

**BUFFALO ECONOMIC**  
RENAISSANCE CORPORATION

THE HON. BYRON W. BROWN  
CHAIRMAN

**Buffalo Economic Renaissance Corporation**  
**Minutes of the Meeting of the Board of Directors**  
**901 City Hall**  
**August 20, 2008**

1.0 **Roll Call**

Members Present

Michael Kubala  
Carolyn Murray  
Adam Walters  
Michael Welch  
Clifford Bell  
Mayor Brown  
Frank Mesiah  
Miguel Santos

Members Absent

Kevin Brady  
Brian Davis  
Thomas Kucharski  
Steve Casey

Staff Present

Donna Brown  
Divitta Alexander  
Michelle Barron  
Brian Reilly  
Bernadette Taylor  
Eric Gadley  
John Riccione  
Wayne Kwiatkowski  
Rise Geller-Alongi  
Lorrie Abounader  
Melanie Gregg

**Guest: None**

Mrs. Alongi called the meeting to order at 12:20 p.m. A quorum was present.

2.0 **Reading of the Minutes**- Upon motion by Mr. Welch, seconded by Mr. Mesiah, and unanimously carried; the waiving of the reading and acceptance of the minutes of **July 16, 2008** was approved.

3.0 **Monthly Financial Report** – Upon motion by Mr. Bell, seconded by Mr. Walters and unanimously carried the monthly financial report ending May 31, 2008 was approved.

4.0 **President's Report**

A. **Real Estate**- BEREC renewed two (2) leases, they are as follows:

**Tredo Engineers**- Tenant is utilizing space for business office for Tredo Engineering Company. It is currently leasing 1,445sq.ft of space at the Free Trade Complex in suites 101 and 109, and extending the lease for one (1) year with a 5% rent increase.

**Design Department**- Tenant is utilizing space for executive office for Design Department Co. It is currently leasing 1,282sq.ft of space at the Free Trade Complex in suite 201 and extending the lease for one (1) year with a 5% rent increase.

- B. **Empire Zone**- Since the last board report, one (1) new certification was received, bringing the total applications pending with Empire State Development (ESD) for the current fiscal year to eight (8). The certification for the **Sodexo Laundry Service** located at 60 Grider Street was received. This project anticipated creating 175 new full time equivalent positions.

**Empire Zone Boundary Revision**- Staff is waiting for approval of a final submission from ESD. Businesses and properties affected by the revision (if approved) were notified by BEREC staff on June 24<sup>th</sup>.

- C. **Lending**- The following was highlighted:

**Loans Closed In July**- One (1) loan closed in the month of July, it is as follows:  
**Chique Boutique**, totaling \$20,000.00.

Loans Approved Pending Closing

<b>Business Name</b>	<b>Anticipated Closing Period (from today)</b>
Dog Days of Buffalo	3 Months
Environmental Specialty Contractor	3 Months
Radioactive Cycles	3 Months
The Hair Firm	1 Month
Trattoria Aroma	3 Months
Valentina Authentic Spanish Cuisine	3 Months
Benchwarmers Sports Bar	3 Months
Celerity, LLC	3 Months
Chopafellaz Unisex Salon	3 Months
Em Tea Coffee Cup Café	3 Months
Flying Bison Brewing	3 Months

Pellicano Meats & Produce	3 Months
Printing Prep	3 Months

Active Deals with possible BERC funding- There are eight (8) potential deals; they are as follows: **Elmwood Small Animal Hospital, Francesca's Italian Cuisine, R&J Furniture Sales, Inc., 31 Club, Francisco Imported Foods, Oliver's Restaurant, Pano's Restaurant and Ulrich's Tavern**, totaling \$1,530,000 with job creation goals of 58 full time equivalent positions.

D. **Business Development-** The following was highlighted:

**Care Area Revitalization Effort ("CARE") Program** - To date, BERC received 268 applications for participation in the CARE Program, 136 projects were awarded and 78% of awarded projects were completed.

**Live Zone Program**

University Sign & Storefront – One (1) project currently under review.

Masten Sign & Storefront – Five (5) applications received – preparing paperwork for committee approval.

Ellicott Sign & Storefront – Prepared and received preservation board approval for two (2) new applications. Seven (7) applications received – waiting allocation agreements from BURA.

South & Connecticut Street Sign & Storefront Programs – Three (3) applications were distributed to several business owners.

**Small Business Resource Centers**

<b>Apollo</b>	Serviced 35 clients – 3 appointments with SCORE
<b>South Buffalo</b>	Serviced 22 clients
<b>West Side</b>	Serviced 42 clients

**Entrepreneurial Assistance Program-** The 13<sup>th</sup> session is currently underway with 26 participants enrolled. The 14<sup>th</sup> session will begin in September.

