



MEMORANDUM

Date: May 28th, 2025

To: Buffalo and Erie County Industrial Land Development Corporation Board of Directors ("ILDC")

From: ILDC Staff

Re: Erie County Agribusiness Park – Approval to Enter into Contract with Contractor for Construction of First Phase of Access Road Project

Property Summary:

In 2020, the Buffalo and Erie County Industrial Land Development Corporation (the "ILDC") purchased 240 acres from private owners at the former Eden Angola Airport in the Town of Evans for purposes of establishing the Erie County Agribusiness Park ("Ag Park"). The ILDC, County of Erie ("Erie County"), Town of Evans and its partners are focused on redeveloping the property into an agribusiness industrial park by attracting businesses to the park to establish facilities dedicated to agribusiness processing, storage and distribution creating new capital investment for the local economy and job creation for the local community.

Project Summary:

The ILDC issued a Request for Proposals ("RFP") on April 28th, 2025, seeking a qualified contractor to provide services for the construction of the access road project at the Ag Park, which consists of the construction of approximately 325 feet of new roadway extending north from Eden Evans Center Road to connect with a former north-south aircraft runway that will be converted to a new road with utility infrastructure capable of supporting the future buildout of development parcels for Ag Park tenants. The former runway is approximately 3,200 feet long, though this project will only involve conversion of approximately 1,200 feet (Phase 1). The road will serve as the site's main access route, providing truck and vehicle access to the site including any future service roads and development parcels. Improvements associated with the project include new public sanitary sewer, drainage, ADA compliant multi-use path, street lighting and signage. The construction of the road is planned for this summer with completion anticipated by the end of this fall.

RFP Process:

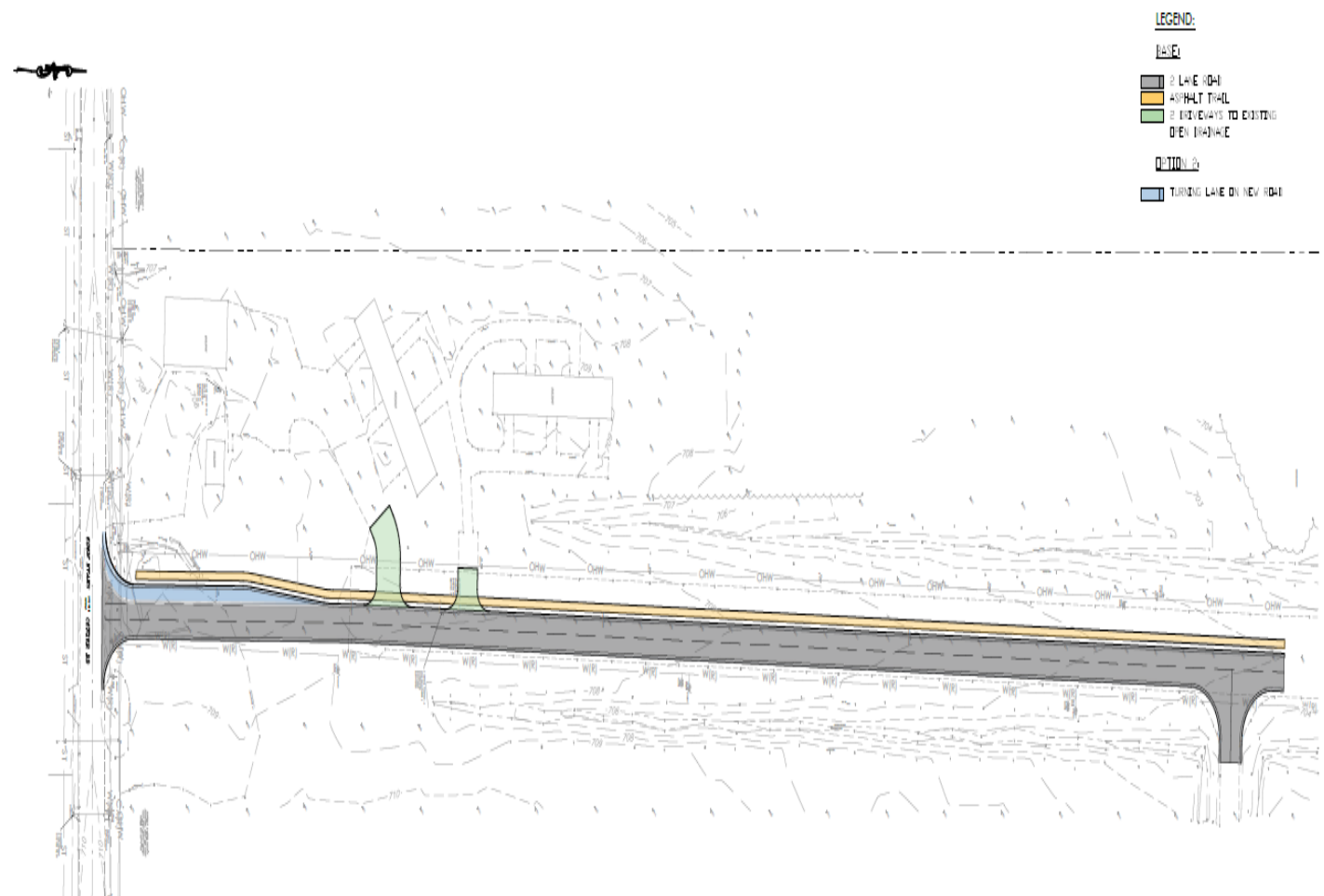
In response to the RFP, the ILDC received three quality proposals from highly qualified contractors. The proposals were evaluated by the ILDC, Erie County and its design and engineering consultant for

