

Buffalo Urban Development Corporation

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BUFFALO URBAN DEVELOPMENT CORPORATION

**BUFFALO BROWNFIELD RESTORATION CORP.
BBRC LAND COMPANY I
RIVERBEND LLC
BUFFALO LAKESIDE COMMERCE PARK I-III**

2010 ANNUAL REPORT **(For purposes of Section 2800(2) of the Public Authorities Law)**

Officers & Board of Directors

- Hon. Byron W. Brown, Chairman of the Board • Dennis Penman, Vice Chairman • Peter M. Cammarata, President • David A. Stebbins, Vice President
- Andrew Schoeppich, Treasurer • Kevin J. Zanner, Secretary • Catherine M. Braniecki • Thomas P. Dee • Dennis W. Elsenbeck • Hon. David A. Franczyk
- Thomas Kucharski • Woodrow Maggard • Lawrence Meckler • William Murray • Benjamin N. Obletz • Christina P. Orsi • Brian A. Reilly
- Andrew Rudnick • Sundra Ryce • Holly Sinnott • Craig Slater

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

Purpose of the Annual Report:

As a local development corporation established by the City of Buffalo, Buffalo Urban Development Corporation (BUDC) is required to comply with New York State's Public Authorities Law. Under this Law, BUDC is required to submit a comprehensive annual report that includes information on:

1. Operations and accomplishments
2. Financial Reports
3. Mission Statement & Performance Measurements
4. Bonds and notes outstanding
5. Compensation (for those earning \$100,000 +)
6. Projects undertaken during the year
7. Property Report
8. Code of Ethics
9. An assessment of internal control structure and effectiveness
10. Legislation that forms the statutory basis of the authority
11. Board structure
12. By-Laws
13. Listing of material changes in operations and programs
14. Four-year Financial Plan
15. Board Performance Evaluations
16. Assets/Services brought or sold without competitive bidding
17. Description of material pending litigation

In compliance with the Public Authorities Law, the following required information is presented for the fiscal year ended December 31, 2010.

1. Operations & Accomplishments

A report on the 2010 operations and accomplishments of the BUDC and its affiliates is posted on BUDC's website at <http://www.ecidany.com/budc-corporate-reports>.

2. Financial Reports:

i) Audited Financial Statements:

The audited financial statements for BUDC are posted on its website at <http://www.ecidany.com/budc-corporate-reports> while the financial statement certification is included on page 8.

The financial statements are audited on an annual basis, by BUDC's external auditors Toski, Schaefer & Co., P.C. In their opinion, the financial statements present fairly, in all material respects, the financial position of BUDC as of December 31, 2010 and 2009, and the changes in net assets and its cash flows for the years then ended in conformity with accounting principals generally accepted in the United States of America.

ii) Grants & Subsidy Programs:

BUDC and its affiliates are recipients of certain State and Local grant programs that are utilized for land development projects. Details of the various grants are outlined in note 4 to the BUDC Audited Financial Statements.

iii) Operating & Financial Risks:

The following outline some of the operating and financial risks that impact BUDC:

- Liquidity – The majority of BUDC’s assets consist of land held for sale which is not readily convertible to cash. Since BUDC relies upon land sales to fund operations, a reduction in the amount of cash derived from land sales could cause BUDC difficulty in funding operations.
- Recovery of Land held for sale –BUDC has capitalized a large proportion of its development costs as “Land and Improvements held for sale”. In the event that BUDC has difficulty selling the underlying parcels due to local economic conditions, it may not be able to recover the amount recorded on the financial statements.
- Environmental – Since BUDC and its affiliates may assume title to properties with environmental contamination, it is exposed to the related potential clean-up costs, litigation and other liabilities.
- Regulations – BUDC is subject to various regulations including those imposed by the NYS Authority Budget Office. These regulations may increase the cost of compliance or impact the financial position of the Agency.

