

BUFFALO URBAN RENEWAL AGENCY
Board Of Directors Meeting
Thursday, January 22, 2026
9:30 a.m., Room 901 City Hall

The meeting may be viewed via Microsoft Teams
by going to
<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>
Meeting ID: 251 470 820 498
Passcode: nyscFL

1.0 CALL TO ORDER

2.0 READING OF THE MINUTES DECEMBER 18, 2025 (Action)

3.0 MONTHLY REPORT/ INFORMATIONAL UPDATES

3.1 Housing Updates (Informational) Hope Young- Watkins

3.2 Financial Control of Agencies Update (Informational) Tracy Cooley

4.0 ACTION ITEMS

4.1 Approval of Pedestrian Bridge (Action) Scott C. Billman

5.0 EXECUTIVE SESSION

6.0 ADJOURNMENT

CITY OF BUFFALO URBAN RENEWAL AGENCY
Board Of Directors Meeting
Thursday, December 18, 2025, 9:30 a.m., Room 901 City Hall
And was available via Microsoft Teams at
<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

MEMBERS PRESENT: Mayor Christopher P. Scanlon
Vice Chairman Nadine Marrero
Commissioner Raymour Nosworthy
Acting Corporation Counsel Robert Quinn
Council Member Joseph Golombek
Ms. Rashida Dowell

ABSENT: Council President Bryan Bollman
Council Woman Zeneta Everhart

OTHERS PRESENT:

Hope Young-Watkins, BURA Senior Director, Scott C. Billman, Senior Director, Yvonne McCray, BURA Director of Housing, Tracy Cooley, BURA Director of Finance, Tashene Eubanks, Anthony Chestnut, Brandon Baxter, Gabrielle Gannon, Jessica Jowrey, Lauren Jednak, Gerffred Ngayot, Javier Mejia, David Judson

1.0 Mayor Scanlon, called the meeting to order at 9:41 am.

2.0 Ms. Dowell made the motion to waive the reading of the minutes of the November 20, 2025 meeting, seconded by Commissioner Raymour Nosworthy and carried unanimously.

3.0 ACTION ITEMS:

3.1 Contract Extension with HOME HQ to administer a Grant Fund

Agency Members approved a request to enter into an agreement with HOME HQ to administer a Grant Fund in the amount of \$400,00. These Grant Funds will provide access to home repair dollars to homeowners and small investors that might not otherwise have access to traditional bank financing. The Board previously approved the contract between BURA and HOME HQ at the meeting on March 25, 2021. The contract was executed on August 2, 2021, for a term of two (2) years, with two (2) automatic one (1) year extensions. The contract has now expired. This request will extend the existing contract retroactive to 8/2/2025 by one (1) year through August 2, 2026, and, in BURA's sole discretion, provide for two (2) additional six (6) month extensions subject to approval of the Vice Chair of the BURA Board. HOME HQ has been administering all aspects of the program, from application and inspections to construction. HOME HQ has several cases still in progress, so an extension is necessary for those cases to be completed and the next group to be sent over to BURA.

Motion made by Commissioner Raymour Nosworthy to approve Item 3.1, seconded by Acting Corporation Council Robert Quinn and carried unanimously.

3.2 Consultant Agreement with Mullin & Lonergan Associates for HOME Technical Assistance

Agency Members approved a request for a budget revision for Mullin & Lonergan to provide HUD HOME Program technical assistance. This assistance is for BURA staff that work on the affordable housing program funded by HUD HOME Investment Partnerships Initiative. Mullin & Lonergan assist BURA with ensuring compliance with current HUD and BURA HOME Underwriting requirements. This item seeks a budget revision of their contract.

Motion made by Vice Chairman Nadine Marrero to approve Item 3.2, seconded by Acting Corporation Council Robert Quinn and carried unanimously.

3.3 - 3.7

Emergency Demolition Various Structures

Agency Members approved a request to enter into an Agreement the Demolition Department to fund the demolition of 1107 William by Hannah Demolition in the amount of \$40,000.00, 16 Benzinger by Geiter Done of WNY in the amount of \$36,000.00, 344 Dartmouth by Hannah Demolition in the amount of \$40,000.00, 40 Central North by Geiter Done of WNY in the amount of \$39,999.00, and 178 Elk by Hannah Demolition in the amount of \$40,000.00. Informal bids were obtained by the Department of Permits and Inspections, subject to all City of Buffalo and Agency required procurement policies for use of the funds. The source of funds for this demolition will be CDBG funds administered and managed on behalf of the City by the Agency. The Agency will enter into an Agreement with the Demolition Contractor subject to all terms and conditions as stated in the City Bid Documents and as agreed to by the Demolition Contractor.

