

**MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS
OF THE
BUFFALO AND ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION
(ILDC)**

- DATE AND PLACE:** January 22, 2025, at the Erie County Industrial Development Agency, 95 Perry Street, 4th Floor Conference Room, Buffalo, New York 14203
- PRESENT:** Daniel Castle, Richard Lipsitz, Jr., Hon. Mark Poloncarz and Hon. Taisha St. Jean Tard
- EXCUSED:** Denise Abbott, Hon. Timothy Meyers and Hon. Christopher Scanlon
- OTHERS PRESENT:** John Cappellino, President & CEO; Beth O’Keefe, Vice President of Operations; Jerry Manhard, Chief Lending Officer; Grant Lesswing, Director of Business Development; Carrie Ann Hocieniec, Operations Assistant/ Assistant Secretary; Soma Hawramee, Compliance Portfolio Manager, Brian Krygier, Director of Information Technology; Lori Szewczyk, Director of Grants; Andrew Federick, Property and Business Development Officer; Robbie Ann McPherson, Director of Marketing & Communications and Robert G. Murray, Esq., General Counsel/Harris Beach Murtha
- GUESTS:** Yessica Vasquez on behalf of City of Buffalo; Jonathan Epstein on behalf of Business First; Joe Petrucci and Matthew Campbell on behalf of J.G. Petrucci

There being a quorum present at 12:04 p.m., the Meeting of the Board of Directors of the Buffalo and Erie County Industrial Land Development Corporation (the "ILDC") was called to order.

NEW BOARD MEMBERS

Mr. Poloncarz welcomed two new members to the Board: Hon. Timothy Meyers, Chair of the Erie County Legislature, and Hon. Taisha St. Jean Tard, Chair of the Erie County Legislature Economic Development Committee, who was present at the meeting.

MINUTES

Mr. Lipsitz moved, and Mr. Castle seconded to approve of the November 20, 2024 minutes. Mr. Poloncarz called for the vote, and the minutes were unanimously approved.

REPORTS / ACTION ITEMS / INFORMATION ITEMS

Renaissance Commerce Park Light Manufacturing RFP Award. Mr. Federick provided background on the ILDC's issuance of an RFP for a preferred developer to construct an approximately 200,000 square-foot light manufacturing/warehousing space (via a build-to suit project) facility at Renaissance Commerce Park ("RCP") on Sites II-6 and II-7. Mr. Federick informed the Board that J.G. Petrucci Company, Inc. was selected as such preferred developer. Mr. Federick introduced Mr. Matt Cambell and Mr. Joe Petrucci from J.G. Petrucci Company, Inc., who described J.G. Petrucci Company, Inc's business proposal. Mr. Poloncarz confirmed that the MWBE provisions within the RFP are not a statutory requirement but goals of the Project and the ILDC.

Mr. Lipsitz moved, and Ms. St. Jean Tard seconded, to approve the ILDC entering into (i) a purchase and sale agreement to sell RCP Sites II-6 and II-7 to J.G. Petrucci Company, Inc., and (ii) a Brownfield Site Cleanup Agreement Amendment with respect to RCP Sites II-6 and II-7. Mr. Poloncarz called for the vote and the following resolution was unanimously approved:

RESOLUTION OF THE BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION (THE "ILDC") AUTHORIZING THE ILDC TO (i) SELL RCP SITE #2 and #3 (AS MORE FULLY DEFINED HEREIN) TO J.G. PETRUCCI COMPANY, INC ("JGPC"); (ii) NEGOTIATE, EXECUTE, AND DELIVER AN AGREEMENT OF PURCHASE AND SALE TO SELL RCP SITE #2 and #3 TO BE ENTERED INTO WITH JGPC; (iii) EXECUTE AND DELIVER A BROWNFIELD SITE CLEANUP AGREEMENT AMENDMENT WITH RESPECT TO RCP SITE #2 and #3; AND (iv) MAKE A DETERMINATION PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT

Conveyance of Dona Street Extension to the City of Lackawanna. Mr. Murray explained the proposed execution of a deed in favor of the City of Lackawanna (the "City") for the purposes of conveying to the City approximately 2.20 acres of public roadway and other related appurtenances known as "Dona Street" located within the City of Lackawanna Renaissance Commerce Park ("RCP"), for the purposes of redevelopment thereof.

Mr. Castle moved, and Mr. Lipsitz seconded to approve of the sale of the Dona Street and its related appurtenances to the City. Mr. Poloncarz called for the vote and the following resolution was unanimously approved:

RESOLUTION OF THE BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION (i) AUTHORIZING THE EXECUTION AND DELIVERY OF A DEED CONVEYING THE “DONA STREET” ROADWAY TO THE CITY OF LACKAWANNA FOR USE AND MAINTENANCE AS A PUBLIC ROAD (AS MORE PARTICULARLY DESCRIBED HEREIN); (ii) ADOPTING FINDINGS WITH RESPECT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQR”); (iii) CONFIRMING THAT THERE IS NO REASONABLE ALTERNATIVE TO A BELOW FAIR MARKET VALUE TRANSFER OF DONA STREET TO THE CITY OF LACKAWANNA; AND (iv) AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS WITH RESPECT TO THE FOREGOING

Renaissance Commerce Park NYS Brownfield Cleanup Program Generation 1 Tax Incentive Deadline Extension Legislation Presentation. Mr. Federick informed members of efforts to extend the Brownfield Cleanup Program Tax Credit for the Brownfield Cleanup Program Generation 1 Sites located within the RCP.

RCP NYS Shovel-Ready Designation. Mr. Federick informed members of the newly assigned designation of the Renaissance Commerce Park as "shovel ready" and the significance of such designation.

NYSERDA Site Asset Analysis by Global Location Strategies. Mr. Federick informed the Board that Renaissance Commerce Park received preferred scoring upon completion of site analysis by Global Location Strategies.

Sucro Sourcing RCP Land Closing. Mr. Federick informed the Board that the sale of Site II at Renaissance Commerce Park to Sucro Sourcing closed in December 2024, and new investment and expansion of Sucro Sourcing facilities will begin this spring.

Erie County Ag Park Logo. Mr. Federick displayed the new Erie County Agribusiness Park logo.

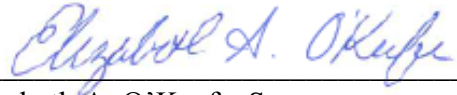
Update on Erie County Agribusiness Park Access Road Project. Mr. Federick updated the Board on building demolition activities that occurred in December 2024 to begin site preparation for new roadway construction.

Loan Status Report. Mr. Manhard provided this report to Board members. Mr. Poloncarz directed that the report be received and filed.

Finance and Audit Committee Update. Ms. O'Keefe updated members on the most recent Finance & Audit Committee meeting whereat the 2024 audit plan was discussed.

There being no further business to discuss, Mr. Poloncarz adjourned the meeting at 1:07 p.m.

Dated: January 22, 2025



Elizabeth A. O'Keefe, Secretary