic projects including Larkin District, Genesee Gateway, Kamman Building, Innovative Chemicals, Flexo-Transparent, AM&A's Warehouse Lofts and Rodgard;
- served as the contracting entity for a National Development Council (NDC) technical services consulting contract on behalf of the City of Buffalo, ECIDA, National Grid and Empire State Development Corporation; the purpose of the technical services was to assist the public entities in analysis and assistance to major downtown redevelopment projects;
- coordinated and facilitated preliminary streetscape and public realm design work for the Genesee Street Gateway area on behalf of private clients engaged in development along this corridor – CityView Development, Iskalo Development and M&T Bank;
- provided assistance to the City of Buffalo on three major economic development issues, the Statler Towers, Broadway Market and the Delavan Ave. American Axle facility
- assisted ECIDA staff with pursuit of several ECIDA strategic objectives including Regional Economic Development Strategy/CEDS, ECIDA internships, adaptive re-use policies and general business development
- assisted ECIDA staff in organizing the Shovel Ready element of ECIDA's "Speed to Market" initiative.
- partnered with National Grid to provide economic development grants to significant projects within the City of Buffalo, including at least six (6) new projects in 2009-2010
- worked with ECIDA and Greg Stevens in developing the Buffalo Niagara Green Energy Corridor
- conducted waterfront project and economic development tours for local civic organizations