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October 28, 2026

Honorable Members
Erie County Legislature
92 Franklin Street, 4th floor
Buffalo, NY 14202

Dear Legislators:

As the not-for-profit corporation designated by Erie County to perform Downtown Special District services, Buffalo Place Inc. presents its 2027 budget to the Erie County Legislature with our advice that $2,040,523 be raised by mall district special charges and payments in lieu of special charges in 2027.

Buffalo Place Inc. held a public hearing on the 2027 budget on October 27, 2026 at 4:00 p.m. Notice of the hearing was sent to all property owners in the Special Charge District. Enclosed are the minutes of the public hearing. The Board of Directors of Buffalo Place Inc. and Buffalo Place Foundation approved the 2027 budget at its meeting on October 28, 2026, by a vote of 11 to 0.

We request that the Legislature adopt, on or before November 21, 2026, the attached resolution that approves the $1,982,934 Special Charge Levy. As required by Section 4 of Erie County Local Law No. 8-1984, this amount does not exceed 80% of the aggregated service charges which could be assessed and levied. Additional payments in lieu of special charge are included in the budget in the amount of $57,589.

Thank you for your consideration. Buffalo Place representatives welcome the opportunity to answer any questions the Legislature may have at the appropriate committee meeting.

Sincerely,

Peter V. Burakowski
Executive Director

Enc.

cc: Hon. Timothy J. Meyers, Hon. Lawrence J. Dupre, Olivia Owens, Mark Cornell, Scott A. Bylewski, Esq.

671 Main Street / Buffalo, New York 14203 / 716-856-3150 / Fax: 716-852-8490 /

Proposed Resolution

WHEREAS, the Erie County Legislature approved Local Law No. 8-1984, establishing a downtown pedestrian/transit mall special district; and

WHEREAS, the Erie County Legislature approved on December 19, 1985, a resolution authorizing the County Executive to enter into agreement with Downtown Buffalo Management Corporation, now known as Buffalo Place Inc., designating Buffalo Place Inc. as the not-for-profit corporation with which Erie County shall contract for the performance of mall special district services, for which annual contracts were executed in 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026 and

WHEREAS, the said Local Law requires that the mall corporation present an annual budget to the Legislature regarding the amount to be raised by mall district special charges; and

WHEREAS, pursuant to the said Local Law, Buffalo Place Inc. held a public hearing, on due notice to property owners within the district, regarding the proposed 2027 annual budget on October 27, 2026; and

WHEREAS, on October 30, 2013 the Board of Directors of Buffalo Place Inc. approved a resolution approving a payment in lieu of service charges for the HSBC Atrium Building and have included the same as part of its proposed 2027 budget.

NOW THEREFORE BE IT

RESOLVED, that the Erie County Legislature does hereby determine that the total amount to be raised by mall district service charges in 2027 shall be the sum of $1,982,934 as contained in the attached budget which shall be a part of this Resolution, which amount does not exceed 80% of the service charges that could be assessed or levied against properties in the district; and be it further

RESOLVED, that the County of Erie be and hereby is authorized to enter into agreement with Buffalo Place Inc., the not-for-profit corporation described in Section 9 of Erie County Local Law No. 8-1984, providing for the performance by Buffalo Place Inc. of the mall special services set forth in Section 8 of said Local Law; the payment to Buffalo Place Inc. of the proceeds of the mall special district charges, less administrative costs, to be used by Buffalo Place Inc. in providing mall special district services; and such other terms and conditions as to the County Attorney appear necessary or appropriate for the implementation of Erie County Local Law No. 8-1984 and Chapter 673 of the Laws of 1982; and be it further

RESOLVED, that the Buffalo Place Inc. revenues, in addition to the special charges assessed as above set forth, include for the year 2027, $18,000 in payment in lieu of service charges for KeyBank Center (1 Seymour H. Knox III Plaza, Buffalo, NY) and $39,589 for HSBC Atrium Building (95 Washington Street, Buffalo, NY) totaling $57,589 as set forth in said budget, and be it further

RESOLVED, that the Erie County Commissioner of Finance shall, not later than November 21, 2026, cause to be established a Mall District Special Charge Roll apportioning the amount herein above determined to be raised by mall district special charges and payment in lieu of special charges for 2026 in conformance with the formula set forth in Section 7 of Erie County Local Law N. 8-1984 using the latest available final general or special assessment roll prepared by The City of Buffalo; and be it further

RESOLVED, that certified copies of this resolution in its final form be forwarded to the Erie County Executive, the Mayor of the City of Buffalo, the Chairman and the Executive Director of Buffalo Place Inc., and the Erie County Commissioner of Budget and Management.