BUDC mitigates a portion of the above risks by prudent financial management, external legal guidance and comprehensive insurance coverage.

iv) Current bond ratings:

BUDC does not issue bonds on its own behalf and therefore is not rated by municipal bond rating agencies.

v) Long-term liabilities including leases and employee benefit plans:

BUDC has long-term liabilities related to a promissory note outstanding as described in Section 4. BUDC staff are employed by the Erie County Industrial Development Agency which does not provide employees with a defined benefit pension plans or with any post-retirement benefits.

3. Mission Statement & Performance Measurements:

BUDC's Mission Statement & Performance Measurements Report is included in Attachment 1.

4. Schedule of Bonds and Notes Outstanding:

In 2006, the Corporation issued \$675,000 in promissory notes in connection with the expansion of its Buffalo Lakeside Commerce Park remediation and redevelopment. During 2007, \$150,000 of these notes were repaid while in 2008 an additional \$267,619 of these notes were repaid, leaving a balance of \$257,381 outstanding at December 31, 2010.

5. Compensation Schedule:

BUDC did not have any employees during 2010. Instead, the Corporation uses employees of the Erie County Industrial Development Agency (ECIDA) to provide staffing services on a fee basis.

The following ECIDA employees are fully reimbursed by and staff BUDC and had a salary exceeding \$100,000 during 2010:

Name	Peter Cammarata
Title	President-BUDC
Salary	\$104,663
Performance Compensation*	4,031
Payroll Taxes**	8,477
Benefits	14,283
Total	\$131,454

* Paid under Board approved "ECIDA Employee Compensation Program" and 2010 BUDC Budget.

**Represents Employer's Share of FICA taxes (Social Security & Medicare) & NYS Unemployment Insurance taxes

Attachment 2 is a summary of benefits provided to the above individual as per the New York State Public Authorities Reporting Information System (PARIS). A biography for this individual is posted on the ECIDA website at <http://www.ecidany.com/staff-directory>. Salaries and benefit information for the other ECIDA staff member who is fully reimbursed by and staffs BUDC is also reported under the PARIS system.

None of the directors of the Buffalo Urban Development Corporation or its affiliates receive any compensation for their services as directors. None of the officers of the Buffalo Urban Development Corporation or its affiliates receive any compensation for their services as officers beyond their compensation as employees.

6. Projects Undertaken by the Corporation during fiscal year 2010:

See above Operations and Accomplishments report posted at <http://www.ecidany.com/budc-corporate-reports> for a listing of various initiatives accomplished in 2010. Buffalo Urban Development Corporation does not provide project financing; therefore no such project details are included in this section.

7. Listing of certain Property of the Corporation:

Attachment 3 provides information regarding the real property holdings of BUDC and its affiliates.

8. Code of Ethics:

The Corporation's Code of Ethics is posted on BUDC's website on <http://www.ecidany.com/budc-corporate-policies>.

9. Assessment of the Effectiveness of Internal Control Structure and Procedures:

Buffalo Urban Development Corporation shares many of the same financial internal controls as the Erie County Industrial Development Agency ("ECIDA"). These internal controls have been documented in detail and the ECIDA's external auditors have expressed an audit opinion dated March 9, 2011 on the effectiveness of ECIDA's internal controls for financial reporting purposes. The audit opinion is included in the audited financial statements posted on the ECIDA's website at <http://www.ecidany.com/about-us-corporate-reports>.

10. Legislation that forms the Statutory Basis of the Authority:

BUDC

BUDC is a local development corporations which are formed and empowered to conduct certain projects pursuant to Not-For-Profit Corporation Law § 1411. Distinguished from IDAs (which exist as public benefit corporations), LDCs are established as charitable corporations that are empowered to construct, acquire, rehabilitate and improve for use by others, industrial or manufacturing plants in the territory in which its operations are principally to be conducted ("Benefited Territory") and to make loans. LDCs can provide financial assistance for the construction, acquisition, rehabilitation, improvement, and maintenance of facilities for others in its Benefited Territory. Specific LDC powers include the ability to: (i) disseminate information and furnish advice, technical assistance and liaison services to Federal, State and local authorities; (ii) to acquire by purchase, lease, gift, bequest, devise or otherwise, real or personal property; and (iii) to borrow money and to issue negotiable bonds, notes and other obligations. LDCs are empowered to sell, lease, mortgage or otherwise dispose of or encumber facilities or any real or personal property or any interest therein.