the project, LiRo. Following a review of the proposals and a live bid opening on May 16th, 2025, the ILDC selected Anastasi Trucking, Inc., as the top respondent/lowest responsible bidder to the RFP. As a result of the selection process, the ILDC recommends awarding Anastasi Trucking, Inc. the contract for the access road project at the Ag Park.

Requested Action:

Seeking approval from the ILDC Board of Directors to contract with Anastasi Trucking, Inc. to provide services for the construction of first phase of the access road project at the Erie County Agribusiness Park in the Town of Evans and to take all actions necessary to implement the project as described.

Map:



**BUFFALO AND ERIE COUNTY INDUSTRIAL LAND
DEVELOPMENT CORPORATION
RESOLUTION**

A meeting of the Buffalo and Erie County Industrial Land Development Corporation was convened on Wednesday, May 28th at 12:30 p.m.

The following resolution was duly offered and seconded, to wit:

RESOLUTION OF THE BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION (“ILDC”) AUTHORIZING THE ILDC TO ENTER INTO A CONTRACT WITH ANASTASI TRUCKING, INC. (“ANASTASI”) FOR THE PROVISION OF CERTAIN CONSTRUCTION SERVICES FOR THE FIRST PHASE OF A CERTAIN ACCESS ROAD AND RELATED IMPROVEMENTS TO BE LOCATED UPON LANDS OWNED BY THE ILDC AT THE AGRI-BUSINESS PARK IN THE TOWN OF EVANS, NEW YORK

WHEREAS, the ILDC is authorized and empowered by Section 1411 of the Not-for-Profit Corporation Law of the State of New York, as amended, to relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities in Erie County and to lessen the burdens of government and act in the public interest; and

WHEREAS, the ILDC is the owner of approximately 240 acres of real property located within the Town of Evans, New York and is in the process of developing an Agri-Business Park thereon (the “Agri-Business Park Project”); and

