

NFTA Board of Commissioners
Special Meeting
May 2, 2011
Noon – 12:55 p.m.

Attendees: Acting Chairman Henry Sloma
Commissioner Peter Demakos
Commissioner Eunice Lewin
Commissioner Michael Hughes
Commissioner Kevin Helfer
Commissioner Vincent Crehan

Staff: Kimberley Minkel Deborah Leous
David State Ruth Keating
Patrick Ellis Patrick Dalton
Karen Novo Douglas Hartmayer

Acting Chairman Sloma explained that this meeting is an informal work session to discuss long-term strategies for budget issues facing Property Management. Deb Leous reviewed the five-year plan for Property Management with and without the Boat Harbor included, as well as the assumptions made in that five-year plan.

There are \$38.9 million in large projects at the Boat Harbor that need to be completed in the next five to ten years with another \$10.2 million at the other Property Management facilities, including a \$9 million roof at Terminal A. The Board requested that staff put together a budget showing the larger projects and when they each would need to be addressed with all of the projects prioritized by urgency.

Any new tenants at Port Terminal A would have to be considered weighing the potential rent against the capital costs that may be necessary during the term of the lease. The Board discussed selling the property and if there is no interest, then demolishing Terminal A to eliminate the maintenance costs.

Kim Minkel informed the Board that she went to Albany last week and explained the location of the NFTA's waterfront properties and the budget issues. The Administration is going to discuss these issues and let Kim know if they want to weigh in on how the NFTA should move forward with these properties.

After further discussion, the Board requested that the Government Affairs Department research where other agencies are getting money for these types of projects across the county and look into what money is available and whether it fits any of these needs. They also asked that staff prepare two Requests for Proposals for the Board to review before the May Property Risk Management Committee meeting, one RFP for the 60 acre Port of Buffalo area and one for the Boat Harbor. The Outer Harbor area will be reserved for recreational use through the Erie Canal Harbor Development Corporation.

At 12:55 p.m. the meeting was adjourned.