Motion made by Acting Corporation Council Robert Quinn to approve Items 3.3 – 3.7, seconded by Commissioner Raymour Nosworthy and carried unanimously.

3.8 725 Humboldt Pkwy Contract Amendment

Agency Members approved a request to amend the previously authorized contract amount and increase the total not-to-exceed value from \$918,000 to \$1,400,000. This change order expands the scope to include: structural improvements and remediation throughout the basement and first floor General cleanup throughout the building, abatement of existing electrical and plumbing systems, replacement of materials-including architectural shingles in accordance with SHPO requirements, not to exceed \$1,400,000. Upon completion of this phase, staff will return to the Board with a full report and detailed cost breakdown. Should additional funds become available, BURA will rebid and proceed with Phase 2, at which time an additional action item will be presented for authorization to enter into a contract for that phase.

Motion made by Vice Chairman Nadine Marrero to approve Item 3.8, seconded by Commissioner Raymour Nosworthy and carried unanimously.

3.9 Robert Half Agency- Processing & Training

Agency Members approved a request to enter into a nine (9) month contract extension with Robert Half, effective 7/1/2025 through 4/1/2026, not to exceed \$100,000 (One Hundred Thousand and 00/100 Dollars) to ensure the continued timely processing of the ESG and HOPWA Year 50 and prior Public Services payment requests, to ensure the training of the ESG and HOPWA payment request process to the newly hired Grant Fiscal Analyst and to allow additional time to secure a permanent Senior Accountant who will assist in this processing upon hire.

Motion made by Vice Chairman Nadine Marrero to approve Item 3.9, seconded by Commissioner Raymour Nosworthy and carried unanimously.

4.0 ADJOURNMENT

There being no further business to discuss, Commissioner Raymour Nosworthy made the motion to adjourn the meeting, seconded by Acting Corporation Counsel Robert Quinn and carried unanimously. The meeting was adjourned at 10:05 am.



Buffalo Urban Renewal Agency

901 City Hall, 65 Niagara Square
Buffalo, New York 14202-3376
716-851-2872

Sean M. Ryan, Chairman

BOARD ITEM

TO: BURA Board of Directors

BURA MEETING DATE: January 22, 2026

FROM: Scott C. Billman, BURA Sr. Director/General Counsel

**PREPARER PROOFREAD
FOR ACCURACY BY:** Gabrielle Gannon

BURA BOARD ITEM LOG NO.: 4.1

ITEM: Approval of Pedestrian Bridge Easement Agreement

PROPOSED BOARD ACTION:

This Item seeks authority to grant an easement to Niagara Frontier Transportation Authority (NFTA) and accept easements from the NFTA and the City of Buffalo (City) to facilitate the construction of a Pedestrian Bridge by the NFTA that connects the NFTA DL&W Terminal to the arena complex known as KeyBank Center.

NFTA desires to construct a pedestrian bridge above the surface of South Park Avenue (City Right of Way) and through a portion of the BURA real property commonly known as 1 Seymour H. Knox III Plaza (location of KeyBank Center) and the DL&W Terminal, with a structure substantially similar to that which is depicted in the attached Exhibit for the purposes of connecting the DL&W Terminal on the south side of the City Right of Way to KeyBank Center on the BURA Property on the north side of the City ROW to provide passage and access between the NFTA Property and the BURA Property for pedestrians. The bridge is being designed to allow vehicular flow and pedestrian foot traffic beneath it.

NFTA will indemnify the City of Buffalo, BURA, Buffalo Sewer Authority and Buffalo Water Board (and their officers, employees, directors, agents, and representatives) without limits and such indemnity shall attach and run with the land constituting and comprising the real property. NFTA will also be responsible for costs including removal and restoration. To summarize, all removal, remediation, defense, and indemnification obligations will fall squarely on NFTA, at NFTA's sole cost and expense.

RECOMMENDED ACTIONS:

- ☒ Approval
- ☐ Approval with Conditions (state conditions below)
- ☐ Disapproval
- ☐ HUD Release of Funds

1. Environmental Review

SEQR

Type II

No Further Review Required ☒

Unlisted

- ☐ Negative Declaration
☐ Positive Declaration
☐ Conditional Negative Declaration

Type 1

- ☐ Lead Agency Designation
☐ Negative Declaration
☐ Positive Declaration
☐ Finding Statement

Scott C. Billman

Date

1/20/20

2. NEPA for HUD-Funded Projects/Activities

- ☒ Activity/Project is Exempt per 24 CFR 58.34(a): _____
☐ Activity/Project is Categorically Excluded Not Subject To §58.5 per 24 CFR 58.35(b): _____
☐ Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5(a): _____

- ☐ This categorically excluded activity/project converts to Exempt, per 58.34(a)(12)
☐ This categorically excluded activity/project cannot convert to Exempt
☐ This project is now subject to a full Environmental Assessment

- ☐ Environmental Assessment
☐ Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27] The project will not result in a significant impact on the quality of the human environment.
☐ Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27] The project may significantly affect the quality of the human environment.