A copy of this specific legislation can be found at the following address:

[http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=\\$NPC1411\\$\\$@TXNPC01411+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=35134270+&TARGET=VIEW](http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=$NPC1411$$@TXNPC01411+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=35134270+&TARGET=VIEW)

Buffalo Brownfields Redevelopment Corporation (BBRC)

BBRC is a corporation as defined in subparagraph (a)(5) of Section 102 of the Not-for-Profit Corporation Law of the State of New York and is a Type B corporation as defined in Section 201 of the Not-for-Profit Corporation Law. A copy of this legislation can be found at the following address:

<http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=@LLNPC+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=35134270+&TARGET=VIEW>.

11. Description of the Authority and its Board Structure:

i) Names of Committees and Committee Members:

Buffalo Urban Development Corporation operates a Real Estate Committee, Audit & Finance Committee and Governance Committee. A description of the committees and a listing of committee members is posted on the BUDC website at <http://www.ecidany.com/budc-board-committees>.

ii) Lists of Board Meetings & Attendance:

A list of the various Board meetings and Board attendance is outlined on Attachment 4.

iii) Description of major authority units, subsidiaries:

BUDC's Corporate Chart is included in Attachment 5.

iv) Number of Employees:

The BUDC has no full time employees. However, it uses employees of the Erie County Industrial Development Agency (ECIDA) to provide staffing services on a fee basis. Two full-time ECIDA employees are fully reimbursed by and staff Buffalo Urban Development Corporation. In addition, other ECIDA employees also assist BUDC with financial, administrative and property management services.

v) Organizational Chart:

BUDC's organizational chart is included with the ECIDA's organizational chart and is posted on the ECIDA's website at

<http://www.ecidany.com/documents/ECIDA%20Organizational%20Chart%202010.pdf>.

12. Bylaws:

The Bylaws for BUDC are posted on its website at <http://www.ecidany.com/about-budc>.

13. Listing of Material Changes in Operations and Programs:

During 2010, BUDC obtained and administered a number of grants related to the construction of a new \$9 million recreational park at Buffalo Lakeside Commerce Park (BLCP). In addition, BUDC also commenced construction of a \$3 million, 2,000 linear foot road and infrastructure project at BLCP. Both of these projects are more fully described in the audited BUDC financial statements posted at <http://www.ecidany.com/budc-corporate-reports>.

14. Four-Year Financial Plan:

A copy of the four-year financial plan is posted on BUDC's website at <http://www.ecidany.com/budc-corporate-reports>

15. Board Performance Evaluations:

The BUDC Board of Directors conducted a Board Performance Evaluation for 2010 and forwarded the results, which are not subject to disclosure under Article six of the Public Officers Law.

16. Assets/Services brought or sold without competitive bidding:

Attachment 6 is a Procurement Report that is filed under PARIS that outline the assets and services purchased through competitive and non-competitive bidding for those procurements in excess of \$5,000.

17. Description of material pending litigation:

The audited financial statements for BUDC outline any material pending litigation. The audited financial statements are posted on BUDC's website at <http://www.ecidany.com/budc-corporate-reports>

Certification Pursuant to Section 2800(3) of the Public Authorities Law

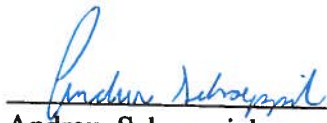
Pursuant to Section 2800 (3) of the Public Authorities Law, each of the undersigned officers of Buffalo Urban Development Corporation, does hereby certify with respect to the annual financial report of the Corporation (the "Annual Financial Report") posted on BUDC's website at <http://www.ecidany.com/budc-corporate-reports> that based on the officer's knowledge:

1. The information provided in the Annual Financial Report is accurate, correct and does not contain any untrue statement of material fact;
2. Does not omit any material fact which, if omitted, would cause the financial statements contained in the Annual Financial Report to be misleading in light of the circumstances under which such statements are made; and
3. Fairly presents in all material respects the financial condition and results of operations of the Corporation as of, and for, the periods presented in such financial statements.



