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# Buffalo Central Terminal

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September 21, 2020

We're entering into an exciting time for the non-profit Central Terminal Restoration Corporation, and we are seeking suggestions for candidates to join our Board of Directors. As we execute over \$5 million in grants from New York State to plan for the future reuse and for construction to create a year-round cultural hub for Western New York, we have a tremendous opportunity to strengthen our relationship with the Broadway-Fillmore neighborhood and serve as a catalyst for the continued economic resurgence on Buffalo's East Side.

Since 2019 when Monica Pellegrino Faix (formerly of the Richardson Olmsted Campus) took over as our full-time Executive Director, we have worked hard to professionalize our organization and set up a foundation for long-term success. We have substantial momentum right now thanks in large part to the East Side Avenues program that is part of the East Side Collaborative Fund, and we couldn't be more confident in our direction and the important role we as a board can play in the monumental restoration of this iconic part of Buffalo's storied history.

We are seeking board director candidates with the skill sets in the Board Position Functional Profiles listed below. We would love the opportunity to talk in more depth about the our 3-, 5-, and 20-year plans for this amazing landmark, so please let us know if you're interested in being part of our journey. Thanks so much!

## **Board Position Functional Profiles**

### **1. Finance**

Individuals with knowledge of profit and nonprofit financial and business policies, procedures and regulations; ability to review and evaluate financial statements, contracts, leases etc. and read and evaluate proforma documents; familiarity with historic tax credits and other incentives such as New Markets Tax Credits, Opportunity Zones, Low Income Housing Tax Credits; level of desired expertise: CPA.

### **2. Fund Development**

Individuals with the knowledge/influence needed to obtain support from public and private sources; understanding of and/or experience with large capital

campaign operations; knowledge/understanding of local, state and national philanthropic resources.

3. **Legal**

Individuals with specialties in business, environmental, real estate (commercial and residential), tax and/or contract law. Ability to read, evaluate and advise on proforma documents, lease and event operator agreements. Familiarity with historic tax credits and other incentives such as New Markets Tax Credits, Opportunity Zones, Low Income Housing Tax Credits

4. **Real Estate Development**

Individuals with knowledge and expertise in commercial and residential real estate work; ability to evaluate pre-development readiness and phasing ability to read, evaluate and advise on proforma documents; ability to analyze and forecast market demand. Experience in large scale historic preservation projects, familiarity with historic tax credits and other incentives such as New Markets Tax Credits, Opportunity Zones, Low Income Housing Tax Credits.

5. **Construction Management/Structural Engineer**

Individuals with experience with large scale construction projects and those with backgrounds and experience that focus on large scale historic preservation rehabilitation projects.