Memorandum

TO: Members of the Erie County Legislature

FROM: Steven J. Carmina, Chairman
Peter V. Burakowski, Executive Director PVB

DATE: October 28, 2026

SUBJECT: Buffalo Place 2027 Budget

Enclosed please find the 2026 budget for Buffalo Place Inc. and Buffalo Place Foundation as approved by the Buffalo Place Board of Directors at its meeting on October 28, 2026.

Highlights of the new budget include:

- The Special Charge Levy is set at $1,982,934 with an additional $57,589 in payments in lieu of special charges. This represents a 3% increase in the Special Charge Levy and the payment in lieu for the HSBC Atrium. The payment in lieu for KeyBank Center is unchanged.
- The 29th year of winter operation of Rotary Rink by Buffalo Place under supplementary contract with the City is also included.

We will be pleased to answer any questions you may have concerning this matter.

Secretary's Certificate

Downtown Mall Special District
Public Hearing

I, W. Morgan Smith, Deputy Executive Director and Assistant Secretary of Buffalo Place Inc. and Buffalo Place Foundation, certify that on October 27, 2026 at 4:00 p.m., a public hearing was held at 671 Main Street pursuant to Erie County Local Law No. 8 – 1984, Section 7, paragraph B, at which time the combined 2026 Buffalo Place Inc. and Buffalo Place Foundation budget was presented, and that the attached minutes are a true and accurate copy of the minutes of such meeting.

I further certify that notice of the public hearing was sent to all owners of property in the downtown mall special district by first class mail, postage paid, on October 16, 2026.

W. Morgan Smith
Deputy Executive Director and Assistant Secretary
Buffalo Place Inc. and Buffalo Place Foundation

October 28, 2026

Minutes of the Public Hearing
on the Buffalo Place Inc. and Buffalo Place Foundation
Proposed 2027 Budget

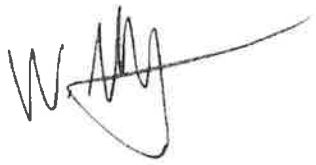
Tuesday, October 27, 2026, 4:00 p.m.
671 Main Street, Buffalo, NY

Present were:

Peter V. Burakowski, Executive Director
W. Morgan Smith, Deputy Executive Director

Mr. Burakowski and Mr. Smith discussed the 2027 Buffalo Place Budget briefly and held the meeting open for an hour. No other attendees appeared to participate in the hearing. The hearing was closed at 5:00 PM.

Respectfully submitted,



W. Morgan Smith
Deputy Executive Director

BUFFALO PLACE INC.
BUFFALO PLACE FOUNDATION

2027
BUDGET

Approved

October 28, 2026

SUMMARY OF REVENUES AND EXPENSES

REVENUES		
Administration	426,201	
Operations	1,394,366	
Marketing	651,200	
Ranger Escort Program	482,048	
TOTAL REVENUES		2,953,815
EXPENSES		
Administration	426,201	
Operations	1,394,366	
Marketing	651,200	
Ranger Escort Program	482,048	
TOTAL EXPENSES		2,953,815
EXCESS OF REVENUE OVER EXPENSE		**(0)**

REVENUES			
Special charge assessment @ $1,982,934		1,982,934	
Payment-in lieu		57,589	
City contract/Fountain Plaza		201,000	
BCAR grant/Ranger Escort Program		104,949	
Interest Income		8,000	
NYMS Grant Revenue			
Queen City Hub Revisited Grant		45,000	
Special event revenue		77,000	
Country Market Fees	2,000		
Rotary Rink Concessions	20,000		
Thursday & Main Concessions	55,000		
M&T Grant/Sponsorship		100,000	
Additional Sponsorship		275,343	
Security Grants/Sponsorships		80,000	
Operations fees		22,000	
TOTAL REVENUE			**2,953,815**

