

**CITY OF BUFFALO URBAN RENEWAL AGENCY
BOARD MEETING MINUTES
901 CITY HALL**

MEETING DATE: October 25, 2018

MEMBERS AND OFFICERS PRESENT: Mayor Byron Brown, BURA Chairman
Brendan R. Mehaffy, BURA Vice Chairman
Timothy Ball, Corporation Counsel
Commissioner Donna Estrich
Council Member Joseph Golombek
Council Member Christopher Scanlon

MEMBERS ABSENT: Council President Darius Pridgen
Mr. Domenic Bonifacio

SECRETARY: Scott C. Billman

OTHERS PRESENT: Yvonne McCray, BURA Director of Housing, Tracy Cooley, FCA
BURA Deputy Director, Brenda Durfee, BURA, Maria Scinta,
BURA, Carley Mealey, BURA, Theresa Farrell, BURA
Francisco Guzman, BURA, Gina Granville, BURA, Julia Dutka,
BURA, Jayda Garnett, BURA, Samantha Long, BURA, Rebecca
Gandour, COB, Peter Jason, Marine Park, Joanne Goldfarb,
Admirals Walk, Allison Geddes, UB School of Social Work

Mr. Mehaffy called the meeting to order at 9:40 am. Commissioner Estrich made the motion to waive the reading of the minutes of the September 27, 2018 meeting, seconded by Council Member Golombek and carried unanimously.

Agenda Item 3 - Drescher & Malecki 2017-2018 Audit Presentation (Informational Only)

Luke Malecki and Carl Widmer from the CPA group Drescher and Malecki provided a summary of the BURA 2017-2018 Financial Audit. Drescher and Malecki explained to the Board that there were no reportable findings.

OTHER AND DIVISION REPORTS

Agenda Item 4a - 240-260 Lakefront Boulevard Permission to Enter into Land Disposition Agreement

The City of Buffalo Planning Board solicited lead agency status for the proposed action on January 18, 2018. BURA was identified as involved agency under SEQRA and after reviewing the accompanying documentation on the proposed action, BURA had no objections to the Planning Board acting as lead agency. After assuming lead agency status, the Planning Board made their determination of significance on the proposed action and issued a negative declaration on February 26, 2018. After the Developer modified the proposed project, which included site plan modifications and a reduction of residential units, the Planning Board issued an amended negative declaration on July 18, 2018. As a coordinated review was conducted for the action, no further environmental review is required by BURA under SEQRA.

BURA Board Members approved a request to designate a Developer and enter into a Land Disposition Agreement (LDA) to sell 240-260 Lakefront Boulevard (Real Property) to Lakefront Boulevard, LLC (Developer/Ciminelli). The Real Property consists of approximately 2.4 acres of vacant land and is located on Lakefront Boulevard in Waterfront Village adjacent to Portside, Rivermist and Admiral's Walk Condominiums. Based upon significant community engagement over the past three (3) years with Waterfront Village Advisory Council representatives, the general public and City of Buffalo

representatives, the Developer has revised their plans several times to address neighborhood concerns. The Developer is proposing to construct four (4) separate structures, one (1) structure would consist of eight (8) townhouses and the remaining three (3) structures would consist of four (4) townhouse units in each for a combined total of twenty (20) townhouse units. The project received site plan approval by the City of Buffalo Planning Board on July 30, 2018. The Land Disposition Agreement will incorporate a purchase price of \$1,300,000 and profit sharing of 33% on all net sale revenue over \$18,300,000 which is the anticipated net income revenue minus expenses as provided by the Developer. As an added community benefit of the project, the Developer will pursue, and all indications are that it will be met, a minority workforce goal of 25%, a woman workforce goal of 5%, a minority owned business enterprise (MBE) utilization goal of 25% and a woman owned business enterprise (WBE) utilization goal of 5% of the project construction cost.

Mr. Mehaffy made the motion to approve Item 4a, seconded by Commissioner Estrich and carried unanimously.

Agenda Item 4b - Authority to Contract with Clean Cut Lawn Service for Snow Removal Services on City of Buffalo Urban Renewal Agency Owned Properties

Council Member Golombek made a motion to amend the Board Item to state the contract amount as \$19,000.00, seconded by Mr. Ball and carried unanimously.

BURA Board Members approved a request to enter into an Agreement with Clean Cut Lawn Service for snow removal services for the 2018-2019 season. New York State Industries for the Disabled (NYSID) is the NYS Preferred Source provider of lawn maintenance and snow removal services pursuant to Article XI, Section 162 of NYS Finance Law but declined to submit a bid this year and therefore the services went out to bid. The lowest responsive and responsible bidder was Clean Cut Lawn Service whose bid was an amount not to exceed Nineteen Thousand Dollars (\$19,000.00).

Council Member Scanlon made a motion to approve item 4b, seconded by Council Member Scanlon Golombek and carried unanimously.

Agenda Item 4,c,d,e - BURA Housing and Planning Updates (Informational Only)

Director Yvonne McCray, Division of Housing and Keith Lucas, Director of Planning provided Divisional reports to the Board.

There being no further business to discuss, Mr. Mehaffy made the motion to adjourn the meeting, seconded by Council Member Scanlon and carried unanimously. The meeting was adjourned at 10:35 am.

Respectfully submitted,

By: _____
Scott C. Billman, Secretary

Reported by:
Risë Geller