Peter Cammarata
President

3/29/11
Date



Andrew Schoeppich
Chief Financial Officer

3/29/11
Date

Buffalo Urban Development Corporation (BUDC)

Mission Statement and Performance Measurements

Date Adopted: March 29, 2011

BUDC Mission Statement:

The mission of Buffalo Urban Development Corporation is to support the urban economic development efforts of the region through acquisition, remediation and management of distressed properties, and to engage in related real estate development activities for the purpose of attracting and/or retaining new and existing businesses to the City as part of the region.

BUDC Performance Measurements:

Goal: To reclaim fallow and distressed land for future development.

Objective A: Identify prospective areas for reclamation and engage in appropriate planning processes for future development.

Measurement: Number of acres included in specific land development plans.

Objective B: Prepare land for development through remediation and infrastructure construction.

Measurement: Number of acres remediated to shovel-ready condition.

Measurement: Number of linear feet of road and utility infrastructure constructed.

Goal: To attract and/or retain new and existing businesses to the City and region.

Objective A: Market properties as an urban alternative for new construction of light manufacturing, distribution and office facilities.

Measurement: Number of prospects interested in purchasing land.

Measurement: Construct infrastructure amenities to enhance the marketability of the properties.

Objective B: Support the economic development efforts of the City of Buffalo Office of Strategic Planning with the task of expanding or relocating businesses in the City.

Measurement: Number of parcels of land in or added to marketable inventory.

Measurement: Number of businesses contacted.

Goal: To effectively manage property, development projects and initiatives.

Objective A: Engage in all aspects of productive property management including marketing, leasing, maintenance, etc.

Measurement: Keep property related costs within budget.

Objective B: Support development projects by working with regional utility companies to include their grant programs in local initiatives. Package other economic development incentives to enhance the marketability of properties.

Measurement: Number of projects assisted.

Measurement: Total dollar value of utility grants obtained for local projects.

Additional Questions:

- 1. Have the board members acknowledged that they have read and understood the mission of BUDC?**

The Board discussed and approved the BUDC's mission statement at the March 29, 2011 Board meeting.

- 2. Who has the power to appoint the management of BUDC?**

The Board of Directors appoints the management of BUDC to the positions of President, Vice-President, Treasurer and Secretary.

- 3. If the Board appoints management, do you have a policy you follow when appointing the management of BUDC?**

The Board follows the BUDC By-Laws when appointing management.

- 4. Briefly describe the role of the Board and the role of management in the implementation of the mission.**

Management works closely with the Chair, Vice-Chair and Committee Chairs in formulating an on-going work plan for management to carry out the strategic goals related to the mission of the organization. Board members review and approve individual projects, initiatives and transactions to ensure that they are consistent with BUDC's mission. Board members also review and approve the annual budget to ensure resources are allocated appropriately to meet the BUDC's mission.

- 5. Has the Board acknowledged that they have read and understood the responses to each of these questions?**

Yes, these questions and responses were discussed and approved by the Board at the March 29, 2011 Board meeting.



**Annual Report for Buffalo Urban Development Corporation
Fiscal Year Ending 12/31/2010**

Run Date: 03/15/2011
Status: UNSUBMITTED

Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Membership	Use of Corporate Credit Cards	Personal Auto Loans	Auto Transportation	Housing Allowance	Spousal / Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Brown, Byron W	Board of Directors											X	
Franczyk, David A	Board of Directors											X	
Braniecki, Catherine M	Board of Directors											X	
Mehaffy, Brendan	Board of Directors											X	
Elsenbeck, Dennis W	Board of Directors											X	
Kucharski, Thomas	Board of Directors											X	
Maggard, Woody	Board of Directors											X	
Comerford, James	Board of Directors											X	
Obletz, Benjamin N	Board of Directors											X	
Orsi, Christina	Board of Directors											X	
Penman, Dennis	Board of Directors											X	
Rudnick, Andrew	Board of Directors											X	
Ryce, Sundra	Board of Directors											X	
Slater, Craig	Board of Directors											X	
Dee, Thomas F	Board of Directors											X	
Kempner, Darren	Board of Directors											X	
Konst, Kathy	Board of Directors											X	
Meckler, Meckler	Board of Directors											X	