ADMINISTRATIVE DEPARTMENT

REVENUES			
Special charge revenue (19.83%)		393,201	
Interest Income		8,000	
Queen City Hub Revisited Grant (Erie County)		25,000	
NYMS Grant Revenue			
TOTAL ADMINISTRATIVE REVENUE			426,201
EXPENSES			
Operating Expense			
Payroll		427,146	
Payroll tax & benefits		75,953	
Workers' compensation		1,100	
Telephone/Internet	13,000		
Postage/mailing services	2,200		
Insurance	24,235		
Dues & subscriptions	30,000		
Business expense & travel(inc. professional dev)	4,000		
Printing & copying	2,000		
Office Expenses	30,000		
Payroll services	5,000		
Annual audit/cpa services	15,000		
Miscellaneous	5,295		
Meetings	3,000		
Finance charges	9,000		
Utilities	20,000		
Rent	79,364		
Taxes	12,000		
Special charge	1,408		
County administrative fee	7,800		
Queen City Hub Revisited	25,000		
		288,302	
Total Operating Expense			792,501
Non-Cash expense: depreciation			65,000
Less Administrative allocation			(431,300)
NET ADMINISTRATIVE EXPENSE			426,201

OPERATIONS DEPARTMENT

REVENUES			
Special charge revenue (55.16%)		1,093,777	
Payment-in-lieu		57,589	
City contract/Fountain Plaza		201,000	
Operations fees		22,000	
Queen City Hub Revisited Grant (BUDC)		20,000	
TOTAL OPERATIONS REVENUE			1,394,366
EXPENSES			
Operating Expense			
Payroll		648,758	
Payroll tax & benefits		110,000	
Workers' compensation		17,668	
Temporary Agency (TOB)	11,000		
Uniforms	3,000		
Insurance	166,691		
Miscellaneous(inc. prof. dev.)	500		
Operations Expense			
Small tools	900		
Equipment maintenance & repair	7,000		
Shop supplies	4,000		
Equipment rental	16,000		
Maintenance supplies	11,000		
Warehouse rental&Parking	15,870		
Mall Expenses(inc. holiday decorations & ice melt)	22,000		
Landscaping/tree replacement	20,000		
Banners/Signage/Flags	10,000		
Vehicle Expenses	25,500		
Fountain Plaza operations	26,000		
Queen City Hub Revisited	20,000		
Administrative allocation	258,419		
		617,880	
TOTAL OPERATIONS EXPENSE			1,394,366

MARKETING DEPARTMENT

REVENUE			
Special Charge (11.29%)		223,857	
Special event revenue		77,000	
Country Market Fees	2,000		
Rotary Rink concessions	20,000		
Thursday & Main Concessions	55,000		
M&T Grant revenue		75,000	
Marketing Sponsorships		275,343	
TOTAL MARKETING REVENUE			651,200
EXPENSE			
Payroll		171,578	
Payroll tax & benefits		27,792	
Workers' compensation		500	
Business expense & travel(inc. professional dev.)		2,000	
Special Events:		260,000	
Country Market (one day per week)	3,000		
Tree lighting	11,000		
Thursday & Main	175,000		
Rotary Rink Mkt Expenses	5,000		
Buffalo Ball Drop	60,000		
Pickleball at the Plaza	6,000		
Insurance		39,000	
Banner Program/Design Update		2,500	
Image/Media/Publication		7,500	
General Marketing Expense		9,500	
Administrative allocation		130,830	
TOTAL MARKETING EXPENSE			651,200

SECURITY/RANGER ESCORT PROGRAM

REVENUE		
Special Charge (13.72%)	272,099	
M&T Grant revenue	25,000	
BCAR grant/Ranger Escort Program	104,949	
Security Grants/Sponsorships	80,000	
TOTAL RANGER ESCORT PROGRAM REVENUE		482,048
EXPENSE		
Payroll	336,505	
Payroll tax & benefits	66,181	
Workers' compensation	4,000	
Insurance	22,311	
Uniforms	4,000	
Vehicle Expenses	7,000	
Administrative allocation	42,051	
TOTAL RANGER ESCORT PROGRAM EXPENSE		482,048

PROPOSED CAPITAL EXPENDITURES 2027

ADMINISTRATION		
Office equipment and computers	5,000	
Office Furniture	500	
OPERATIONS		
Equipment	0	
Street furniture	0	
Major vehicle repair contingency	10,000	
Vehicle trade-in/replacement	0	
TOTAL CAPITAL EXPENDITURES		**15,500**