

MEETING SUMMARY

Project Title: City of Buffalo DRI

Meeting Date: June 13, 2022

Venue: Care Management Coalition

Topic: Public Meeting #2

LOCAL PLANNING COMMITTEE ATTENDEES:

Name	Affiliation
Brenda McDuffie (Co-chair)	Regional Economic Development Council
Atiqur Rahman	Broadway Hardware
Carl Skompinski	Fillmore Forward
Conrad Kickert	UB School of Architecture
Monica Pelligrino-Faix	Central Terminal Corporation
Stephen Karnath	Broadway Fillmore Neighborhood Housing Services
Janice Stevens	Wilson Street Farms
Samaria Turner	Broadway Market-Kitchen at the Market
Fadi Dagher	Cedar Land Development
Heidi Romer	Jericho Road

AGENCY ATTENDEES:

Name	Affiliation
Ben Bidell	Department of State
Lenny Skrill	Homes and Community Renewal
Paul Tronolone	Empire State Development
Kathy Peterson	Broadway Market
Lisa Hicks	City of Buffalo
Trevor Griffis	City of Buffalo
Drew Canfield	City of Buffalo
Alex Carducci	City of Buffalo

CONSULTANT ATTENDEES:

Name	Affiliation
Mark Tytko	WSP
Stephanie Camay	WSP
John Draksic	WSP
Richard Yudkiss	WSP

Nancy Raca	Highland Planning
Jen Topa	Highland Planning
Tyra Jones	Highland Planning
Jeran Herbert	Highland Planning
Brooke Maynard	Highland Planning

WELCOME AND INTRODUCTIONS

The meeting opened with Stephanie Camay (WSP) introducing herself and members of the DRI project team and LPC in attendance and recognizing community members and other stakeholder groups. Following a moment of silence in respect for the lives lost in recent events, Stephanie emphasized the importance of public participation in the DRI process and thanked everyone for their attendance. The meeting proceeded with a presentation and a tabletop exercise. Attendees who participated online were also given an opportunity for input via a web polling exercise. A link to the presentation is in Appendix A.

DRI PROGRAM REVIEW

Stephanie explained that the purpose of the DRI is to provide significant investment to transform downtown economies. She also explained to the attendees that the final selected projects will be included in the Strategic Investment Plan submitted to the State for funding.

Key Milestones

Stephanie presented a short recap of the process so far. She explained that the LPC is currently in the Project Evaluation phase with the expectation that the final phase, completion, and submission of the Strategic Investment Plan, should wrap up in July 2022.

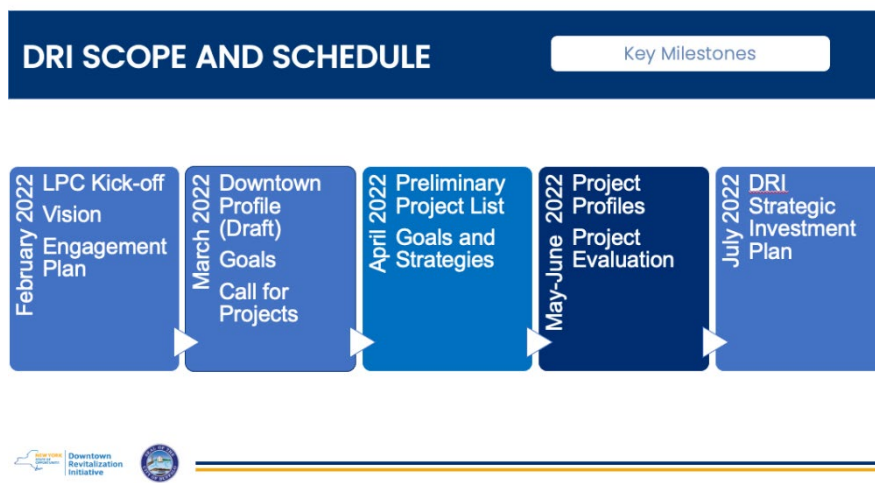


Figure 1: DRI Scope and Schedule

Vision & Goals

Stephanie presented the Broadway-Fillmore DRI Vision and Goals and provided a recap on the process by which they were established by the LPC members.