WHEREAS, the ILDC has completed the Infrastructure and Master Plan for the Agri-Business Park Project (the “Master Plan”) and related thereto and as required under Article 8 of the New York State Environmental Conservation Law, and the regulations promulgated therein at 6 N.Y.C.R.R. Part 617 (collectively referred to as “SEQR”), the ILDC has accepted a Draft Generic Environmental Impact Statement (“DGEIS”) prepared for the Master Plan on November 27, 2023, accepted a Final Generic Environmental Impact Statement (“FGEIS”) prepared for the Master Plan on May 29, 2024 and prepared a Findings Statement for completion of the SEQR review for the Master Plan as required by 6 N.Y.C.R.R. § 617.11 of the SEQR regulations on June 24, 2024 (the “Findings Statement,” and collectively with the DGEIS and FGEIS, the “ILDC SEQR Findings”); and

WHEREAS, in accordance with the Master Plan, the ILDC contemplates that it will undertake the construction of an access road for the Agri-Business Park Project with utility infrastructure capable of supporting the future buildout of development parcels for Agri-Business Park Project tenants (the “Access Road”), the first phase of which will consist of (i) the construction of approximately 325 feet of new roadway extending north from Eden Evans Center Road to connect with a former north-south aircraft runway that will be converted to form part of the access road (the “Former Runway”), (ii) the conversion of approximately 1,200 feet of the Former Runway into a portion of the Access Road, and (iii) the installation of improvements along the new roadway and converted Former Runway, including a new public sanitary sewer, drainage, ADA compliant multi-use path, street lighting and signage (collectively, the “Phase I Access Road Project”); and

WHEREAS, on April 28, 2025, the ILDC, in a manner consistent with its Procurement Policy, issued a Request for Proposals (the “RFP”) seeking a qualified contractor to the Phase I Access Road Project (the “Phase I Access Road Project Services”); and

WHEREAS, in response to the RFP, the ILDC received three (3) quality proposals from highly qualified contractors, which were evaluated by the ILDC, Erie County and the ILDC’s design and engineering consultant for the Agri-Business Park Project, LiRo Group; and

WHEREAS, after considering the submitted proposals and a live bid opening on May 16, 2025, the ILDC has selected Anastasi Trucking, Inc. (“Anastasi”) to provide the Phase I Access Road Project Services to the ILDC as the top respondent/lowest responsible bidder to the RFP; and

WHEREAS, the ILDC desires to enter into a contract with Anastasi to provide the Phase I Access Road Project Services in an amount not to exceed \$1,515,000.

NOW THEREFORE BE IT RESOLVED BY THE MEMBERS OF THE BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. Pursuant to SEQR, the ILDC hereby determines that no further SEQR compliance is required pursuant to 6 N.Y.C.R.R. Section 617.10(d)(1) because the Phase I Access Road Project is a construction activity that will be carried out in conformance with the conditions and thresholds established in the ILDC SEQR Findings.

Section 2. Based upon a review of the Anastasi response to the RFP, the representations made by Anastasi to the ILDC, and subject to the terms of this Resolution, the Chair, the Vice Chair, the President/Chief Executive Officer, the Vice President, the Chief Financial Officer/Treasurer and/or the Assistant Treasurer, are hereby authorized, on behalf of the ILDC, to negotiate and execute a contract with Anastasi for the Phase I Access Road Project Services in an amount not to exceed \$1,515,000, in consultation with the ILDC’s general counsel, along with any appropriate change or scope additions as approved by the President/Chief Executive Officer, in consultation with the ILDC Board Chair.

Section 3. The officers, employees, and agents of the ILDC are hereby authorized and directed for and in the name and on behalf of the ILDC to do all acts and things required and to execute and deliver all such checks, certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent so acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the ILDC with all of the terms, covenants and provisions of the documents executed for and on behalf of the ILDC.

Section 4. Any and all actions heretofore taken or authorized by the ILDC and/or its officers, employees and agents with respect to this resolution are hereby ratified, approved and confirmed in all aspects.

Section 5. These Resolutions shall take effect immediately.

Dated: May 28, 2025