☐ Environmental Impact Statement

☐ NOI/RROF Required

If required and not completed, why? _____

☐ AUGF Required

If required and not completed, why? _____

☐ Environmental Review Completed

If not, why? _____

☐ Conditions: _____

Dalia Szarowicz

Date 1-20-26

3. Federal Labor Standards:

Davis-Bacon Required ☐ Yes ☐ No ☐ N/A

Brandon Baxter

Date:

Section 3 Required ☐ Yes ☐ No ☐ N/A

Brandon Baxter

Date:

Additional Background Information: N/A

4. Fiscal Impact:

☐ Revenue: _____

☐ Expenditure (s): _____

☒ Other (explanation if needed): NO FISCAL IMPACT

Project Budget Attached: ☐ Yes ☐ No ☒ N/A
(mandatory for all CDBG expenditures)


Tracy Cooley, FCA

Date 1/20/26

5. Project/Program meets the following National Objectives:

☐ Low-Moderate Income Benefit

Address:

☐ Removal of Slum & Blight

Census Tract:

6. Attachments:

☐ Project Location Map

☐ Project Budget

☒ Project Pictures/Drawings

☐ Funding Request Letter

Approved to form:


Scott C. Billman, BURA General Counsel

Date 1/20/26





FoitAlbert
ASSOCIATES
Architects, Engineering, Surveying, Environmental
360 Shaw Street, Suite 200 / St. John's, New Brunswick A1B 1X7 / Tel: 604 513 / e-mail: info@foitalbert.com

M **M**
MOTT
MACDONALD

ENGINEERING
Mechanical/Electrical Engineering Consultants
CONSULTANT STAMP:

ALTERING ANY ITEM ON THIS DRAWING IS IN VIOLATION OF THE LAW, EXCEPTING AS PROVIDED IN SECTION 7205, PART 2 OF THE NEW YORK STATE EDUCATION LAW.



NFTA
Niagara Frontier
Transportation Authority
Serving Buffalo Niagara

**LRRT - DL&W 2ND FLOOR
CORE AND SHELL
RENOVATION**

C	5/12/2024	70% DESIGN SUBMISSION	31152494	FILE NAME	AE362.00	MRB	34" = 1'-0"
B	1/26/2024	30% DESIGN SUBMISSION	230005.00	FILE NAME	AE362.00	MRB	
A	5/12/2024	PRELIMINARY REVIEW SUBM		DRAWN BY:			
APPROV	DATE	DESCRIPTION		CHECKED BY:			
				SCALE:			
				COP/PRINT:			

**WORK AREA 4 - BRIDGES
- SECTIONS - AREA M**

DRAWINGS
AE362
SHEETS **CP**

7
SHEET KEYNOTES
5/2 FORMED METAL COLUMN AND BEAM COVER
REF SPECIFICATION IS S4.13



M M
MOTT
MACDONALD

MA ENGINEERING
Mechanical/Electrical Engineering Consultants
CONSULTANT STAMP

ALTERNATE ANY ITEM ON THIS DRAWING IS IN
VIOLATION OF THE PROFESSIONAL ENGINEERING
ACT, 1990, SECTION 27(1) AND 27(2) OF THE
PROFESSIONAL ENGINEERING ACT, 1990.



NFTA
Niagara Frontier
Transportation Authority
Serving Buffalo Niagara

LRRT - DL&W 2ND FLOOR
CORE AND SHELL
RENOVATION

MARK	DATE	DESCRIPTION
C	1/2/2024	70% DESIGN SUBMISSION
B	1/2/2024	50% DESIGN SUBMISSION
A	2/14/2023	PRELIMINARY REVIEW SUB

ISSUE	DATE	DESCRIPTION
1	1/2/2024	70% DESIGN SUBMISSION
2	1/2/2024	50% DESIGN SUBMISSION
3	2/14/2023	PRELIMINARY REVIEW SUB