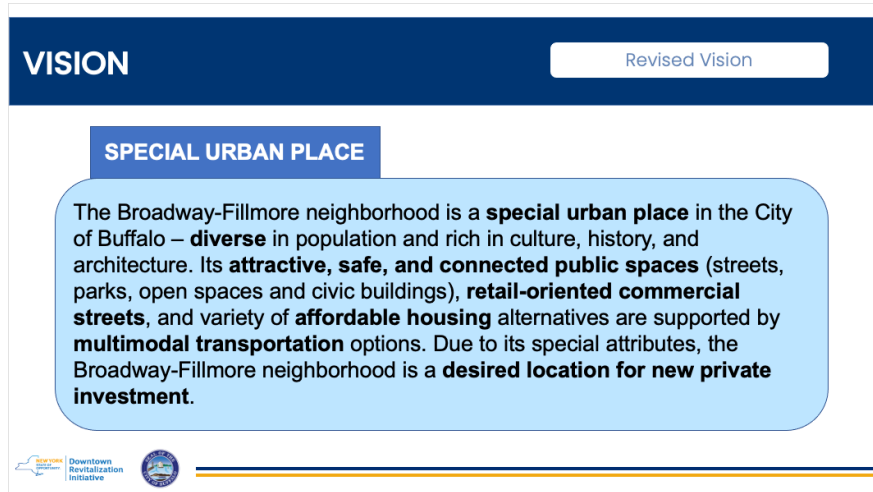


Figure 2: Vision

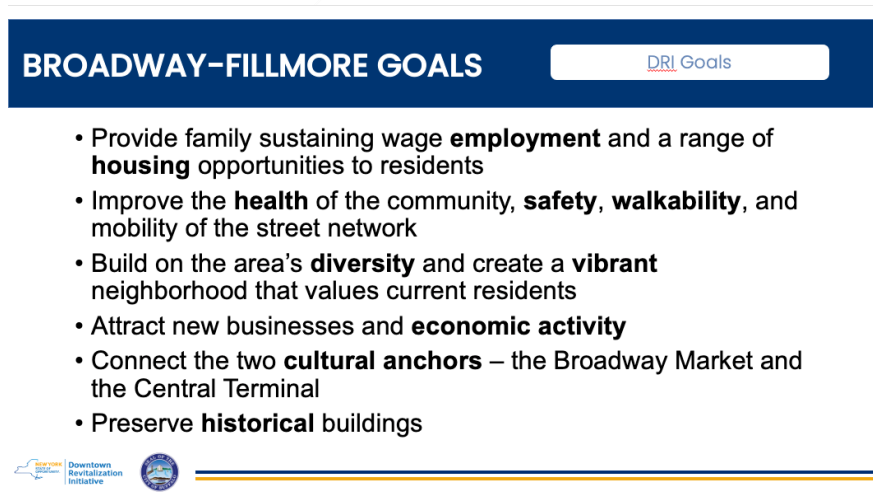


Figure 3: Goals

INITIAL PROJECTS LIST

Stephanie provided an overview of the proposed projects. The DRI request for all projects is \$20,898,000, with a total development cost of \$66,654,000. Stephanie presented the 22 projects broken down into the following seven categories:

Project Name	Total Cost	DRI Request
City Sponsored Projects		
Improve infrastructure/streetscape	\$3,013,000	\$1,683,000
Community Affordable Housing	\$7,618,000	\$1,000,000
Broadway Market	\$9,407,000	\$4,000,000
Parks and Open Space		
Sears Paderewski Park	\$3,594,000	\$1,850,000
Central Terminal Great Lawn	\$1,299,000	\$630,000
Economic Development		
Organic Farm	\$1,374,000	\$664,000
Al Cohen's Bakery	\$905,000	\$362,000
Schreiber Brewery	\$6,559,000	\$500,000
Housing		
Playter Gardens	\$20,455,000	\$550,000
Paderewski Housing (273 & 275)	\$495,000	\$470,000
Francis John Apartments	\$1,068,000	\$500,000
Childcare and Child Development		
Matt Urban Center Afterschool Program	\$410,000	\$410,000
Childcare Center @ 239 Lombard	\$2,807,000	\$2,807,000
Daycare @ 950 Broadway	\$1,067,875	\$427,150
Cultural and Community Spaces		
The Vault (949 Broadway)	\$1,700,000	\$553,000
Mickiewicz Library	\$173,000	\$163,000
938-940 Broadway community space	\$750,000	\$750,000
Adamski Social Hall	\$750,000	\$750,000
Sears Street Community Center/Corpus Christi	\$745,000	\$745,000
232 Gibson Street	\$442,000	\$177,000
Entertainment Space		
Torn Space Theater	\$516,000	\$206,000
Dom Polski Theater	\$2,000,000	\$1,700,000

Table 1: Initial Project List, Total Cost, and DRI Request

ENGAGEMENT ACTIVITY

Tabletop Exercise

Jay Herbert, Highland Planning, introduced the tabletop exercise to the audience. Attendees were split into 4 groups in which they worked together to allocate \$15 million in funding to the various projects, based on their interpretation of how well each project aligns with the DRI goals. To complete this task, each group was supplied with (1) a project map, (2) brief project descriptions, (3) a project allocation form, and (4) \$15 million in play money.