**Annual Report for Buffalo Urban Development Corporation
Fiscal Year Ending 12/31/2010**

Run Date: 03/15/2011
Status: UNSUBMITTED

Name	Title	Severance Package	Payment for Unused Leave	Club Membership	Use of Corporate Credit Cards	Personal Auto Loans	Auto Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Lawrence	Directors												
Staff													
Cammarata, Peter	President				X		X						

Buffalo Urban Development Corporation
 Property Report
 Year Ended: December 31, 2010

Table 1. The following is a listing of all real property owned by BUDC at December 31, 2010

BUDC Facility	Address and Location of Property	Full Description of Property	Estimated FMV of Property	
Buffalo Lakeside Commerce Park 77.41 Acres	180 Ship Canal Parkway, Buffalo, New York	2.01 acres of vacant land being marketed	\$ 110,550	
	134 Ship Canal Parkway, Buffalo, New York	2.22 acres of vacant land being marketed	\$ 122,100	
	158 Ship Canal Parkway, Buffalo, New York	2.22 acres of vacant land being marketed	\$ 122,100	
	193 Ship Canal Parkway, Buffalo, New York	9.65 acres of vacant land being marketed	\$ 434,250	
	200 Ship Canal Parkway, Buffalo, New York	5.67 acres of vacant land being marketed	\$ 230,000	
	255 Ship Canal Parkway, Buffalo, New York	20.36 acres of vacant land being marketed	\$ 916,200	
	1650 Fuhrmann Blvd., Buffalo, New York	16.13 acres of vacant land being marketed	\$ 645,200	
	99 Tift Street, Buffalo, New York	19.15 acres of vacant land being marketed	\$ 766,000	
	RiverBend Commerce Park 184.80 Acres	1322 South Park Ave., Buffalo, New York	.06 acre of vacant land	\$ 2,100
		1339 South Park Ave., Buffalo, New York	80.28 acres of vacant land	\$ 2,809,800
		1341 South Park Ave., Buffalo, New York	7.97 acres of vacant land	\$ 278,950
		312 Abby St., Buffalo, New York	3.25 acres of vacant land	\$ 113,750
		364 Baraga St., Buffalo, New York	4.21 acres of vacant land	\$ 147,350
		321 Baraga St., Buffalo, New York	1.96 acres of vacant land	\$ 68,600
310 Abby St., Buffalo, New York		44.95 acres of vacant land	\$ 1,573,250	
308 Abby St., Buffalo, New York		40.76 acres of vacant land	\$ 1,426,600	
2 Buffalo RR South, Buffalo, New York		.01 acre of vacant land	\$ 350	
14 Buffalo River, Buffalo, New York		.01 acre of vacant land	\$ 350	
Other	0 Tift, Buffalo, New York	1.34 acres of vacant land	\$ 46,900	
	791 Washington St., Buffalo, New York	2.17 acres with vacant building, being held on behalf of a developer pursuant to a contract.	\$ -	

Table 2. The following is a listing of personal property (with a fair market value ("FMV") in excess of \$5,000) and all real property that was disposed of during 2010

Address and Location of Property	Full Description of Property	Estimated FMV of Property	Name & Address of Purchaser	Date of Sale	Price Received by BUDC
None					

Table 3. The following is a listing of all real property that was acquired during 2010.

Address and Location of Property	Full Description of Property	Estimated FMV of Property	Name & Address of Seller	Date of Purchase	Price Paid by BUDC
None					

