



**Request for Proposal (RFP)
Terminal A Redevelopment
Addendum 1**

Release Date: December 6, 2022

The Pre-Submission Meeting will be held at the Terminal A on December 15, 2022 at 1:00pm. The site is located at 901 Fuhrmann Boulevard, Buffalo, NY.

Appendix J has been revised to reflect the requirements for the Terminal A Redevelopment RFP.

Attachment:

Meeting location

Appendix J – Revised December 5, 2022



PRE-BID Meeting Location on December 15, 2022 at 1:00pm

901 Fuhrmann Boulevard, Buffalo, NY

★ Meeting Location

— Parking

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PRELIMINARY TERM SHEET

“ _____ ” {Project Name} Development as modified in this document

“Developer”	{Official Name} with an office at {Primary Business Address}
“Property”	901 Fuhrmann Boulevard (as defined by Appendix B of the RFP)
Purchase Price	Developer shall pay {Dollar Amount written in words} for the Property
Development Program	{Describe Number of Buildings}
	{Number of} Total Residential Units
	{ } Percent of the Residential Units will be Affordable
	{Total} Gross Square Feet of Commercial Spaces (Street and Upper Levels)
	{Number of} Hotel Rooms
	{Total} Gross Square Feet of the Overall Development Program
	{Number of} Parking Spaces
Total Project Cost	{Dollar Amount written in words}
Jobs Created	Minimum of { } jobs during construction (full-time equivalent)
	Minimum of { } permanent jobs in operation (full-time equivalent)
Schedule	Groundbreaking no later than {Date}
	Soft opening of Commercial Spaces no later than {Date}.
	Residential Units available no later than {Date}.
Economic Development Incentives	Developer understands that Erie Canal Harbor Development Corporation (“ECHDC”) shall sell Property for Purchase Price listed above.
	No financial incentives from ECHDC shall be sought by the Developer or any of its associated partners on this project.
	Developer has right to apply for a payment in lieu of tax (“PILOT”) agreement and associated abatements of sales tax on construction materials and mortgage recording tax, State/Federal Historic Tax Credit, Low Income Housing Tax Credits, New Market Tax Credits, and/or Brownfield Tax Credits, or other municipal financial incentives

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Prevailing Wage Rates	If financial assistance is pursued through State development incentives, Developer is to follow wage rate requirements as set by the awarding agency.
M/WBE and SDVOB Goals	If financial assistance is pursued through State development incentives, Developer is to follow M/WBE and SDVOB Goals as set by the awarding agency.
Leadership in Energy and Environmental Design (“LEED”)	Incorporating sustainable building practices and LEED certified Core & Shell
Security Deposit	Developer shall provide a security deposit of {written dollar amount}
Liquidated Damages Deposit	Immediately upon notification of selection by ECHDC, Developer shall provide a Security Deposit to be applied as liquidated damages for breach by the Developer concerning development of the Terminal A parcel.
	The Deposit may be in the form of certified or cashier’s check or irrevocable standby letter of credit payable in favor of ECHDC, satisfactory in all respects to ECHDC and ESDC in their sole discretion.
	If within five (5) business days after notification of its selection a Deposit is not received, ECHDC may terminate the selection of that developer and select another developer.
	The Deposit shall, among other things, secure the selected developer’s obligation for timely submission of all documents and information deemed necessary by ECHDC, documents such as development plans and construction documents, as well as proceeding with construction as set forth in the Schedule (see Page 2 above).

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This Preliminary Term Sheet is expressly contingent upon and subject to approval of the contemplated general project terms and designation of {Name} as Designated Developer for the project by ECHDC's Board of Directors. If for any reason ECHDC's Board of Directors does not approve the aforementioned authorizations or related actions, this Preliminary Term Sheet will become null and void.

Signed: _____

Signed: _____

Name: _____
{Name, Title}

Name: _____
Steven P. Ranalli, President, ECHDC

Date: _____

Date: _____

Attachment:

Parcel Survey and Description