Figure 4: Tabletop Exercise Map

The figure above is the map included in the engagement material for each group. The map includes the geographic boundaries for the DRI, the initial projects as well as the overall vision and goals created by the LPC. Project descriptions can be found in Appendix A. Each group reported back to the larger group.

Group 1:

Group 1’s approach to allocating funding was to try to supply an adequate amount of funding to as many projects as possible, as they saw the need is too great to focus on larger more expensive proposals.

Report Out Comments:

- Infrastructure Improvement – This project makes the neighborhood more welcoming.
- Community Affordable Housing project – This project was not funded due to the density of housing being too scattered.

- Broadway Market – This project was partially funded. The group believed the more the momentum behind this project, the better.
- Sears Park – This project was awarded \$600,000 out of the \$630,000 request.
- Central Terminal Lawn – This project is considered an important asset to the community and is already attracting investment.
- Schreiber Brewery – This project creates jobs and will bring people into the community. The group believes it is a good investment.
- Organic Farm – This project received full funding because it is in a food desert.
- Al Cohen – This project was funded due to the owner’s reputation as a great community member.
- Francis John Apartments – Was once considered a great building. The group supported funding to rehabilitate.
- Matt Urban Center – This project was fully funded due to the center’s reputation as a great community organization.
- 239 Lombard – This project received \$2,800,000 because the community is in desperate need of more childcare.
- Daycare at Broadway – This project received funding as part of a bigger investment.
- The Vault – The group felt that this project stands out because of the training components.
- Mickiewicz Library is close to theater and core, it has a good feel to it and is a small ask
- We did not fund the 938-940 community space the ask was too big, and the proposal too vague
- We funded ADA improvements for Adamski social hall
- 232 Gibson does not have enough impact on the community
- Torn Space Theatre good investment and Polski Theatre is a good investment as well

Group 2:

Group 2’s approach focused on funding projects that were going to be the most transformative and could leverage pre-existing funding.

Report Out Comments:

- Broadway Market, Central Terminal, and Infrastructure Improvements, and Sears Paderewski – All of these projects were fully funded as they are believed to be key catalytic projects & major anchors in the community
- Community Affordable Housing – This project received zero funding. The group believed it to be a misplaced investment
- Schreiber Brewery – This project received full funding
- Organic Farm – This project received no funding because two urban farms are already present in the community
- Playter Gardens and Paderewski Housing – These projects were fully funded because the group believed they’d lead to the entire block being transformed and the streetscape enhanced
- Matt Urban Centre, 239 Lombard, Day-care @ 950 Broadway – All childcare proposals are fully funded because of desperate need

- The Vault, Mickiewicz Library, 938-940 Broadway, Social Hall, and Sears Street Centre – These projects received no funding due to limited impact on the community
- 232 Gibson – This project was fully funded.
- Torn Space Theatre and Dom Polski Theatre – The group chose not to fund either of the theatre projects
- Some of the projects were light in impact
- Smaller projects should seek alternative funding
- Funding should go to more impactful projects, and projects that already attracting funding.

Group 3:

Group 3's approach focused on projects that aligned with the vision and goals of the DRI, and projects that seemed to be the best use of funding.

Report Out Comments:

- Group 3 listed their priorities when funding projects, which include: infrastructure improvements, safety and beautification, and Impactful and anchor projects/tenets. Visible projects and buildings that are adaptively reused.
- Infrastructure Improvements, Broadway Market, and Central Terminal – All three of these projects were funded due to their transformational potential. The group stated that connecting the two cultural anchors – the market and the terminal is vital.
- Matt Urban Center and Day-care @ 950 Broadway – Both of these projects received partial funding due to the community's need for childcare services.
- The group explained that many projects didn't get funding because of a lack of familiarity
- Housing projects received little funding because of a lack of concertation in certain areas. The group would generally like to see historical housing preserved.
- The group also shared concerns about new housing developments' impact on the cost for current residents
- The group felt that more projects needed to take into consideration the range of housing options and the health of the overall community.
- The group believed the community needs an increased police presence.

Group 4:

Group 4's approach focused on prioritizing goals produced by the LPC. The goals the group selected include the following:

1. Connectivity to community/honoring neighborhood history.
2. Open access/publicly available/accessible.
3. Could it be funded by [an alternative to] DRI?
4. Would it be useful to the community and its current members?
5. How connected is the program to other community projects?