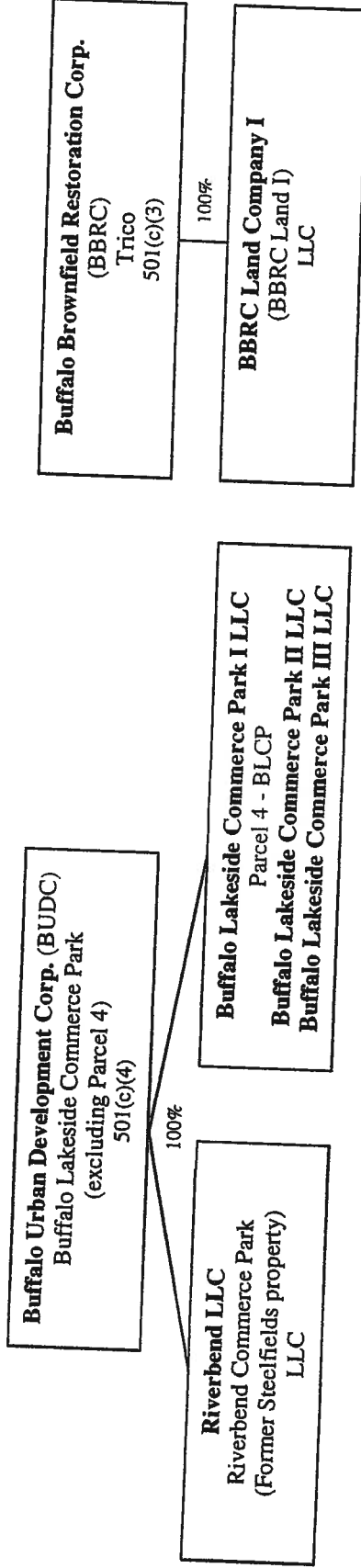
Buffalo Urban Development Corporation

Corporate Chart

As of January 1, 2011

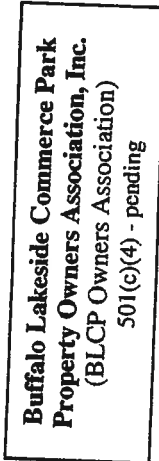
BUDC Group

Relationship: BUDC's Real Estate Committee is the Board of BBRC.



BLCP Property Owners Association:

Relationship: BUDC is a significant member of the Association due to its ownership of BLCP property. Three BUDC Officers are initial Directors of the Association.



Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending 12/31/2010

Run Date: 03/15/2011

Status: UNSUBMITTED

Procurement-Information:

Question	Response	URL (if applicable)
1. Does the Authority have procurement guidelines?	Yes	
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	http://www.ecidany.com/documents/budc_corporate_policies/procurement-policy.pdf
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	Yes	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	No	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents or specifications for procurement contracts?.	No	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j (2) (a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a If Yes, was a record made of this impermissible contact? 9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending 12/31/2010

Run Date: 03/15/2011

Procurement Transactions Listing:

Status: UNSUBMITTED

<p>1. Vendor Name: Accadia Site Contracting, Inc.</p> <p>Type of Procurement: Design and Construction/Maintenance Award Process: Authority Contract - Competitive Bid Award Date: 08/11/2010 End Date: 06/30/2011 Amount: \$2,520,886.75 Amount Expended for Fiscal Year: \$531,863.68</p> <p>Address Line1: 5636 Transit Road Address Line2: City: DEPEW State: NY Postal Code: 14043 Plus 4: Province Region: Country: USA</p> <p>Procurement Description: Construction contractor for Buffalo Lakeside Commerce Park Phase IV road and infrastructure project.</p>	<p>2. Vendor Name: C & S Engineers, Inc.</p> <p>Type of Procurement: Design and Construction/Maintenance Award Process: Authority Contract - Competitive Bid Award Date: 12/28/2009 End Date: 06/30/2011 Amount: \$218,000 Amount Expended for Fiscal Year: \$88,477.36</p> <p>Address Line1: P.O. Box 64366 Address Line2: City: BALTIMORE State: MD Postal Code: 21264 Plus 4: Province Region: Country: USA</p> <p>Procurement Description: Design and engineering services for phase IV for road at Buffalo Lakeside Commerce Park.</p>
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Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending 12/31/2010

Run Date: 03/15/2011

Procurement Transactions Listing:

Status: UNSUBMITTED

3. Vendor Name:

CK & Associates

4. Vendor Name:

Erie County Industrial Development Agency

Type of Procurement: Design and Construction/Maintenance
Award Process: Authority Contract - Non-Competitive Bid
Award Date: 10/06/2009
End Date: 12/31/2009
Amount: \$33,296.5
Amount Expended for Fiscal Year: \$33,296.5