Upon motion by Ms. Murray, seconded by Mr. Bell, and unanimously carried, the President's report was accepted and approved.

5.0 **Action Items**

- 5.1 **Grant to Bethel Community Development Corporation** - Submitted to the BERC Board of Directors ("Board"), is a request to authorize BERC to accept \$125,000 from the City of Buffalo's Grow Buffalo funding ("Grant Funds") to pass through to Bethel Community Development Corporation for its use in connection with the development of a Bethel Head Start/Daycare Center (the "Project). Authority is also requested to take all such actions, execute all such documents and agreements, and to expend and/or apply such BERC funds as is in the discretion of the BERC President reasonably necessary to appropriately facilitate the acceptance and delivery of the Grant Funds for use in the Project.

Upon motion by Mr. Bell, seconded by Mr. Walters, and unanimously carried, the above item was approved in its entirety.

- 5.2 **Grant to St. John Baptist Fruitbelt Community Development Corporation**- Submitted to the BERC Board of Directors ("Board"), is a request to authorize BERC to accept \$300,000 from the City of Buffalo's Grow Buffalo funding ("Grant Funds") to pass through to St. John Baptist Fruitbelt Community Development Corporation and/or Hospice Buffalo for use in connection with the construction of a community-based hospice residential service called the "St. John Baptist/Hospice Buffalo House" (the "Project"). Authorization is also requested to take all such actions, execute all such documents and agreements, and to expend and/or apply such BERC funds as is in the discretion of the BERC President reasonably necessary to appropriately facilitate the acceptance and delivery of the Grant Funds for use in connection with the Project.

Upon motion by Mr. Walters, seconded by Mr. Bell, and unanimously carried, the above item was approved in its entirety.

- 5.3 **Regulations to Implement the NY Freedom of Information Law**- Submitted to the BERC Board of Directors ("Board"), is a request to adopt the attached regulations to implement the requirements of New York Freedom of Information Law. Additionally, BERC seeks authority from the BERC Board of Directors to take all such actions, execute all such documents and agreements, and to expend and/or apply such BERC funds, as is in the discretion of the BERC President reasonably necessary to appropriately facilitate BERC's compliance with New York Freedom of Information Law.

6.0 **Committee Reports**

- 6.1 **Finance**- No report
- 6.2 **Audit**- No report
- 6.3 **Real Estate**- No report
- 6.4 **Governance**-No report

7.0 **Special Projects**- No special projects were discussed.

8.0 **Tabled Items**

8.1 **Item 5.3 (July 16, 2008) - Beverly A. Gray Business Incubator- Funding Agreement** – This item remains tabled pending consideration by Finance Committee

8.2 **Item 5.5 (July 16, 2008) - Appointment of Brian Reilly as BERC President**- Mr. Welch made a motion to remove this item from the table and go into executive session to discuss it, which motion was seconded by Mr. Bell and unanimously carried.

Upon motion by Adam Walters, seconded by Ms. Murray, and unanimously carried (with Mr. Welch and Mr. Bell abstaining), the appointment of Brian Reilly as President of BERC effective September 1, 2008 was approved.

9.0 **Executive Session**

9.1 **Item 5.5 (July 16, 2008) - Appointment of Brian Reilly as BERC President** – As set forth above, Mr. Welch made a motion to go into executive session to discuss this personnel item, which motion was seconded by Mr. Bell and unanimously carried.


Mr. Welch made a motion to come out of executive session, which motion was seconded by Mr. Bell and unanimously carried.

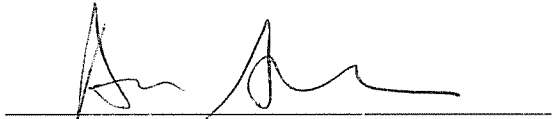
**Late File** - Upon motion by Mr. Bell, seconded by Mr. Mesiah and unanimously carried, the following late file item was accepted:

**Appointment of Deputy Mayor Donna M. Brown to BERC Board of Directors -**  
Upon motion by Ms. Murray, seconded by Mr. Walters and unanimously carried, the appointment of Ms. Brown to the BERC Board of Directors, effective immediately, was approved.

10.0 **Adjournment**- Upon motion by Mr. Walters, seconded by Mr. Bell, and unanimously carried, the meeting adjourned at 1:50 P.M.

Respectfully submitted,

By:   
Talisha Thompson, Recording Secretary

Approved by:   
Divitta Alexander, Secretary of the Board