The group also focused on key catalytic projects with the largest impacts and that are also major anchor organizations.

Report Out Comments:

- Infrastructure Improvements, Broadway Market, and Central Terminal – All of these projects were fully funded.
- Sears Paderewski Park – The group fully funded this project because it can serve a great population of families and children that have limited access to city parks.
- Organic Farms – The group considered this an interesting and experimental project and allocated full funding. They hope that it may lead to a great relationship with Broadway Market.
- Playter Gardens – This project was perceived as transformational and could revitalize more than one lot between market and terminal, with an enhanced streetscape. There are some questions about city-owned parcels to be included in the development.
- Daycare @ 950 Broadway – This project was considered to be the strongest childcare proposal and received full funding. The group suggested that the 239 Lombard pursue alternative funding.
- Mickiewicz Library and Sears Community Center – were funded because they aligned with the group's priorities.
- Torn Space – This project has received lots of prior funding. The group felt it would not be as catalytic.
- The group felt that there are more priorities in the neighborhood than the ones we did not fund. The smaller projects can be funded in other ways, the bulk of the money should be put into “Anchors”
- Money is being poured into these things already, so DRI funding will help and help leverage other projects.

Project Funding Allocation

The table below shows the total amount of funding allocated to each project by all 4 groups, from greatest to smallest award.

Proposed Project	Allocated Funding				
	Group 1	Group 2	Group 3	Group 4	Cumulative Total
Broadway Market	\$1,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$13,000,000
Childcare Center @ 239 Lombard	\$2,800,000	\$2,807,000	\$-	\$1,400,000	\$7,007,000
Central Terminal Great Lawn	\$1,000,000	\$1,850,000	\$1,800,000	\$1,850,000	\$6,500,000
Improve infrastructure/streetscape	\$1,600,000	\$1,683,000	\$1,600,000	\$1,600,000	\$6,483,000
Playter Gardens	\$550,000	\$550,000	\$550,000	\$550,000	\$2,200,000
Organic Farm	\$664,000	\$-	\$660,000	\$664,000	\$1,988,000
Sears Paderewski Park	\$600,000	\$630,000	\$-	\$630,000	\$1,860,000
Torn Space Theater	\$1,700,000	\$-	\$-	\$-	\$1,700,000
Daycare @ 950 Broadway	\$427,000	\$427,150	\$400,000	\$427,000	\$1,681,150
Matt Urban Center Afterschool Program	\$410,000	\$410,000	\$400,000	\$410,000	\$1,630,000
Schreiber Brewery	\$500,000	\$500,000	\$500,000	\$-	\$1,500,000
Sears Street Community Center/Corpus Christi	\$745,000	\$-	\$-	\$745,000	\$1,490,000
Al Cohen's Bakery	\$362,000	\$-	\$360,000	\$362,000	\$1,084,000
The Vault (949 Broadway)	\$553,000	\$-	\$500,000	\$-	\$1,053,000
938-940 Broadway community space	\$-	\$-	\$500,000	\$500,000	\$1,000,000
Paderewski Housing (273 & 275)	\$470,000	\$470,000	\$-	\$-	\$940,000
Adamski Social Hall	\$750,000	\$-	\$-	\$-	\$750,000
Dom Polski Theater	\$206,000	\$-	\$200,000	\$206,000	\$612,000
Francis John Apartments	\$500,000	\$-	\$-	\$-	\$500,000
232 Gibson Street	\$-	\$441,870	\$-	\$-	\$441,870
Mickiewicz Library	\$163,000	\$-	\$-	\$163,000	\$326,000
Community Affordable Housing	\$-	\$-	\$-	\$-	\$-

The figure below shows the total funds distributed by funding category. Participants overall prioritized three categories: City-Sponsored Projects (\$19,483,000), Parks and Open Spaces (\$14,860,000), and Childcare/Child Development Projects (\$10,318,150).