Type of Procurement: Staffing Services
Award Process: Authority Contract - Non-Competitive Bid
Award Date: 01/04/2010
Amount: \$38,325.35
Amount Expended for Fiscal Year: \$38,325.35

Address Line1: 53 East Home Road
Address Line2:
City: BOWMANVILLE
State: NY
Postal Code: 14026
Plus 4:
Province Region: USA

Address Line1: 143 Genesee Street
Address Line2:
City: BUFFALO
State: NY
Postal Code: 14203
Plus 4:

Province Region: USA
Country: USA

Procurement Description:

Consulting and onsite services for material storage at Buffalo Lakeside Commerce Park

Procurement Description:

Management fees for Erie County IDA staff work performed for BUDC.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending 12/31/2010

Run Date: 03/15/2011

Procurement Transactions Listing:

Status: UNSUBMITTED

<p>5. Vendor Name: Hausrath's Landscape Maintenance</p> <p>Type of Procurement: Design and Construction/Maintenance Award Process: Authority Contract - Competitive Bid Award Date: 04/06/2010 End Date: 10/30/2011 Amount: \$17,760 Amount Expended for Fiscal Year: \$8,880</p> <p>Address Line1: 451 Meyer Road Address Line2: BUFFALO City: NY State: 14226 Postal Code: 14226 Plus 4: Province Region: USA Country: USA</p> <p>Procurement Description: Landscaping services at Buffalo Lakeside Commerce Park.</p>	<p>6. Vendor Name: Hurwitz & Fine, P.C.</p> <p>Type of Procurement: Legal Services Award Process: Authority Contract - Non-Competitive Bid Award Date: 01/03/2005 End Date: Amount: \$55,000 Amount Expended for Fiscal Year: \$52,034.9</p> <p>Address Line1: 1300 Liberty Building Address Line2: City: BUFFALO State: NY Postal Code: 14202 Plus 4: Province Region: USA Country: USA</p> <p>Procurement Description: Legal services</p>
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Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending 12/31/2010

Run Date: 03/15/2011

Procurement Transactions Listing:

Status: UNSUBMITTED

<p>7. Vendor Name: IP Logic, Inc.</p>	<p>8. Vendor Name: Lawley Insurance</p>
<p>Type of Procurement: Award Process: Award Date: End Date: Amount: Amount Expended for Fiscal Year:</p>	<p>Type of Procurement: Award Process: Award Date: End Date: Amount: Amount Expended for Fiscal Year:</p>
<p>Technology - Consulting/Development or Sui Authority Contract - Competitive Bid 02/27/2009 12/31/2010 \$15,000 \$10,477.35</p>	<p>Other Professional Services Non Contract Procurement/Purchase Order \$51,484.51</p>
<p>Address Line1: Address Line2: City: State: Postal Code: Plus 4: Province Region: Country:</p>	<p>Address Line1: Address Line2: City: State: Postal Code: Plus 4: Province Region: Country:</p>
<p>P.O. Box 510712 PHILADELPHIA PA 19175 USA</p>	<p>361 Delaware Avenue BUFFALO NY 14202 USA</p>
<p>Procurement Description: WiFi installation services for Erie Canal Harbor.</p>	<p>Procurement Description: Insurance for directors and officers</p>

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending 12/31/2010

Run Date: 03/15/2011

Procurement Transactions Listing:

Status: UNSUBMITTED

<p>9. Vendor Name: Malcolm Pirnie, Inc.</p>	<p>10. Vendor Name: Man O'Trees, Inc.</p>
<p>Type of Procurement: Design and Construction/Maintenance Award Process: Authority Contract - Competitive Bid Award Date: 10/16/2008 End Date: 09/30/2011 Amount: \$735,874 Amount Expended for Fiscal Year: \$375,210.75</p>	<p>Type of Procurement: Design and Construction/Maintenance Award Process: Authority Contract - Competitive Bid Award Date: 03/01/2010 End Date: 09/30/2011 Amount: \$6,486,092.5 Amount Expended for Fiscal Year: \$3,059,708.9</p>
<p>Address Line1: 2344 Network Place Address Line2: City: CHICAGO State: IL Postal Code: 60673 Plus 4: Province Region: Country: USA</p>	<p>Address Line1: 1500 Union Road Address Line2: Suite 201 City: BUFFALO State: NY Postal Code: 14224 Plus 4: Province Region: Country: USA</p>
<p>Procurement Description: Environmental Engineering Services for Buffalo Lakeside Commerce Park</p>	<p>Procurement Description: Construction contractor for Buffalo Lakeside Commerce Park Parcel 3 project.</p>

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending 12/31/2010

Run Date: 03/15/2011

Procurement Transactions Listing:

Status: UNSUBMITTED

13. Vendor Name: Premium Services, Inc.

14. Vendor Name: The Hartford Insurance

Type of Procurement: Design and Construction/Maintenance
 Award Process: Authority Contract - Competitive Bid
 Award Date: 12/07/2009
 End Date: 03/31/2010
 Amount: \$54,276
 Amount Expended for Fiscal Year: \$38,055.75

Type of Procurement: Other Professional Services
 Award Process: Non Contract Procurement/Purchase Order
 Award Date:
 End Date:
 Amount:
 Amount Expended for Fiscal Year: \$7,883.25

Address Line1: 254 Fenton Street
 Address Line2:
 City: BUFFALO
 State: NY
 Postal Code: 14206
 Plus 4:
 Province Region:
 Country: USA

Address Line1: P.O. Box 2907
 Address Line2:
 City: HARTFORD
 State: CT
 Postal Code: 06104
 Plus 4: 2907
 Province Region:
 Country: USA

Procurement Description: Construction contractor for entrance enhancements at Buffalo Lakeside Commerce Park.

Procurement Description: Property insurance for Buffalo Lakeside Commerce Park

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending 12/31/2010

Run Date: 03/15/2011

Procurement Transactions Listing:

Status: UNSUBMITTED

<p>15. Vendor Name: Toski, Schaefer & Co., P.C., CPA</p> <p>Type of Procurement: Financial Services Award Process: Authority Contract - Competitive Bid Award Date: 01/08/2008 End Date: 09/30/2010 Amount: \$7,700 Amount Expended for Fiscal Year: \$7,700</p> <p>Address Line1: 555 International Drive Address Line2: City: BUFFALO State: NY Postal Code: 14221 Plus 4: Province Region: Country: USA</p> <p>Procurement Description: Audit and tax services</p>	<p>16. Vendor Name: Turn Key Environmental Restoration, LLC</p> <p>Type of Procurement: Other Professional Services Award Process: Authority Contract - Competitive Bid Award Date: 08/01/2008 End Date: Amount: \$90,000 Amount Expended for Fiscal Year: \$85,895.57</p> <p>Address Line1: 2558 Hamburg Turnpike Address Line2: Suite#300 City: LACKAWANNA State: NY Postal Code: 14218 Plus 4: Province Region: Country: USA</p> <p>Procurement Description: Environmental Operations and Maintenance Services at RiverBend Commerce Park</p>
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Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending 12/31/2010

Run Date: 03/15/2011

Procurement Transactions Listing:

Status: UNSUBMITTED

17. Vendor Name:

Wendel Duchscherer Architects &
Engineers

Type of Procurement: Design and Construction/Maintenance
Award Process: Authority Contract - Non-Competitive Bid
Award Date: 03/17/2010
End Date: 07/31/2010
Amount: \$16,985
Amount Expended for Fiscal Year: \$16,985

Address Line1: 140 John James Parkway
Address Line2: Suite 201
City: BUFFALO
State: NY
Postal Code: 14228
Plus 4:

Province Region:
Country:

Procurement Description: USA
Design services for Genesee Gateway
Streetscape project.

Procurement Report for Buffalo Urban Development Corporation

Fiscal Year Ending 12/31/2010

Procurement Transactions Listing:

Additional Comments:

Run Date: 03/15/2011

Status: UNSUBMITTED