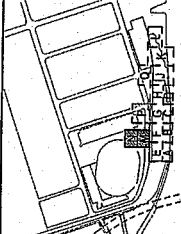
PROJECT NO: 31152408
DESIGNER PROJECT NO: 2000600
FILE NAME: AE160
CHECKED BY: JMB
SCALE: As indicated
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SHEET TITLE
WORK AREA 4 - BRIDGES
- FLOOR PLAN - WEST
BRIDGE - AREA M,N

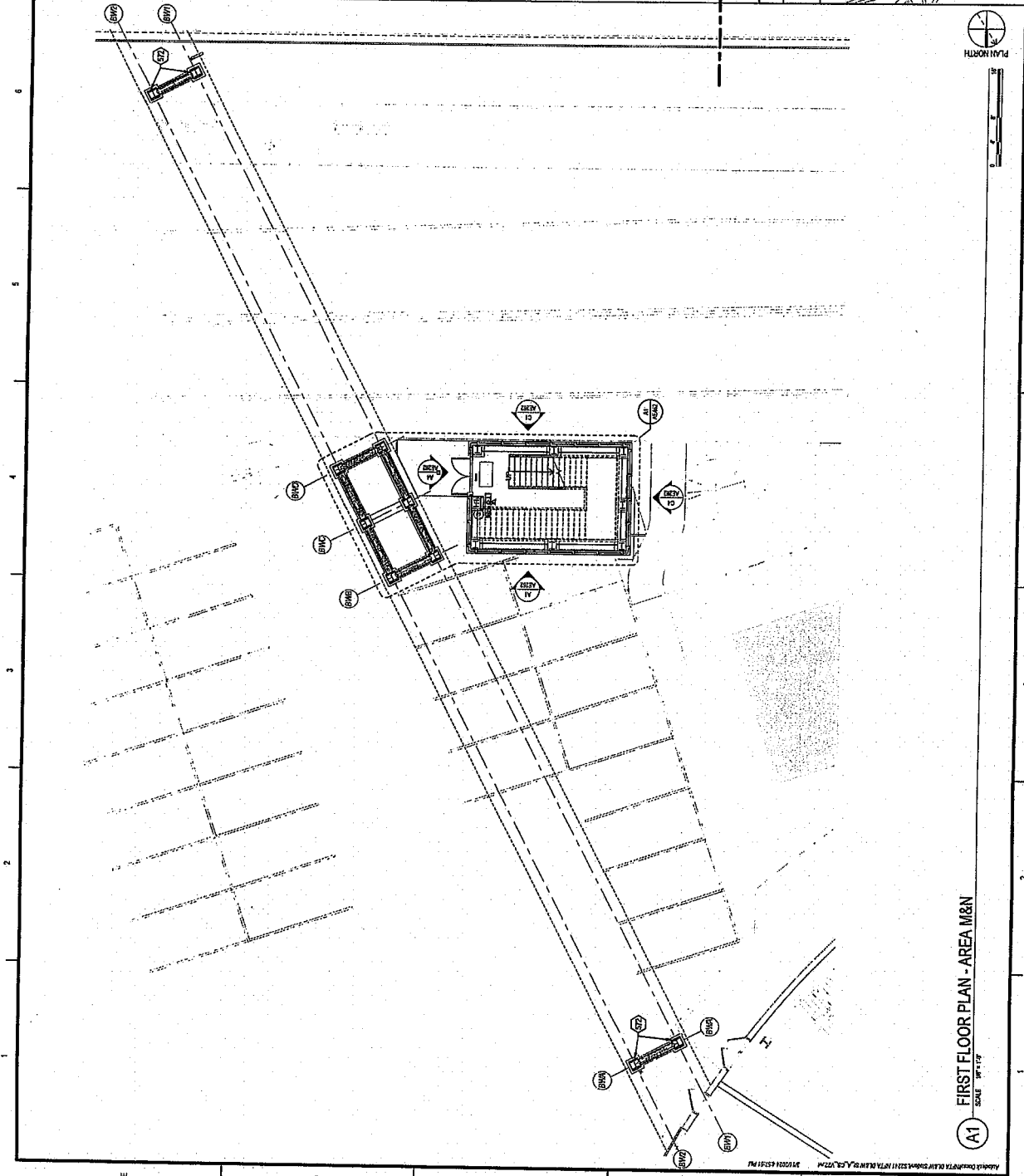
Drawings
AE160
SHEET
OF

LEGEND

ADJACENT WORK AREA AS SHOWN



KEY PLAN
SCALE: 1/8" = 1'-0"



(A1) FIRST FLOOR PLAN - AREA M&N
SCALE: 1/8" = 1'-0"