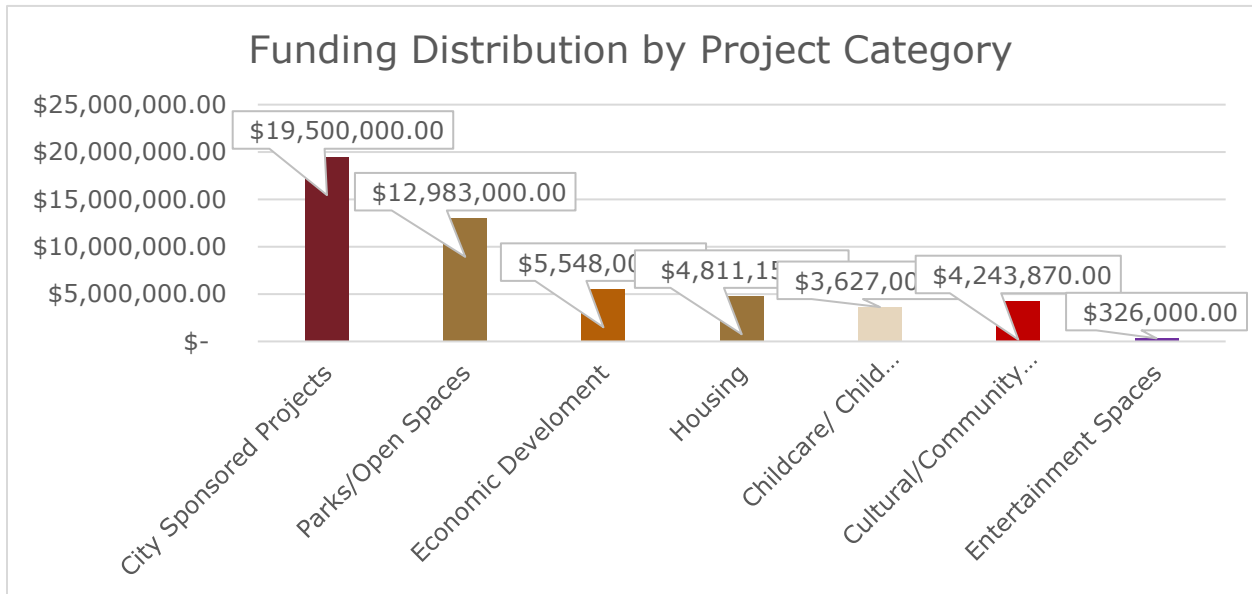


Figure 5: Project Funding Allocation

Web Polling Exercise

The 10 participants attending by Zoom reviewed project descriptions one by one and took a poll for each one. The poll asked, “How transformative is this project?” Answer choices were:

- 1 – Not at all
- 2 – Not very transformative
- 3 – Neutral
- 4 – Somewhat transformative
- 5 – Very transformative

The table below lists the projects and the poll averages, from highest to lowest. Additionally, the top 5 project averages are highlighted in red, and the lowest project averages are highlighted in yellow. The table was presented as the group’s report out, to the larger group.

Project Name	Average
Daycare @ 950 Broadway	4.7
Francis John Apartments	4.5
Childcare Center @ 239 Lombard	4.3
Broadway Market	4.3
Playter Gardens	4.3
Improve infrastructure/streetscape	4.2
Community Affordable Housing	4.1
Organic Farm	4.1
Central Terminal Great Lawn	4.1
Sears Paderewski Park	4
Torn Space Theater	3.8
Schreiber Brewery	3.8
Matt Urban Center Afterschool Program	3.7
232 Gibson Street	3.7
Dom Polski Theater	3.7
Al Cohen's Bakery	3.6
The Vault (949 Broadway)	3.6
Paderewski Housing (273 & 275)	3.4
Adamski Social Hall	3.3
Mickiewicz Library	3.2
938-940 Broadway community space	3.2
Sears Street Community Center/Corpus Christi	2.8

Table 3: Online Poll Results

APPENDIX A:

Meeting materials: <https://broadwayfillmoredri.com/news-events/public-meeting-2/>

APPENDIX B:

Pictures from meeting





APPENDIX C:

Community Attendees

First	Last
Pam	Bennett
Monica	Summers
Eldred	Woodard
Keiah	Shauku
Deborah	Tucker
Patra	Manjus
Cheryl	McDonald
Geraldine	Ford
James	Reid
Joe	Mannareno
John	Reinard
Meghan	Michalak
Mary	Wall
Rita	Webdard
Kevin	Dagher
Steven	Ricca
Chris	Hawley
Melinda	Dubois
David	Lodyga
Da'Von	McCure
Robert	Cain

First	Last
Emily	Kaufmann
Randy	Fernando
Joseph	Genovese
Scott	Field
Janet	Goodsell
Sharon	Cramer
Ann	Palmer
Paul	Gorski
Gerri	Kozlowski
Richard	Gilbert
Mark	Boyd
Peter	Schifferle
Ausra	Mussett
David	Merlo
Paul	Wasielewski
Judy	Cagney
Laura	Mooney
Anthony	Pierce
Dan	Kinthead
Brennon	Hall