

Western New York Power Proceeds Allocation Board

MINUTES OF THE WESTERN NEW YORK POWER PROCEEDS ALLOCATION BOARD MEETING

August 5, 2025

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Western New York Power Proceeds Allocation Board

The minutes of Western New York Power Proceeds Allocation Board meeting held on Tuesday, August 5, 2025, in person at the New York Power Authority Visitor Center – Niagara Power Project 5777 Lewiston Rd., Lewiston, New York, 14092, at approximately 3:00 p.m.

Members of the Board present were:

Anthony Colucci – Chair (videoconference)
Brenda McDuffie – (videoconference)
Paul Brown
Dennis Elsenbeck
Deanna Alterio Brennen

Also in attendance were:

Felisa Hochheiser	Deputy Corporate Secretary
Richard Smith	Senior Director – Economic Development
Angela Rossi	Program Manager – Economic Development
Sheila Quatrocci	Manager, Corporate Secretary
Fiona Khan	Senior Assistant Corporate Secretary

Chair Colucci presided over the meeting. Deputy Corporate Secretary Felisa Hochheiser kept the Minutes.

Introduction

Chair Anthony Colucci welcomed members of the Board, and the staff of the New York Power Authority ("NYPA"). He stated that this meeting of the Board had been duly noticed as required by the Open Meetings law. The meeting was called to order at 3:00 p.m.

1. Adoption of the August 5, 2025 Proposed Meeting Agenda

On motion made by member Brown and seconded by member McDuffie, the agenda for the meeting was adopted. (5-0)

2. Adoption of the Minutes of the Meeting of June 10, 2025

On motion made by member McDuffie and seconded by member Brown, the Minutes of the meeting held on June 10, 2025, were unanimously approved. (5-0)

3. Fund Update

➤ Fund Update - August 5, 2025

- **Deposits**

- Fund Deposits: \$109,580,334
- Interest: \$3,913,741
- Total Funds Available: \$113,494,075
- To date, no administrative expenses have been withdrawn from this amount.

- **Disbursements**

- Disbursements to Grantees: \$37,148,862
- Current Fund Balance: \$76,345,213

- **Awards**

- Awarded to Standard Projects: \$43,074,986
- Awarded to Energy Related Projects: \$11,955,372
- Cumulative Benefits Award Total: \$55,030,358
- The Allocation Board has a remaining \$58,463,717 in funds available for future awards.

Rossi noted that minimum of 15% of the fund, \$16,437,050, must support energy-related projects. With \$11,955,372 awarded to date, \$4,481,678 remains available for energy-related initiatives.

Today, the Board is presented with a recommendation to consider funding for three standard projects totaling \$10,396,756.

4. Awards of Funds Benefits from the Western New York Economic Development Fund – Round 40

Angela Rossi, Program Manager, presented the fund-award recommendations for approval by the board.

➤ **Ralph Wilson Park Conservancy, Inc. (“Applicant”. “Conservancy”)**

- Award Amount: \$2,334,434

- **Background and Development**

- The Conservancy, a nonprofit organization partnering with the City of Buffalo to operate, maintain, and promote Ralph Wilson Park (formerly LaSalle Park) once completed, will advance the next phase of the redevelopment.
 - **Phase 1** - Expected completion by summer 2026, includes constructing a pedestrian bridge, sports fields, shoreline and inlet reconstruction, and walking and bike paths.
 - **Phase 2** - Expected by early 2028, will add shoreline enhancements, a dog park, a kayak launch, and a large play garden.
- The City of Buffalo is overseeing Phase 1 & 2 of the park's redevelopment and will retain ownership of the park, while the Conservancy will manage operations, maintenance, and programming upon completion.
- The Conservancy will build a 10,000-square-foot multi-use facility with offices, storage, public restrooms, and a maintenance area. In addition, grounds and maintenance equipment will be purchased, and a park signage system will be installed to ensure the park remains clean, safe, and welcoming year-round.
- The total project cost is \$11.6M, with the recommended award covering 20% of that amount.

- **Reasons for Request**

- The requested \$2.2 million for this part of the project is a crucial component of the total \$200 million project scope. This funding will enable key elements that significantly enhance the park's usability, safety, and visitor experience. Without this investment, the long-term value of this transformative public space could be compromised.
- Investing in Ralph Wilson Park aligns with the broader goal of stimulating local economies through infrastructure and downtown improvements, as parks and public spaces are key drivers of economic growth by attracting visitors and encouraging spending in nearby businesses.
- Although the project is not a traditional job-creation initiative, its economic development impact is significant: As a reimagined, destination-quality park, the Park will draw thousands of additional visitors annually to downtown.
- Improved public infrastructure is a proven catalyst for private investment. The transformation of Ralph Wilson Park, spanning over 90 acres along downtown

Buffalo's Lake Erie shoreline, will greatly enhance the attractiveness of surrounding districts and encourage further development. This prime location for tourism, increased density, and community revitalization will significantly boost the park's appeal to residents and visitors, driving foot traffic and economic activity, and benefiting local retail and service sectors.

- The park directly serves Buffalo's Lower West Side—one of the city's most diverse and underserved communities—ensuring equitable access to high-quality public space.
- Investing in maintenance equipment and infrastructure for the Conservancy's project ensures the park remains clean, safe, and welcoming year-round, contributing to the long-term sustainability and attractiveness of the area.

(Exhibit A-1) to award \$2,334,434 to Ralph Wilson Park Conservancy, Inc. ("Applicant", "Conservancy").

On motion made by member McDuffie and seconded by member Brennen, Exhibit A-1 was adopted . Member Elsenbeck abstained from the vote. (4-0-1)

(Exhibit A-2) to award \$7,500,000 to Shea's O'Connell Preservation Guild Ltd. ("Shea's", "Applicant").

On motion made by member McDuffie and seconded by member Elsenbeck, Exhibit A-2 was adopted . Member Elsenbeck voted nay. (4-1-0)

(Exhibit A-3) to award \$562,322 to Buffalo Society of Natural Science ("Museum", "Applicant").

On motion made by member Brown and seconded by member McDuffie, Exhibit A-3 was adopted unanimously. (5-0)

RESOLUTION

NOW THEREFORE BE IT RESOLVED, That the Western New York Power Proceeds Allocation Board ("Board") hereby recommends that the Power Authority of the State of New York ("NYPA") make an award of Fund Benefits to the applicants recommended in the attached memorandum and the attachments thereto, for the reasons set forth in the attached memorandum and any attachments thereto; provided that (i) if an application proposes a project that must receive approvals and/or comply with other legal requirements, such as the State Environmental Quality Review Act, before it may proceed, the recommendation for such application shall not be forwarded to NYPA until Staff, on behalf of the Board, receives appropriate notification that such legal approvals and/or requirements that are necessary for the project(s) to proceed have been satisfied, and (ii) such recommendation shall be subject to further Board review in the event that such approvals and/or legal requirements are not satisfied; and be it further

RESOLVED, That Staff is authorized, on behalf of the Board, to transmit the Board's decision and recommendation to NYPA, subject to the qualification stated above regarding legal approvals and/or requirements, and to do any and all things and take any and all actions to effectuate the Board's decision and the foregoing resolution.

Oher Business

5. Next Meeting

Chair Colucci stated that the next regular meeting of the Western New York Power Proceeds Allocation Board will be held on Tuesday, October 14, 2025.

Adjournment

On a motion made by member Elsenbeck and seconded by member McDuffie, the meeting was adjourned at approximately 3:29 p.m. (5-0)

Felisa Hochheiser

Felisa Hochheiser
Deputy Corporate Secretary

